



LA VERKIN SPRINGS

• GATEWAY TO ZION •

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TEXT SPRINGSEAST OR SPRINGSWEST TO 39200

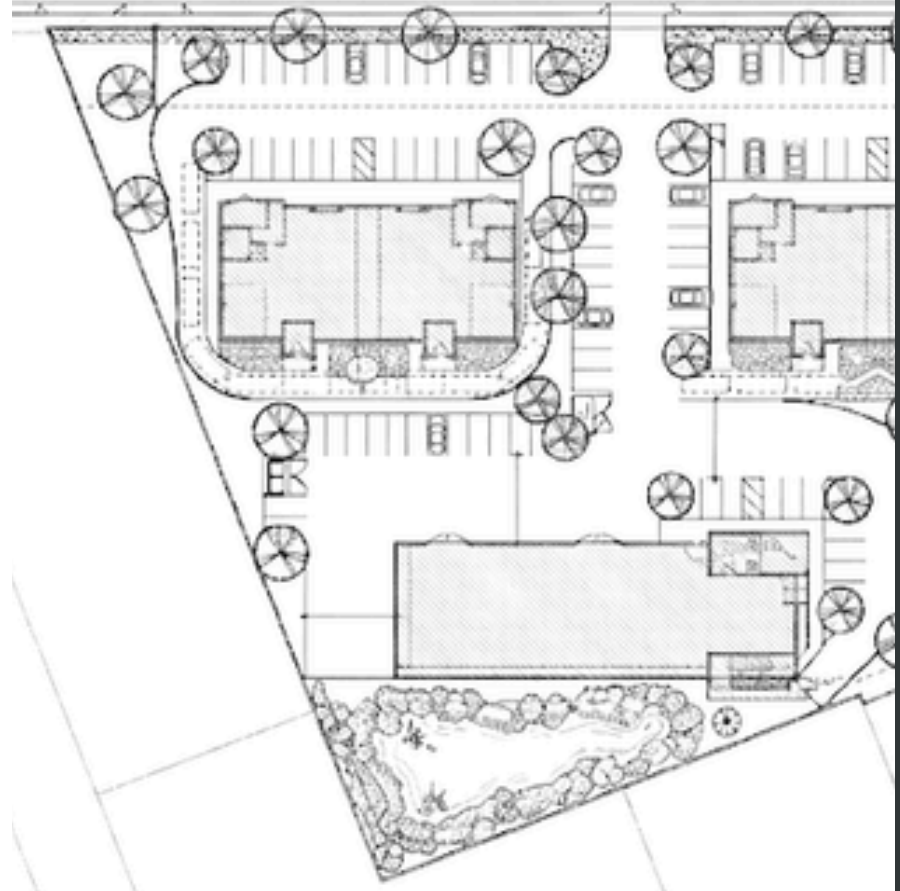
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GATEWAY TO ZION NATIONAL PARK

Zion National Park
5 Million Annual Visitors
25 min

- DAVIS FOODS GROCERY STORE
- MAVERICK GAS STATION
- FAMILY DOLLAR
- RIVER ROCK COTTAGE
- BEST WESTERN PLUS
- HOLIDAY INN
- LA QUIETA
- RAMADA BY WYNDHAM
- OLD FORT INDIAN CUISINE
- STAGE COACH GRILL
- MILO SUITES

LA VERKIN SPRINGS WEST

LA VERKIN SPRINGS EAST

SOUTH STATE STREET SR9

Zion Canyon Hot Springs 2 min
 St. George 28 min
 Las Vegas 2 hr 10 min



PROPERTY SUMMARY

La Verkin Springs is positioned to capture both the Zion corridor's roughly 5 million annual visitors and the growing overnight base anchored by the new Zion Canyon Hot Springs. La Verkin is one of the closest towns to Zion National Park with grocery, hotels, and full-service lodging – already one of the de facto base camp for park visitors. Both parcels offer NNN leasing, flexible suite and pad configurations, and broad permitted uses across retail, restaurant, office, and service categories.



HIGHLIGHTS

- 5 million annual visitors to Zion National Park pass through La Verkin
- Less than 2 minutes to Zion Canyon Hot Springs (typical weekend sold-out)
- 25 minutes to the Zion Canyon Visitor Center
- Direct State Street (SR-9) frontage – visibility from the main corridor
- NNN lease structure
- Suite leases, ground leases, pad sales, and build-to-suit configurations
- Permitted uses: retail, restaurant, office, convenience store, car wash
- High Traffic Counts
- 189± parking stalls across both sites
- Pad-ready site plans
- Drive-thru capability on 4 of 5 buildings
- Direct SR-9 frontage with full visibility to Zion-bound traffic
- 170 South St. secondary access on the west parcel
- Flexible use mix already entitled – retail, F&B, and auto/service all sited



THE OFFERING

4 sites across 2 parcels with 5 buildings totaling ~41,300 SF – and four of them can support drive-thrus.

Units available from 1,850 SF to 10,870 SF

Two adjacent commercial parcels at the gateway to Zion National Park – directly on State Street (SR-9), the main route from Las Vegas and St. George to one of the most-visited national parks in the country. The site is positioned to capture both Zion-bound traffic and the rapidly growing visitor base of the new Zion Canyon Hot Springs, less than two minutes away.

Site	Building	SF	Drive Thru
LV West	BLDG 1	7,377	✓
LV West	BLDG 2	5,854	✓
LV East	BLDG 3	8,600	✓
LV East	BLDG 4	8,600	✓
LV East	BLDG 5	10,870	–

SITE PLAN

LA VERKIN SPRINGS - WEST

BLDG #1

7,377 SF

Subdivisible into 4 units

BLDG #2

5,854 SF

Subdivisible into 3 units

LA VERKIN SPRINGS - EAST

BLDG #3

8,600 SF

Subdivisible into 4 units

BLDG #4

8,600 SF

Subdivisible into 4 units

BLDG #5

10,870 SF



LA VERKIN SPRINGS WEST

160 S State St – 1.55 acres

- Building #1 (LV-64-B, 0.87 ac): 7,377 SF retail pad, drive-thru capable
- Building #2 (LV-64-A-19-A, 0.68 ac): 5,854 SF retail pad, drive-thru capable
- 76 parking stalls



LA VERKIN SPRINGS EAST

165 S State St – 3.1 acres

- Building #3, #4, #5 (LV-64-A-29 + LV-64-A-9-A)
- Building #3: 8,600 SF retail
- Building #4: 8,600 SF retail
- Building #5: 10,870 SF potential office, auto repair, etc. Building with 3,000 SF customer-facing showroom + dedicated yard area
- Shared detention pond already designed in
- 119 parking stalls





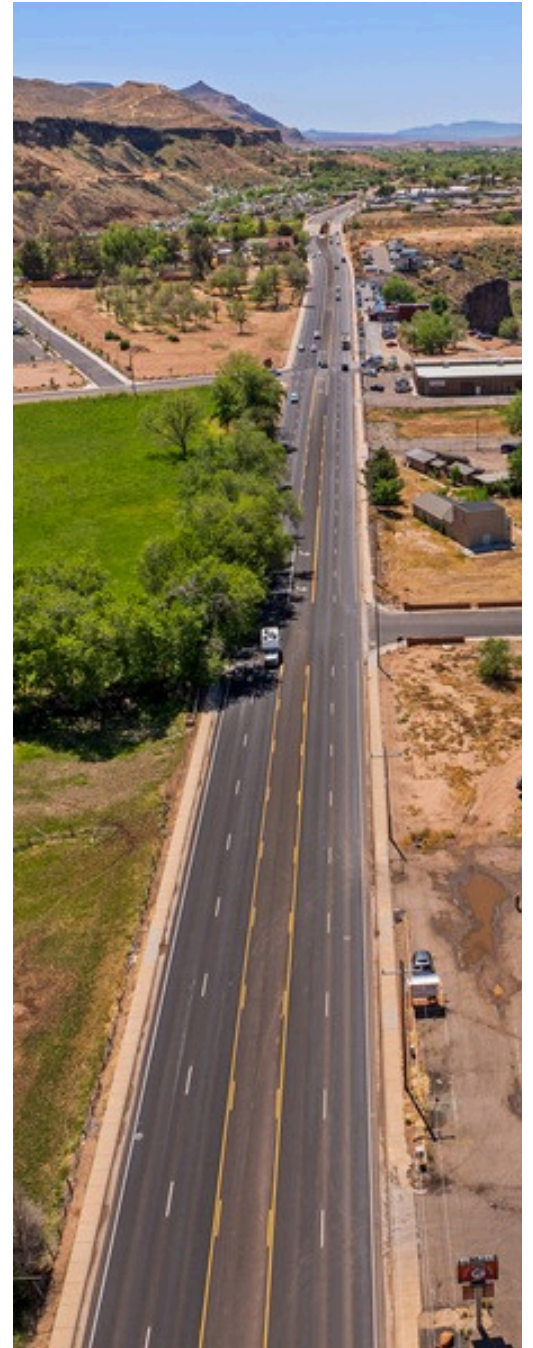
TOTAL SITE	4.65 acres / 5 pad sites
TOTAL BUILDING	41,300 SF across 5 retail buildings
DRIVE-THRU CAPABLE	BLDG 1, 2, 3 & 4
PARKING	195 stalls
FRONTAGE	East: 454 ft on SR-9 (State Street) West: 317 ft on SR-9 (State Street)
SR-9 TRAFFIC COUNT	19,000 - 20,000 AADT (2022-2023 UDOT)
ZONING	General Commercial, La Verkin City
DELIVERY	Pad-ready; existing structures to be removed



St. George
Las Vegas 



PROPERTY PHOTOS





NEARBY AMENITIES

ATTRACTIONS

Zion Canyon Hot Springs (< 2 min)
La Verkin Overlook Trailhead
Confluence Park

DINING & COFFEE

River Rock Roasting Co. (Restaurant)
River Rock Roasting (2nd Location, Drive-Thru)
Stage Coach Grill
Red Fort Indian Cuisine

DESTINATIONS

Zion Canyon National Park (25 min)
Hurricane (5 min)
St. George (28 min)
Las Vegas, NV (2 hr 10 min)

LODGING

La Quinta Inn
Best Western
Holiday Inn
Silo Suites
The Dwellings
Zion Camp & Cottages

GROCERY & GAS

Davis Foods (Grocery)
Sinclair (Fuel & Convenience)
Maverick (Fuel & Convenience)

HARDWARE STORE

True Value

SOUTHERN UTAH

LA VERKIN: THE GATEWAY TO ZION

Positioned in the heart of one of the fastest-growing regions in the United States, this development sits along State Highway 9 in La Verkin – the primary corridor connecting Interstate 15 to Zion National Park. With approximately 5 million annual visitors, Zion surpassed the Grand Canyon in 2024 to become the second most-visited national park in the country. **Every traveler heading to Zion passes through this corridor, generating year-round tourism traffic on top of a rapidly expanding local population.**

In January 2026, the Milken Institute named St. George the #1 best-performing small city in America – its first time at the top after placing in the top five every year since 2016. The St. George Metropolitan Statistical Area also ranks #2 nationally for five-year job growth and leads all small metros in high-tech sector expansion, with high-tech GDP up more than 100% from 2019 to 2024. Washington County's population has grown roughly 58% since 2010, reaching an estimated 218,909 residents, with 3.2% annual growth and an average household income of \$89,507.

The region is anchored by Utah Tech University and Dixie Technical College, which together enroll more than 14,600 students, and is served by St. George Regional Airport with direct flights to Salt Lake City, Denver, Phoenix, and Dallas. Just two hours from Las Vegas and four hours from Salt Lake City, Southern Utah offers a rare combination of strong tourism demand, rapid population growth, and a healthy local economy – making it one of the most compelling retail markets in the Mountain West.

1 Best-Performing Small City in America
Milken Institute, 2026

2 Most-Visited National Park in the U.S.
Zion National Park, NPS 2024

2 Nationally for Job Growth
(2019-2024) – jobs up 24%, Milken Institute

Located Directly on State Highway 9:
The Primary Route from I-15 to Zion National Park

+58% Population Growth Since 2010
Washington County, U.S. Census

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