



FOR LEASE

801 S Bluff St
St George, UT 84770

±1,250-10,000 SF | RETAIL

Property Specs

LEASE RATES	\$45 - \$55 per SF/Yr/NNN
AVAILABLE SF	± 1,250 - 10,000 SF
TYPE	Retail Community Center
TAX ID	SG-5-2-31-440

- Drive-thru, inline, and endcap opportunities available for retail, restaurant, service, and a variety of other concepts
- Anchored by national retailers including Hobby Lobby, R.E.I., Books-A-Million, Petco, Five Below, Bath & Body Works, and Ross Dress for Less.
- Strong complementary tenant mix featuring Christensen's, Pecan Jacks, Zao, Uptown Cheapskate, and other local service and retail users.
- Located on Bluff Street, one of St. George's highest-traffic retail corridors, offering exceptional visibility and accessibility.
- Positioned in the heart of St. George's established retail trade area, serving a dense residential base and strong population.



OR TEXT STGPLACE TO 39200

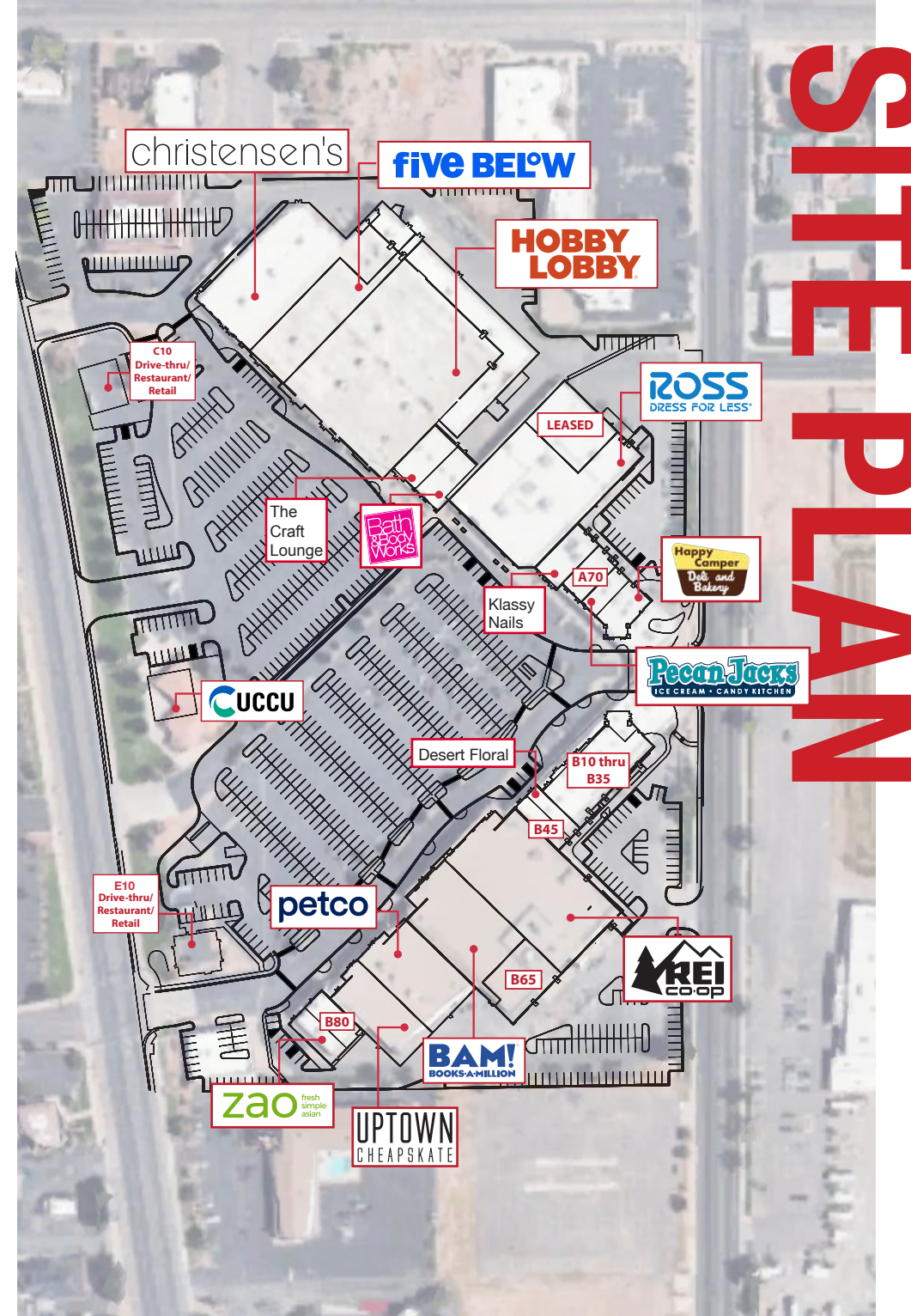
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Availability

UNIT	TYPE	USE	SIZE	STATUS
A10	Endcap	Retail	22,920	Christensen's
A20	Inline	Retail	9,960	Five-Below
A30	Big-Box	Retail	50,500	Hobby Lobby
A40	Inline	Retail	2,845	The Craft Lounge
A45	Inline	Retail	3,150	Bath & Body Works
A50	Mid-Box	Retail	25,000	Ross Dress for Less
A55	Rear	Retail	5,284	Leased
A60	Inline	Retail	3,150	Klassy Nails
A70	Inline	Retail	2,531	AVAILABLE
A80	Inline	Retail	1,733	Pecan Jacks
A85	Endcap	Retail	2,272	Happy Camper Deli
B10-B35	Endcap/Inline	Restaurant/Retail	1,210 - 9,951	AVAILABLE
B40	Inline	Retail	1,210	Desert Rose Floral
B45	Inline	Restaurant/Retail	1,712	AVAILABLE
B50	Mid-Box	Retail	22,800	R.E.I.
B60	Mid-Box	Retail	12,836	Books A Million
B65	Rear	Restaurant/Retail	5,516	AVAILABLE
B70	Mid-Box	Retail	12,500	Petco
B75	Inline	Retail	5,500	Uptown Cheapskate
B80	Inline	Restaurant/Retail	2,572	AVAILABLE
B85	Endcap	Retail	1,900	Zao
C10	Outparcel	Drive-Thru/ Restaurant/Retail	3,300	AVAILABLE
D10	Outparcel	Financial	pad	UCCU
E10	Outparcel	Drive-Thru/ Restaurant/Retail	3,000	AVAILABLE





PHOTOS





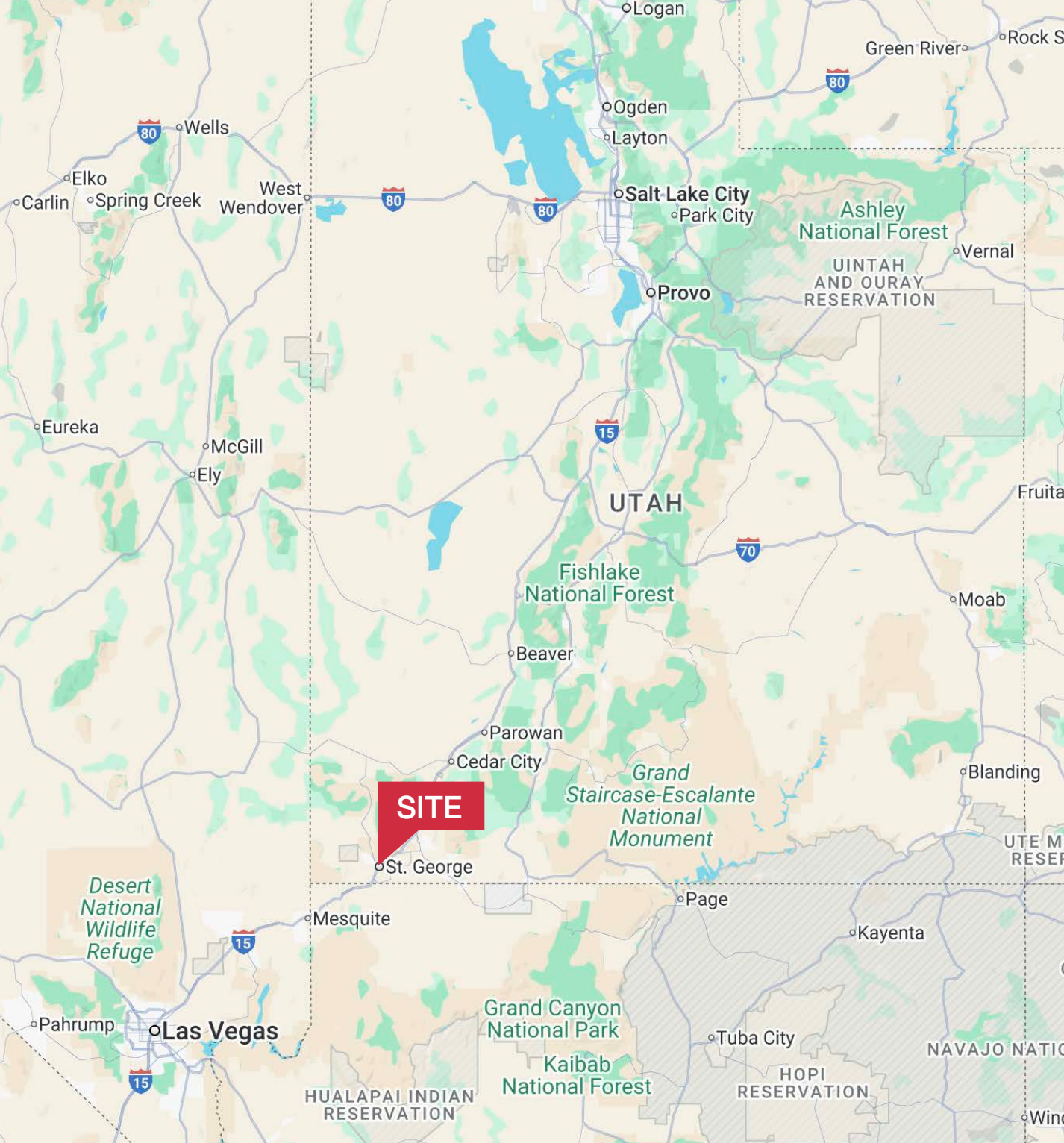
PHOTOS



AREA MAP



AREA MAP



Cities Nearby

Las Vegas, Nevada	119 miles
Salt Lake City, Utah	302 miles
Los Angeles, California	387 miles
Phoenix, Arizona	420 miles
Denver, Colorado	630 miles



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,307	45,988	87,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,005	17,147	32,315
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$98,934	\$92,928	\$97,059

Traffic Counts

STREET	AADT
Dixie Dr	31,000

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

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Terms and Conditions

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Summary Documents

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