

FOR SUBLEASE

JAMBA JUICE SUBLEASE



PROPERTY DETAILS

1091 North Bluff Street, St. George, Utah 84770

- Sublease Available in Sunset Corner Commercial Center
- 1,420 SF Available
- Lease Term Expiration: 2034
- Rent Increase: 3% annual Base Rent Increase + NNN
- Options: Three 5-Year
- Located on Bluff Street
- High Traffic Counts:
 - » Bluff Street- 19, 398 ADT
 - » Sunset Blvd- 49,495 ADT
- Contact Listing Agent for additional information

SURROUNDING TENANTS



... AND OTHERS!

2025 DEMOS



EST. POPULATION

1 MILE » 7,973
 3 MILE » 47,637
 5 MILE » 97,498



EST. HOUSEHOLDS

1 MILE » 2,947
 3 MILE » 17,931
 5 MILE » 36,443



EST. MEDIAN HH INCOME

1 MILE » \$71,197
 3 MILE » \$71,510
 5 MILE » \$78,342

NEWMARK

MOUNTAIN WEST

ADAM LEWIS
 al@newmarkmw.com
 direct 801.746.4708
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 335 East St George Blvd, Suite 202
 St. George, UT 84770
 Office 435.656.5500
www.newmarkmw.com

