



## RIVER CROSSING

1450 S River Rd  
St. George, UT 84790

- Strong traffic and demographics
- High visibility area
- Endcap and Inline spaces available

### Limited Space Available

# FOR LEASE



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## Property Specs

LEASE RATES

**Call For Details**

PARCEL

**SG-5-2-32-29-A**

ZONING

**PD Commercial**

- LIMITED SPACE AVAILABLE
- Tenants Include: Sprouts Farmer's Market, Starbucks, McDonald's, Kiln, J. Dawgs, Cyprus Credit Union, Village Baker, Handel's Homemade Ice Cream, goGLOW, Thrive Drip Spa, Duck Donuts, Spitz, Roxberry, and Positano Italian Kitchen.
- Encap and inline spaces available for retail, restaurant and other commercial uses
- River Road location with strong traffic and demographics
- High visibility area
- Adjacent to Dutch Bros, Alta Bank, Popeyes, Maverik, Jiffy Lube, Summit Athletic Club, Tagg-n-Go, Quench it, and Costa Vida
- Minutes to Dixie Regional Medical Center
- The intersection of George Washington Blvd (1450 South) and River Road is the only north-south, east-west corridor in the greater St. George area



OR TEXT RIVER TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

PADS

PAD	TYPE	USE	SIZE	STATUS
A	Drive Thru	Financial	4,570	Cyprus Credit Union
B	Drive Thru	Restaurant	4,600	McDonald's
C	Drive Thru	Retail/Restaurant	4,077	Orange Leaf Elevat Landscaping Jalapeños
D1	Inline	Retail/Restaurant	4,800	Lotus, goGlow
D2	Inline	Retail/Restaurant	3,600	Positano Italian Kitchen & Wine Bar
E	Drive Thru	Retail	3,562	J. Dawgs Duck Donuts
F	Drive Thru	Retail	7,222	Village Baker Thrive Drip Spa Radiant Waxing
G	Drive Thru	Restaurant	2,425	Starbucks
H	Drive Thru	Retail/Restaurant	3,146	Roxberry/ The PF Lounge Handel's Peace Love Nails Spitz, Fehrvi,
I	Inline	Retail	11,741	Full Throttle Hair Co./ Marco's Pizza Red Rock Health Optimization
J	Anchor	Retail	28,524	Sprouts Farmer's Market/ Perfect Patio
K	Free Standing	Restaurant	4,466	CURO Pet Care/ Available
L1	Inline	Retail	1,000— 7,135	Rested Available
L2	Inline	Retail	9,554	Red Rock Health
M	Free Standing	Office	10,000	Save Dental
N	Anchor	Office	40,000	Kiln



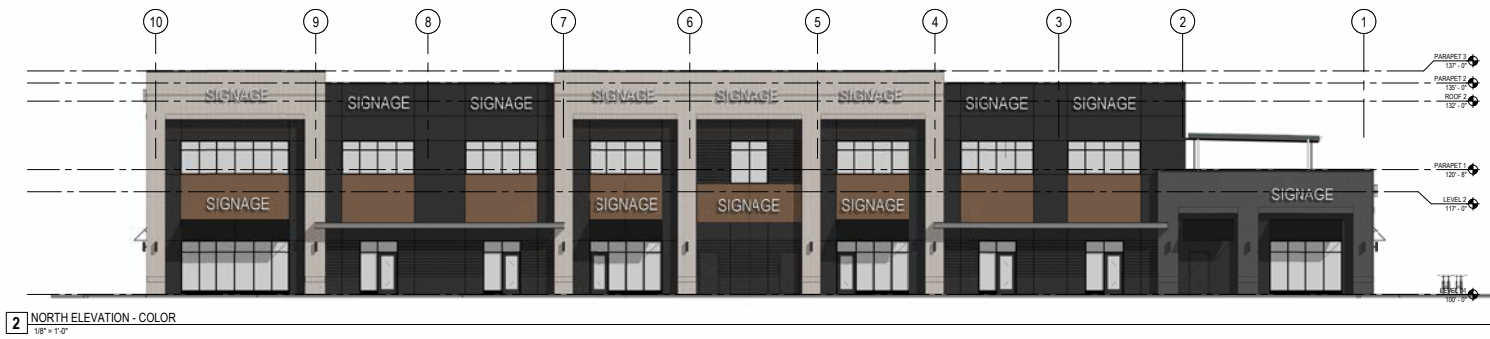
AVAILABLE

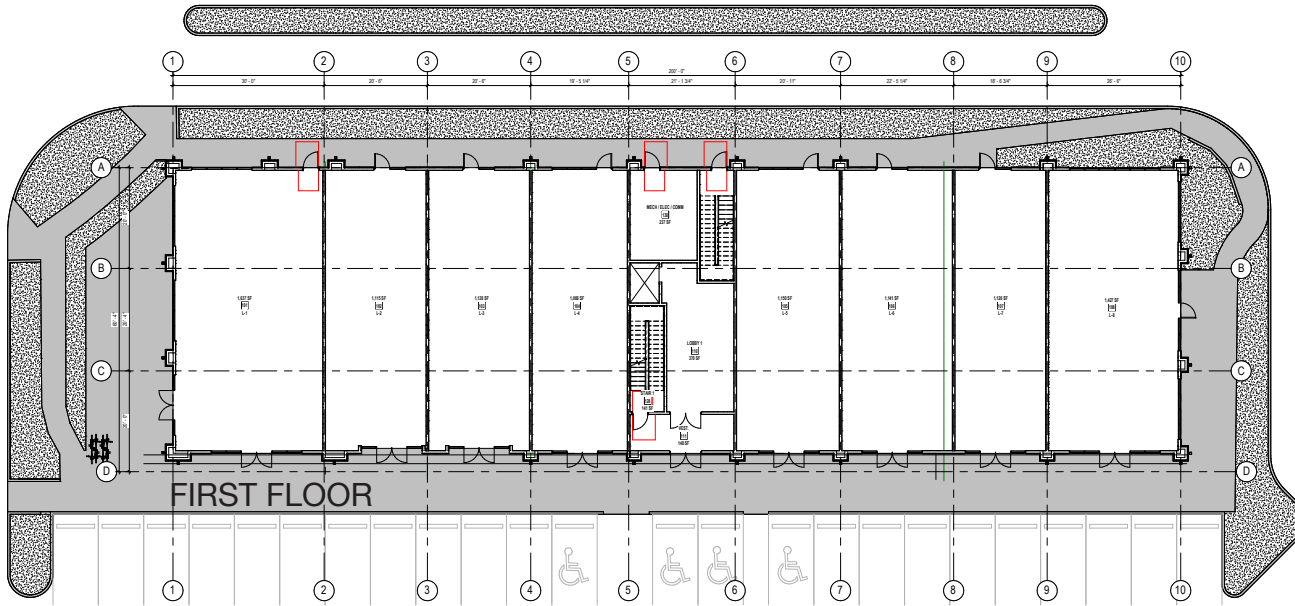


PHOTOS

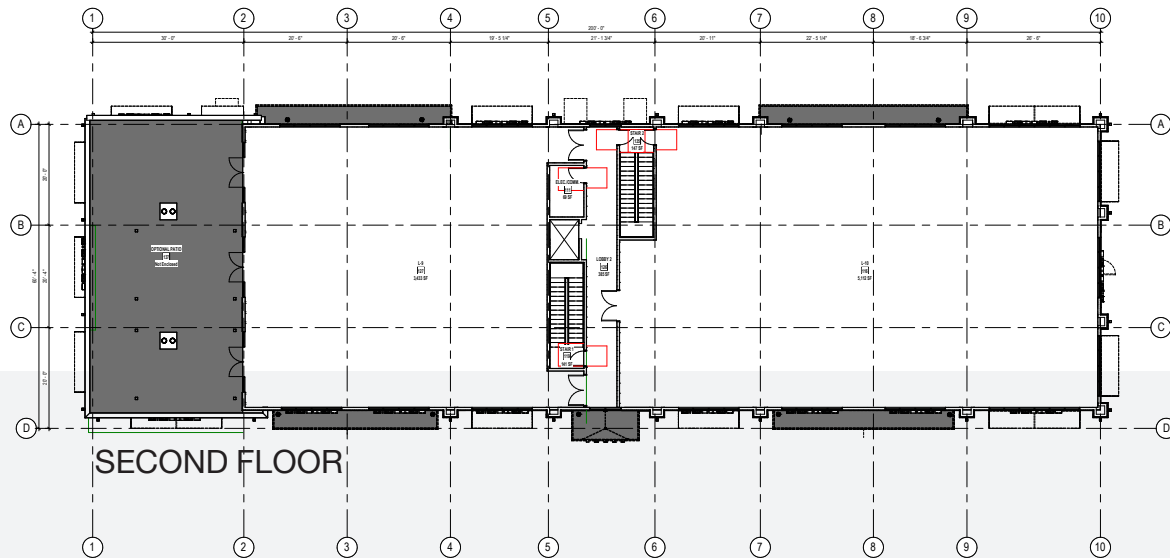


# BLDG L ELEVATIONS



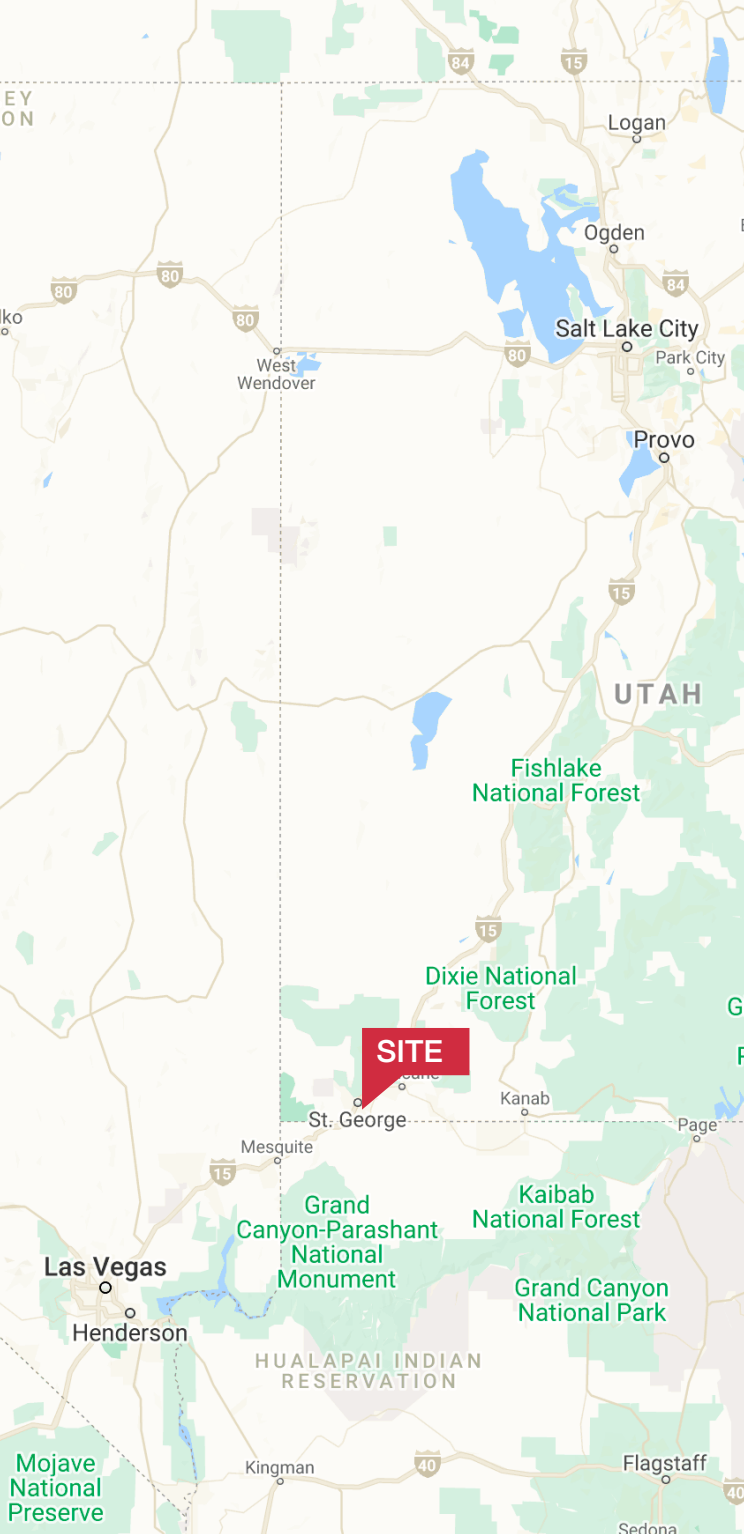


1 LEVEL 01  
1/8" = 1'-0"



1 LEVEL 02  
1/8" = 1'-0"





# AREA MAP

# AREA MAP



**UT**  
UTAH TECH  
UNIVERSITY

**HARMONS**  
ADVENTURE'S FIRST STOP  
**MAVERIK**  
SkyWest

**LOWE'S**  
Jamba Juice

**Intermountain Health**

**CORAL DESERT REHABILITATION**  
**THE CHILDREN'S VISION CENTER**

**SIMISTER ORTHODONTICS**  
**CACHE VALLEY BANK**  
**WELLS FARGO**

**HERITAGE ELEMENTARY SCHOOL**

**RIVERSIDE DRIVE**

**jiffylube**  
ADVENTURE'S FIRST STOP  
**MAVERIK**

**SITE**

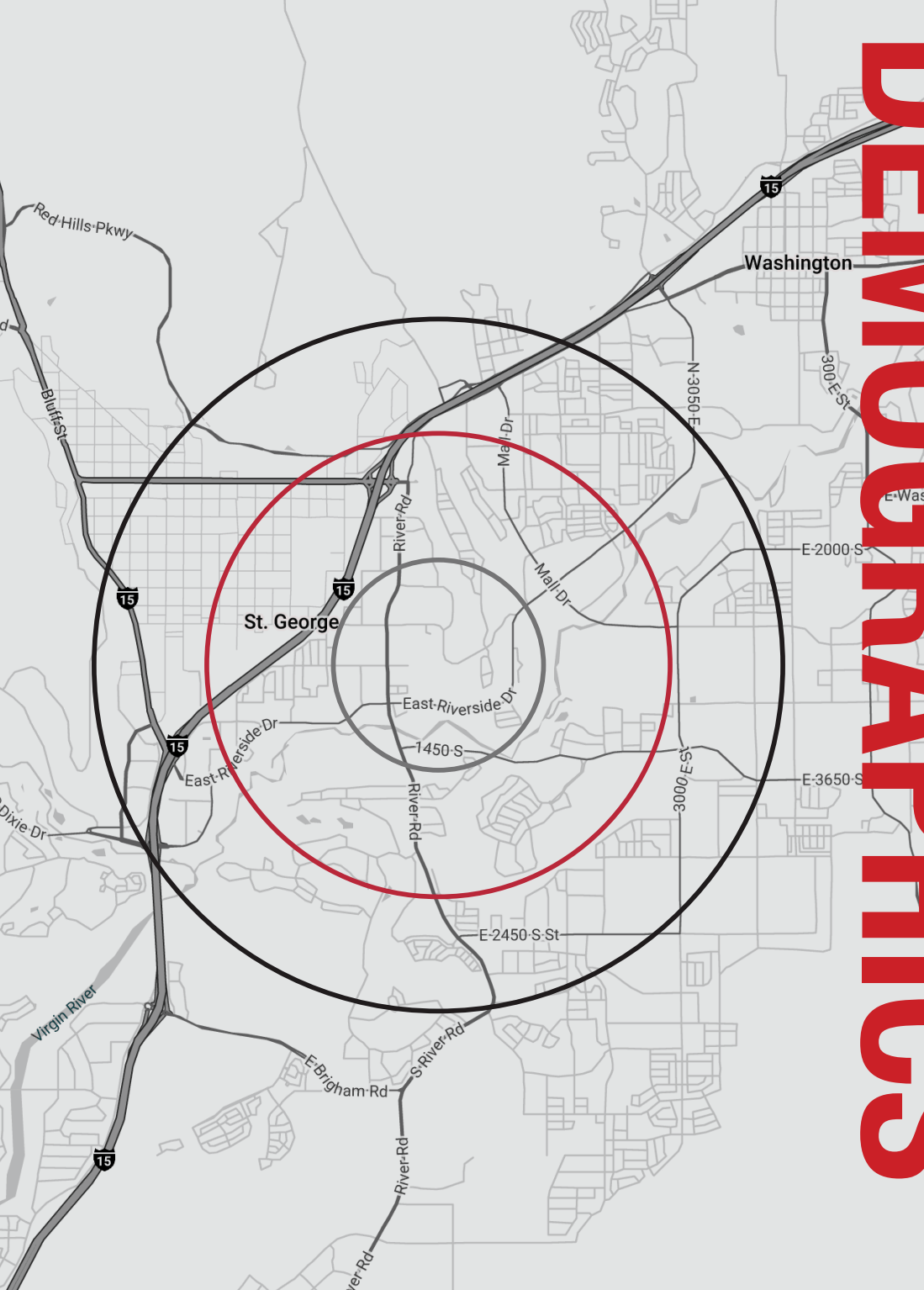
**PLANNED EXTENSION**

**TAGG-IT-GO EXPRESS CAR WASH**  
**Costa Vida**  
**DUTCH BROS**  
**POPEYES**  
**Altabank**

**GEORGE WASHINGTON BLVD**

**SUMMIT ATHLETIC CLUB**

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

## POPULATION

2024 Population

1-mile

6,440

3-mile

64,412

5-mile

119,939

## HOUSEHOLDS

2024 Households

1-mile

2,544

3-mile

21,267

5-mile

40,782

## INCOME

2024 Average HH Income

1-mile

\$137,951

3-mile

\$117,048

5-mile

\$115,011

## Traffic Counts

### STREET

River Rd / 1450 S

AADT

14,000

Fort Pierce Dr / River Road

33,000

## Cities Nearby

Reno, Nevada

529 miles

Los Angeles, California

387 miles

Salt Lake City, Utah

303 miles

Denver, Colorado

631 miles

Phoenix, Arizona

422 miles

# TERMS & CONDITIONS

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