



FOR LEASE

1959 N Snow Canyon Pkwy
St. George, UT

±3,500 SF AVAILABLE | RETAIL

Property Specs

LEASE PRICE	\$48/SF/NNN
BUILDING SIZE SQFT	3,500 ±
YEAR BUILT	2022
TYPE	Retail Free Standing
TAX ID	SG-6-2-10-2251

Prime commercial space available on Snow Canyon Parkway, offering approximately ±3,500 SF with a drive-thru, ideal for restaurant or retail users. The pad is strategically located adjacent to Digby's Grocery Store and Maverik, providing strong daily traffic and excellent visibility. The site is also just minutes from the Black Desert Golf Course and Resort, host of the annual PGA tournament, which draws significant regional and national visitation.

St. George sits at the center of a thriving tourism and outdoor recreation market, with close proximity to world-class national parks and year-round attractions. The area benefits from major recurring events, including the Huntsman World Senior Games, St. George Marathon, Tuacahn's Broadway in the Canyon, and PGA tournament activity, all of which generate a steady flow of visitors and strong consumer demand. Continued population growth and a diversified local economy further support long-term commercial expansion.



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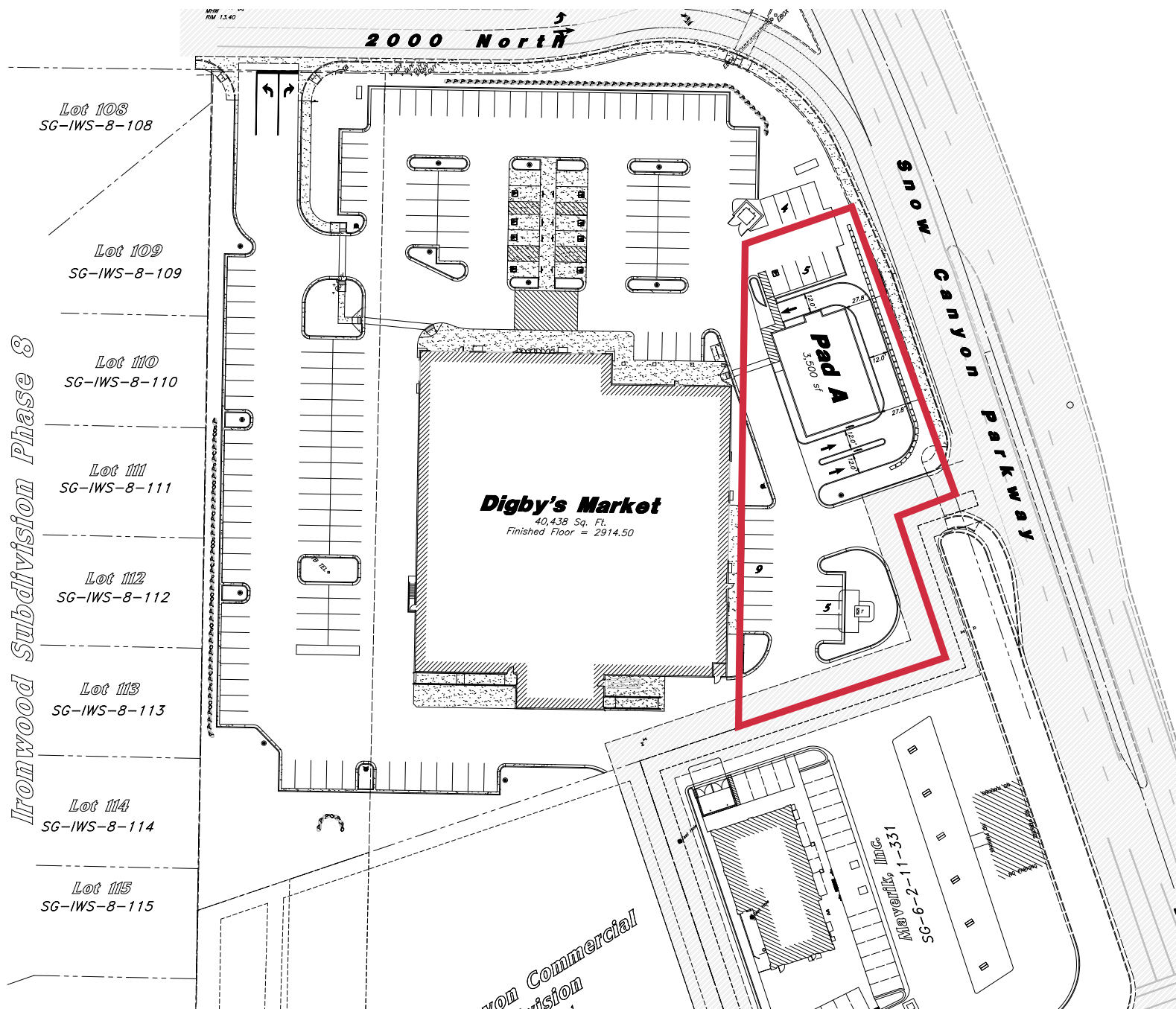


- Drive-Thru, Restaurant and Retail space
- Anchored by Digby's Market
- Adjacent to Maverik, the Canyons softball fields, and a future medical office

- Minutes from Black Desert Golf Resort and Tuachan's Broadway in the Canyon
- \$40/SF | TI allowance included
- Principals are licensed real estate professionals



PLAT MAP





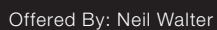
PHOTOS



AREA MAP



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





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,658	39,229	70,642
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,954	14,495	26,116
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$99,385	\$98,691	\$93,902

Traffic Counts

STREET	AADT
Snow Canyon Parkway	22,342
West 2000 North	6,989

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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