



RIVER CROSSING



**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Offering Memorandum

## 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.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## 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.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

# Property Summary

ASKING PRICE	<b>\$2,745,000.00</b>
TENANT	<b>McDONALDS</b>
RENT	<b>\$103,000</b> Annual Base Rent
CAP RATE	<b>3.75%</b>
BUILDING SF	SF
LOT SIZE	<b>.86 AC</b>
LEASE AGREEMENT	20 Year Initial Term Eight 5 Year Options Ground Lease
ESCALATIONS	10% Increase Every 5 Years
PARCEL	SG-RCR-1-102
ZONING	PD Commercial

- Co-tenants Include: Sprouts Farmers Market, Starbucks, Kiln, J. Dawgs, Cyprus Credit Union, Village Baker, and Thrive Drip Spa
- 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 and more.



# Elevations



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



# Tenant Summary



McDonald's Corporation, founded in 1940 by Richard and Maurice McDonald in San Bernardino, California, began as a single drive-in restaurant that revolutionized the fast-food industry with its innovative "Speedee Service System." This system introduced a new level of efficiency and consistency in food preparation, laying the foundation for the modern fast-food experience. In 1954, Ray Kroc joined the company as a franchise agent and eventually purchased the business from the McDonald brothers, transforming it into the global powerhouse it is today.

Today, McDonald's operates over 38,000 locations in more than 100 countries, making it the world's largest fast-food chain. The company's extensive menu includes iconic items such as the Big Mac, Quarter Pounder, and Chicken McNuggets, along with a variety of salads, beverages, and breakfast options. McDonald's continues to innovate with new menu items and adaptations to local tastes, ensuring its relevance in diverse markets around the globe. The introduction of the McCafé line and healthier menu options also reflect the company's ability to adapt to changing consumer preferences.

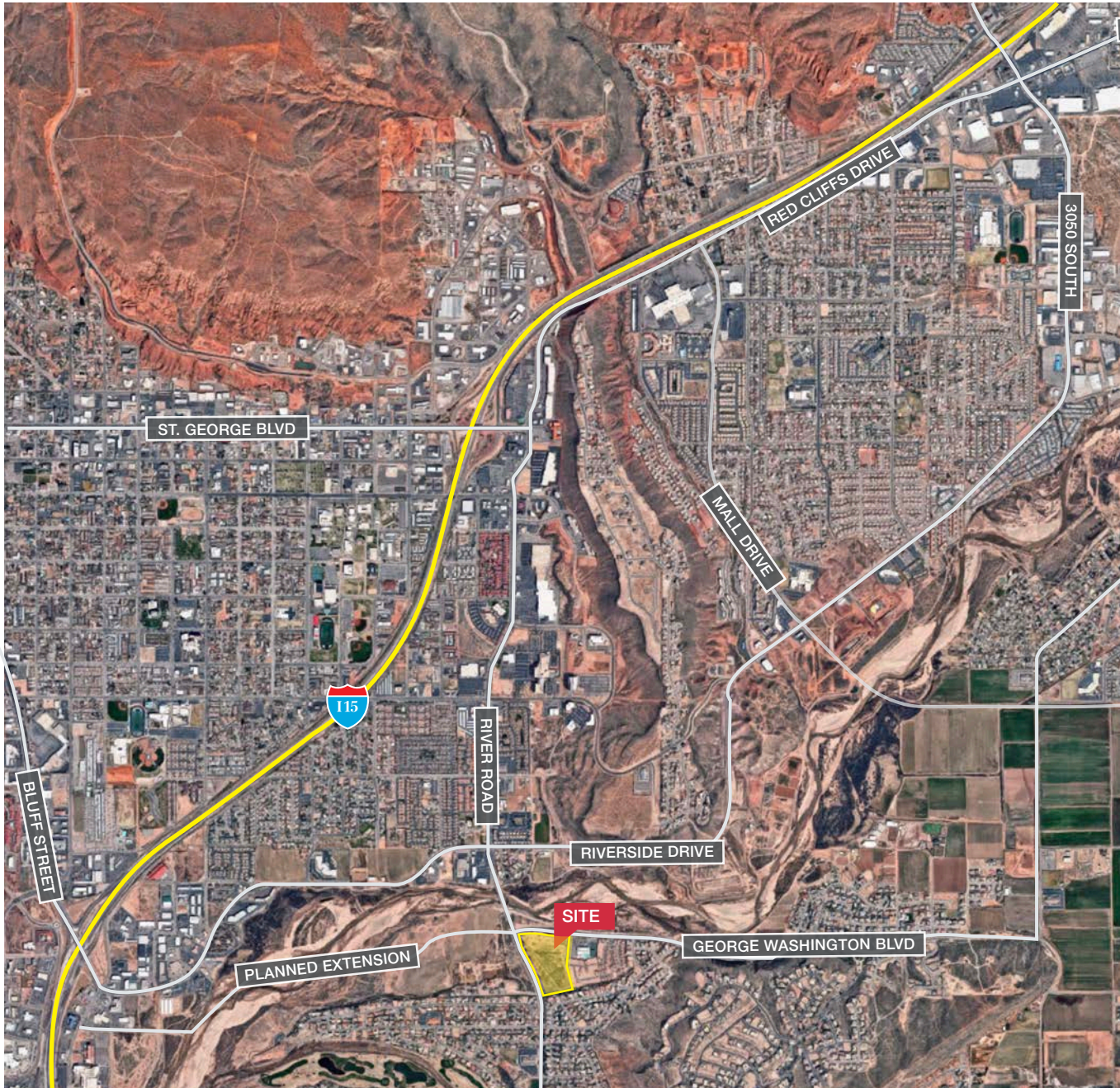
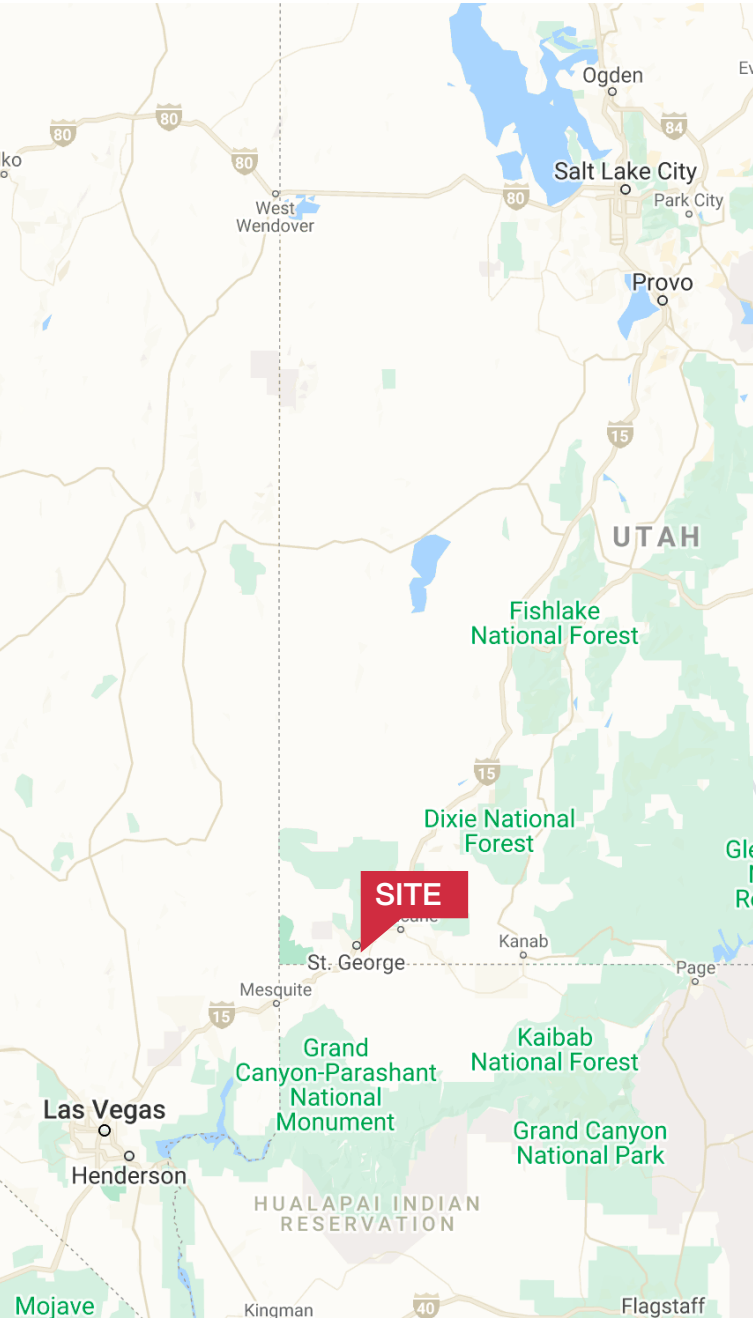
McDonald's financial stability is underscored by its strong credit ratings and consistent financial performance. The company's reliable revenue streams, strategic global presence, and operational efficiency make it a preferred tenant for commercial real estate investors. With its commitment to quality, innovation, and customer satisfaction, McDonald's remains a leader in the fast-food industry and a cornerstone of the global dining landscape.

# Lease Schedule

Tenant: McDonald's  
 Initial Term: 20 Years  
 Renewal Options: Eight 5-Year options  
 Escalations: 10% Every Five Years  
 Rent Commencement: September 2024

	Years	Monthly	Annual	Total	
	1-5	\$8,583.33	\$103,000	\$515,000	
Initial	6-10	\$9,441.67	\$113,300	\$566,500	
Term	11-15	\$10,385.83	\$124,630	\$623,150	
	16-20	\$11,424.42	\$137,093	\$685,465	\$2,390,115
Option 1	21-25	\$12,556.86	\$150,682	\$753,412	\$2,628,527
Option 2	26-30	\$13,823.54	\$165,882	\$829,412	\$2,891,439
Option 3	31-35	\$15,205.90	\$182,471	\$912,354	\$3,180,643
Option 4	36-40	\$16,726.49	\$200,718	\$1,003,589	\$3,498,767
Option 5	41-45	\$18,399.14	\$220,790	\$1,103,948	\$3,849,304
Option 6	46-50	\$20,239.05	\$242,869	\$1,214,343	\$4,234,235
Option 7	51-55	\$22,262.96	\$267,156	\$1,335,778	\$4,657,658
Option 8	56-60	\$24,489.25	\$293,871	\$1,469,355	\$5,123,424
				<b>\$32,454,113</b>	

# Area Map





# Area Map

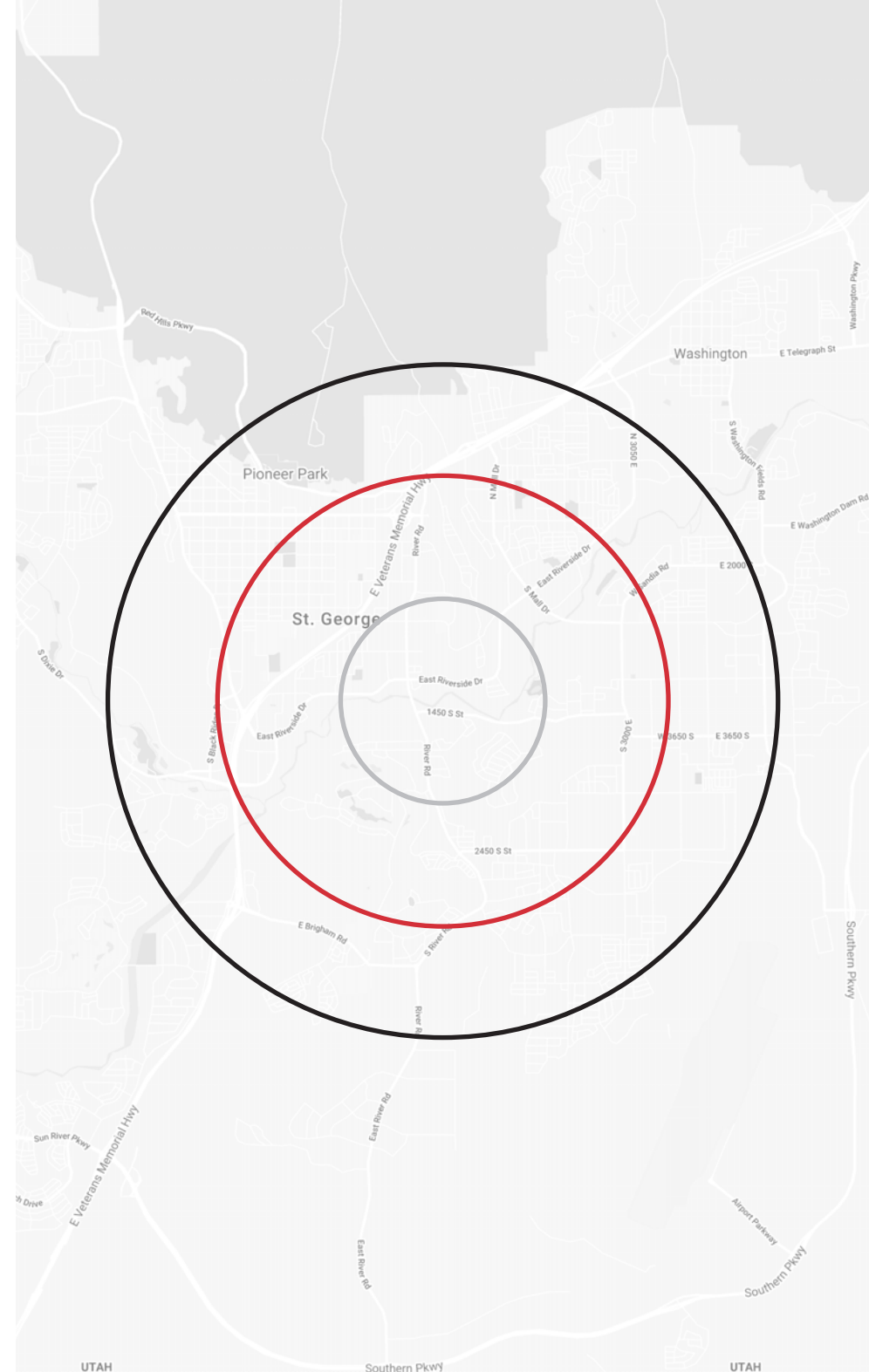


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2022 Population	5,895	62,221	114,543
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2022 Households	2,206	20,543	38,719
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2022 Average HH Income	\$105,165	\$94,590	\$96,020

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
George Washington Blvd	12,000
River Road	40,774





## Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	421 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

**CLICK HERE**



VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>

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