

SPACE AVAILABLE FOR LEASE

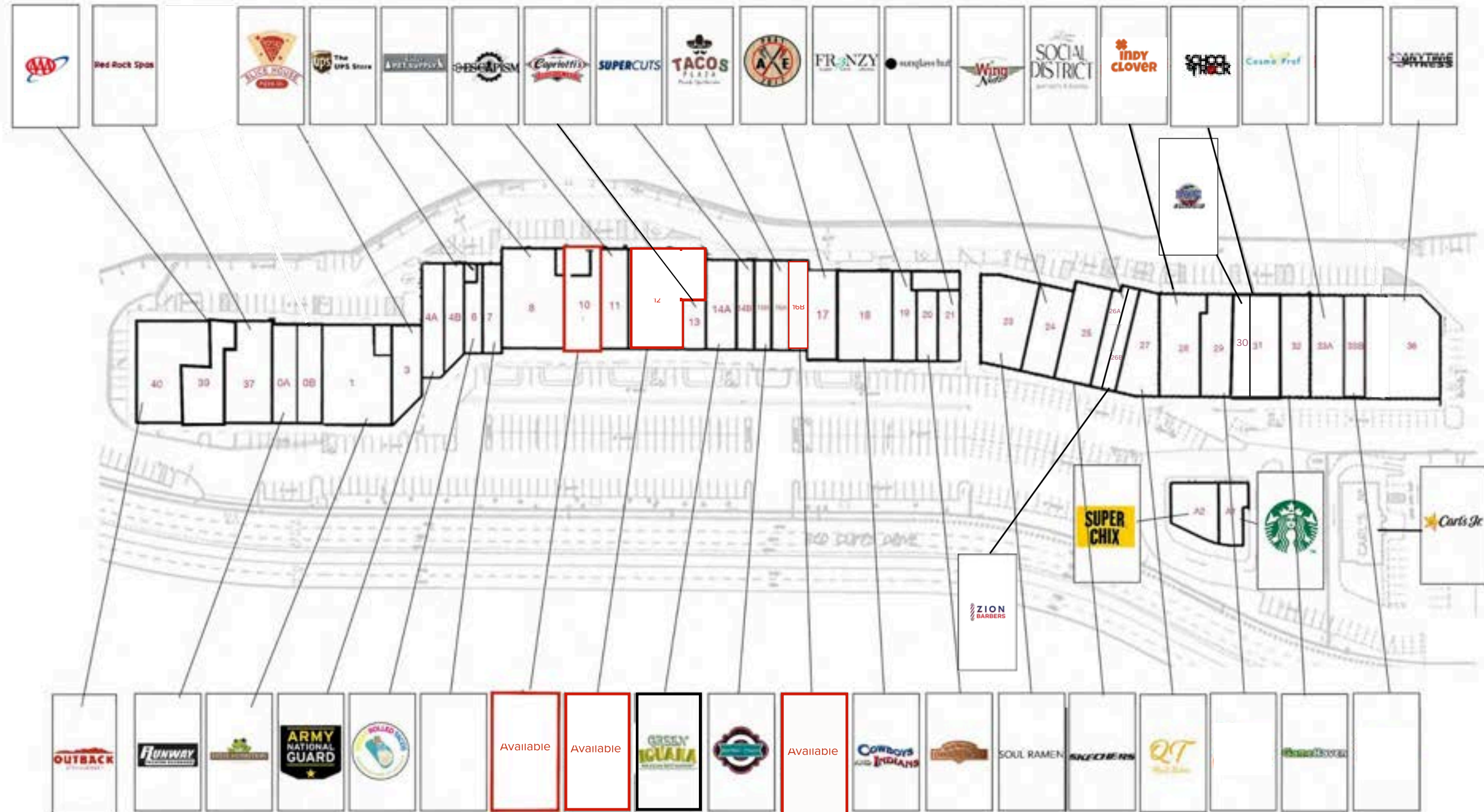


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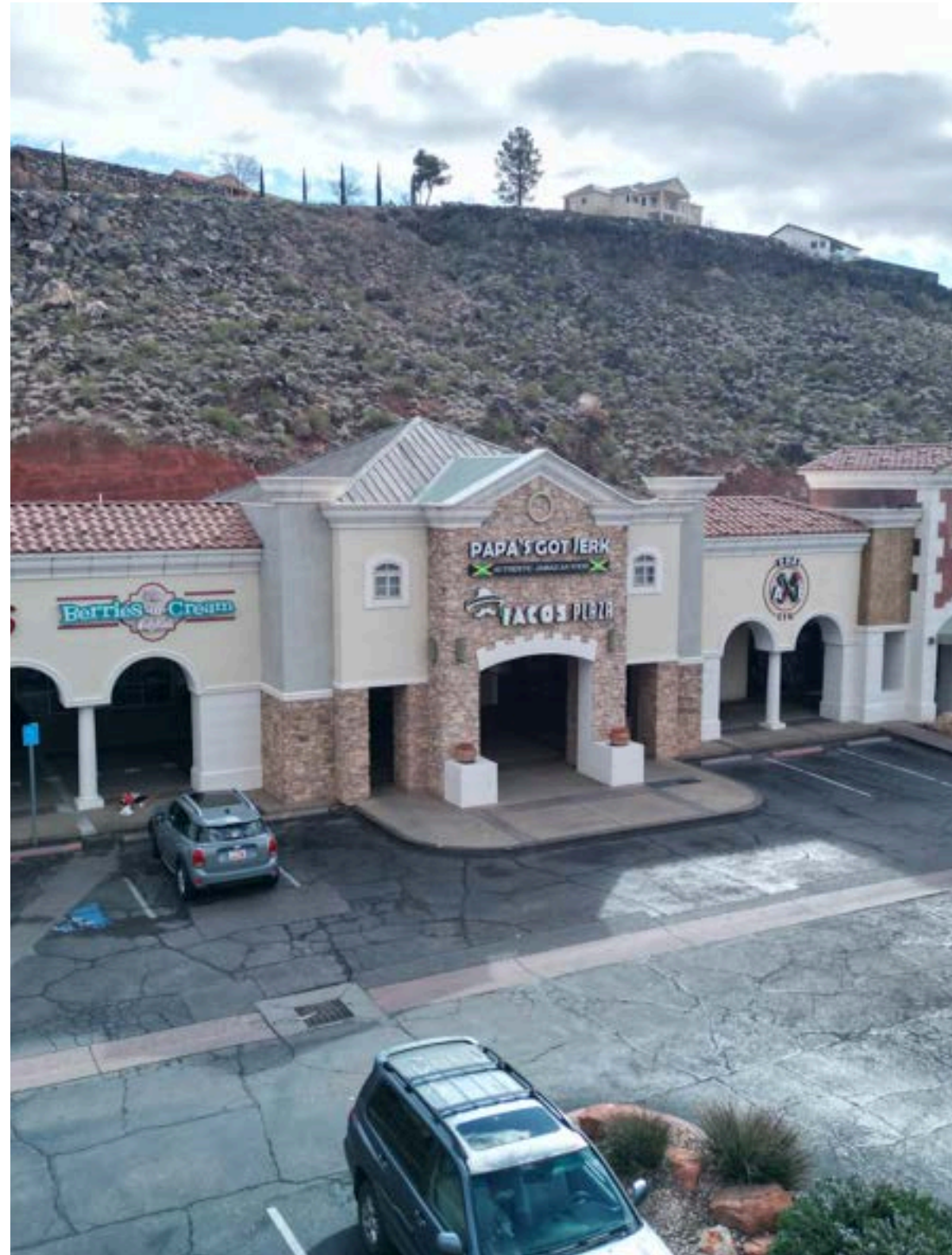
Shellee Haines

Real Estate Broker & Commercial Agent

Retailer Map



Suite 16B



Highlights

- Instant Interstate 15 Access
- \$45/SF Annually
- ±1,380 SF
- Heavy Local & Tourist Traffic
- Marketing Program
- Bright & Clean Center in The Heart of Town
- Complimentary Tenant Mix
- On-site Property Management
- Negotiable TI Allowance

Description

Located at The Shoppes at Zion, this ±1,380 SF space offers an exceptional opportunity for a restaurant or food-focused concept in the heart of town. Positioned with instant Interstate 15 access, the center benefits from heavy local and tourist traffic, making it an ideal location for a high-visibility, high-demand use.

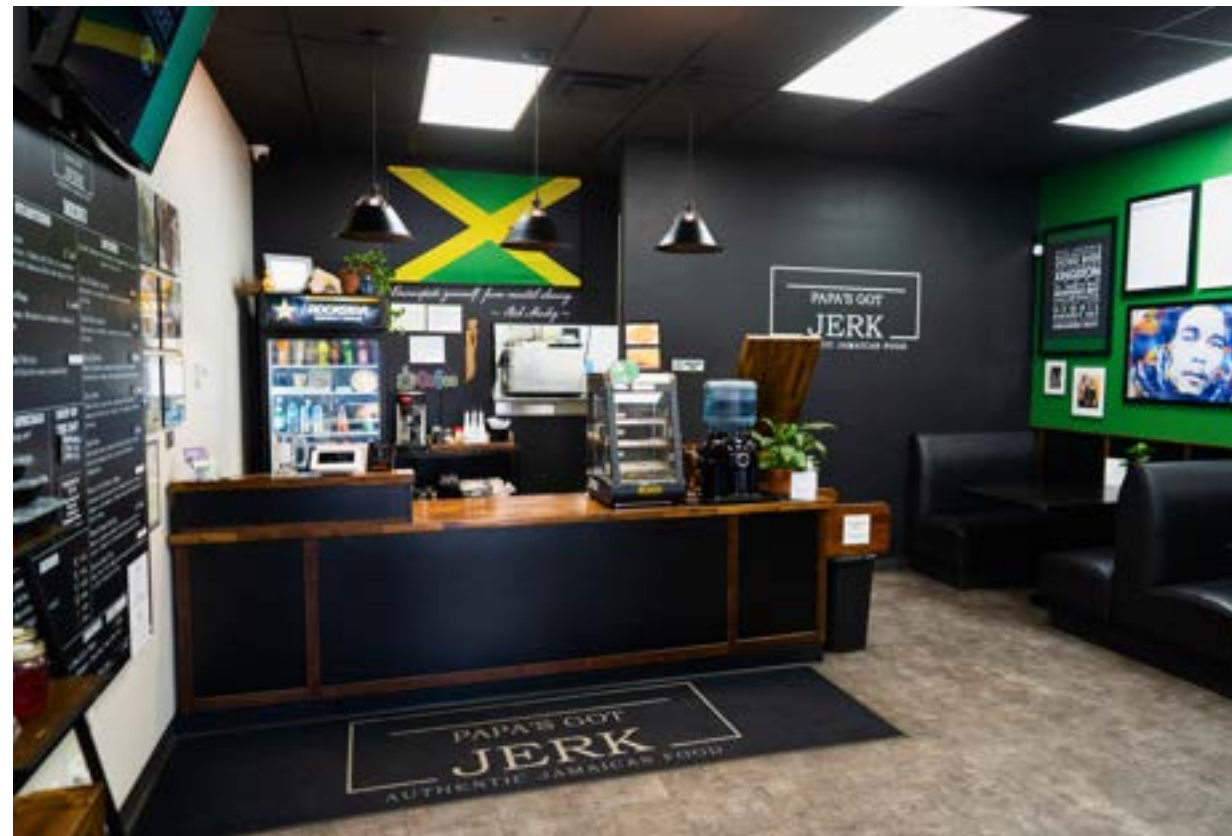
The property features a bright, clean, and well-maintained center with a complementary tenant mix that drives consistent foot traffic throughout the day. On-site property management ensures a professionally operated environment, while a strong marketing program supports tenant exposure and customer draw.

The space is available at \$45.00/SF annually, totaling \$62,100 per year, with a negotiable tenant improvement (TI) allowance to help customize the space for your concept. With its prime location, accessibility, and surrounding demand, this is a perfect restaurant space in one of the area's most active commercial corridors.

EXTERIOR 16B



Interior 16B



Interior 16B



Suite 10



Highlights

- ±1,789 SF retail space available (expandable to ±2,299 SF).
- Located in The Shoppes at Zion with instant I-15 access.
- Strong local and tourist traffic year-round.
- On-site property management and active tenant marketing program.
- Flexible commercial zoning for a variety of retail uses.
- Tenant improvement allowance available.
- Clean, well-maintained center with ample parking.

Description

Prime retail suite available in a bright, well-maintained center located in the heart of town. This property offers instant access to Interstate 15 and benefits from both strong local traffic and consistent tourist activity. The center features a complimentary tenant mix designed to support visibility and customer flow, along with on-site property management for responsive service and upkeep.

Available spaces range from approximately ±1,789 SF to ±2,299 SF, with a negotiable Tenant Improvement allowance to support your build-out needs. A marketing program is available to help drive awareness and support tenant success. This is a strategic location for retail, service, and destination-based businesses seeking convenience, exposure, and professional management

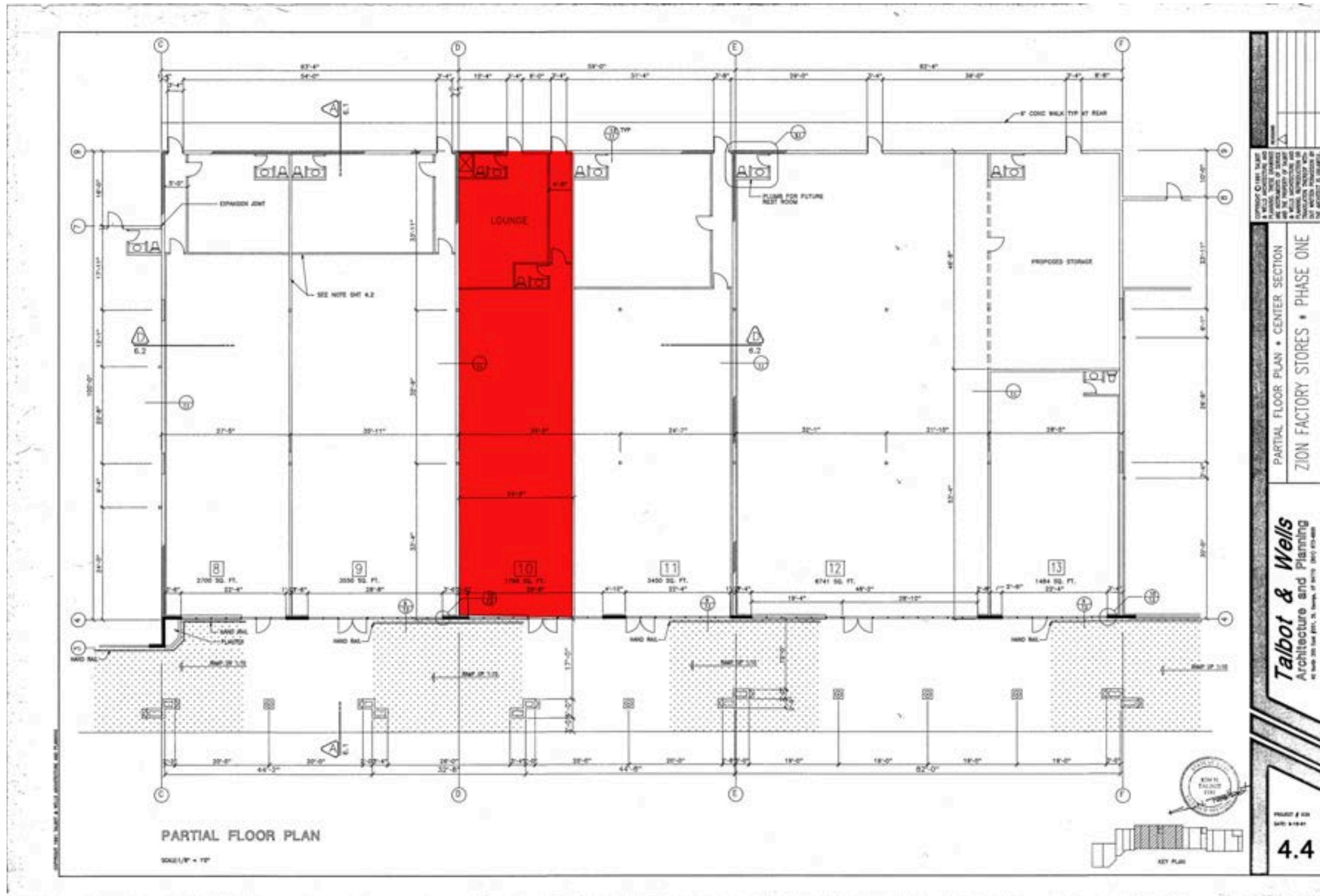
Exterior Suite 10



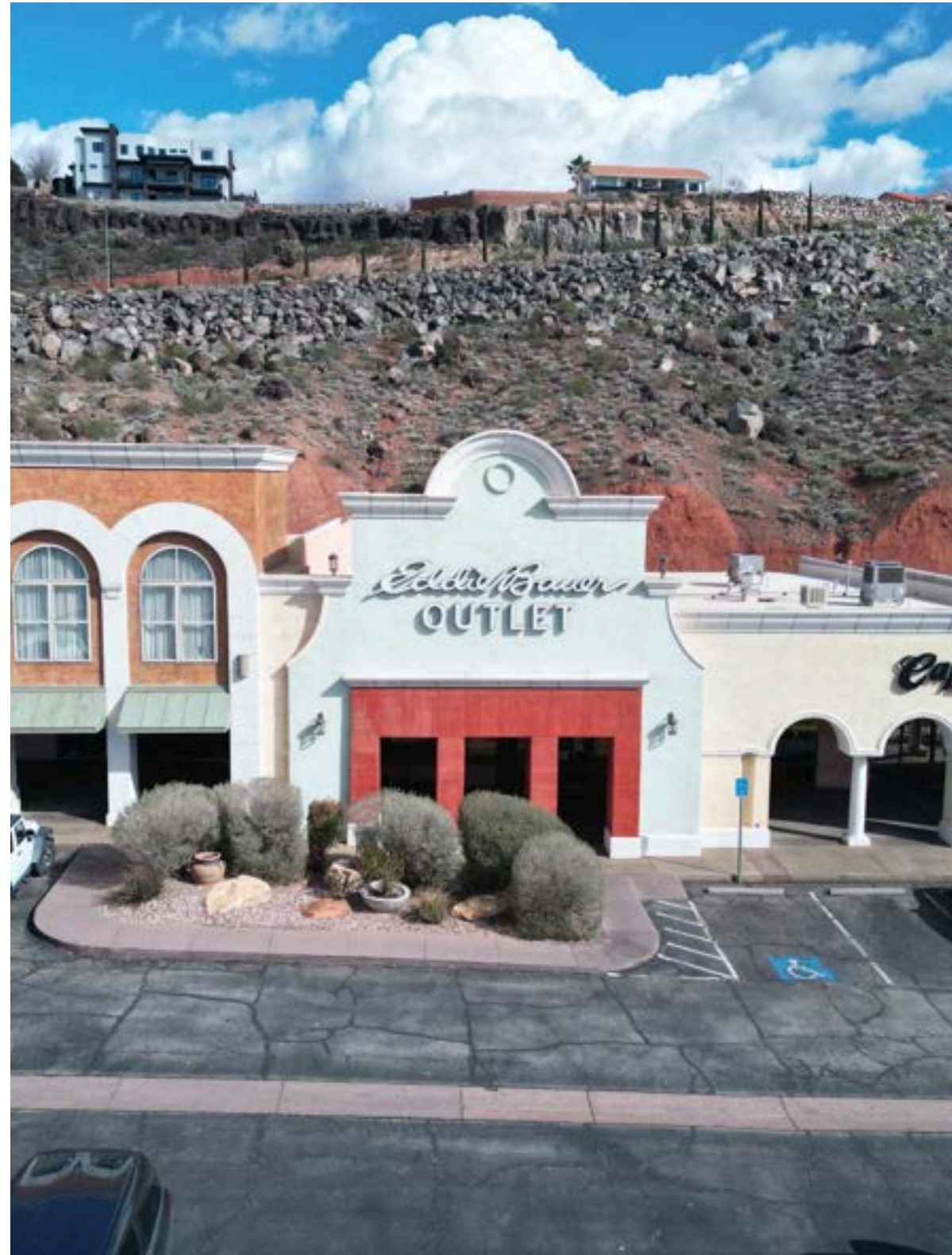
Interior Suite 10



Floor Plan Suite 10



Suite 12



Highlights

- ±6,741 SF retail space available
- Located in The Shoppes at Zion with instant I-15 access.
- Strong local and tourist traffic year-round.
- On-site property management and active tenant marketing program.
- Flexible commercial zoning for a variety of retail uses.
- Tenant improvement allowance available.
- Clean, well-maintained center with ample parking.

Description

Prime retail suite available in a bright, well-maintained center located in the heart of town. This property offers instant access to Interstate 15 and benefits from both strong local traffic and consistent tourist activity. The center features a complimentary tenant mix designed to support visibility and customer flow, along with on-site property management for responsive service and upkeep.

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Exterior Suite 12



Interior Suite 12



Map





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