



4375 South Pioneer Road  
St. George, UT, 84790

For Lease



**Retail / Office Mixed Use**





### Property Overview:

- New Mixed-Use development
- Pylon Signage
- Sits right on I-15
- Great visibility
- Construction begins Spring 2026
- 14,898 SF of retail (in bldg 1)
- 30,038 SF of office on 3 floors
- Ample parking for both retail & office tenants

### Nearby:

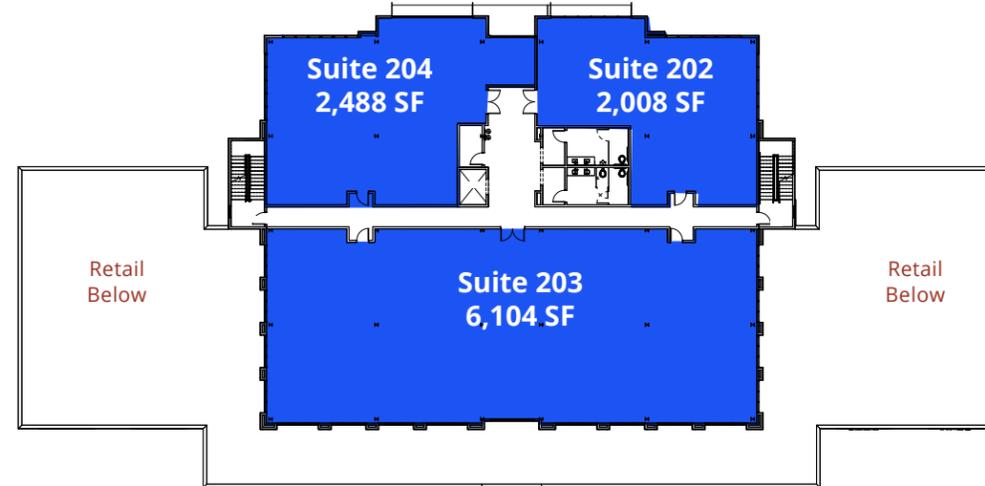


# Site Plan

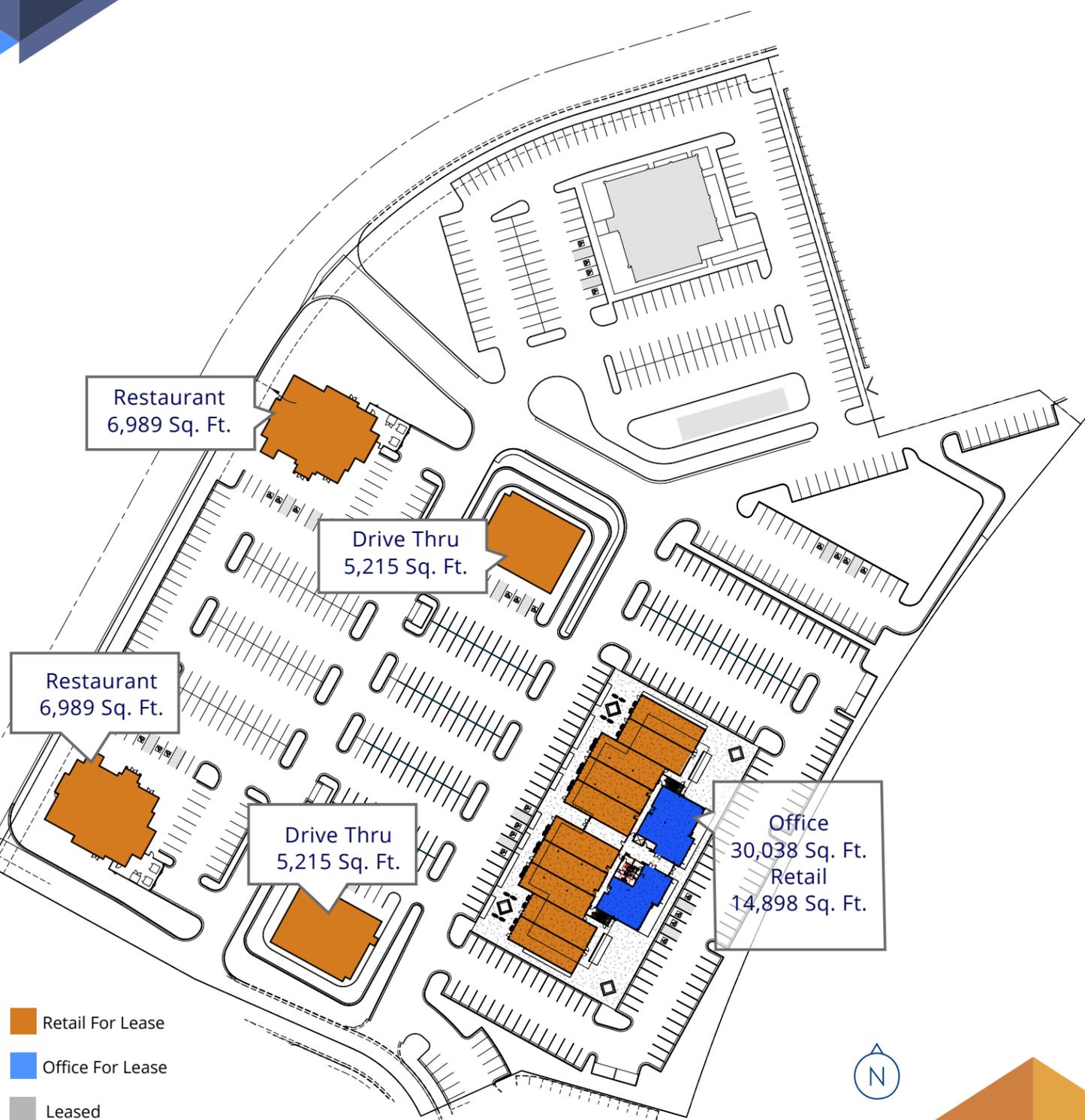
Floor 1 - Mixed Use



Floor 2 - Office



Floor 3 - Office



- Retail For Lease
- Office For Lease
- Leased



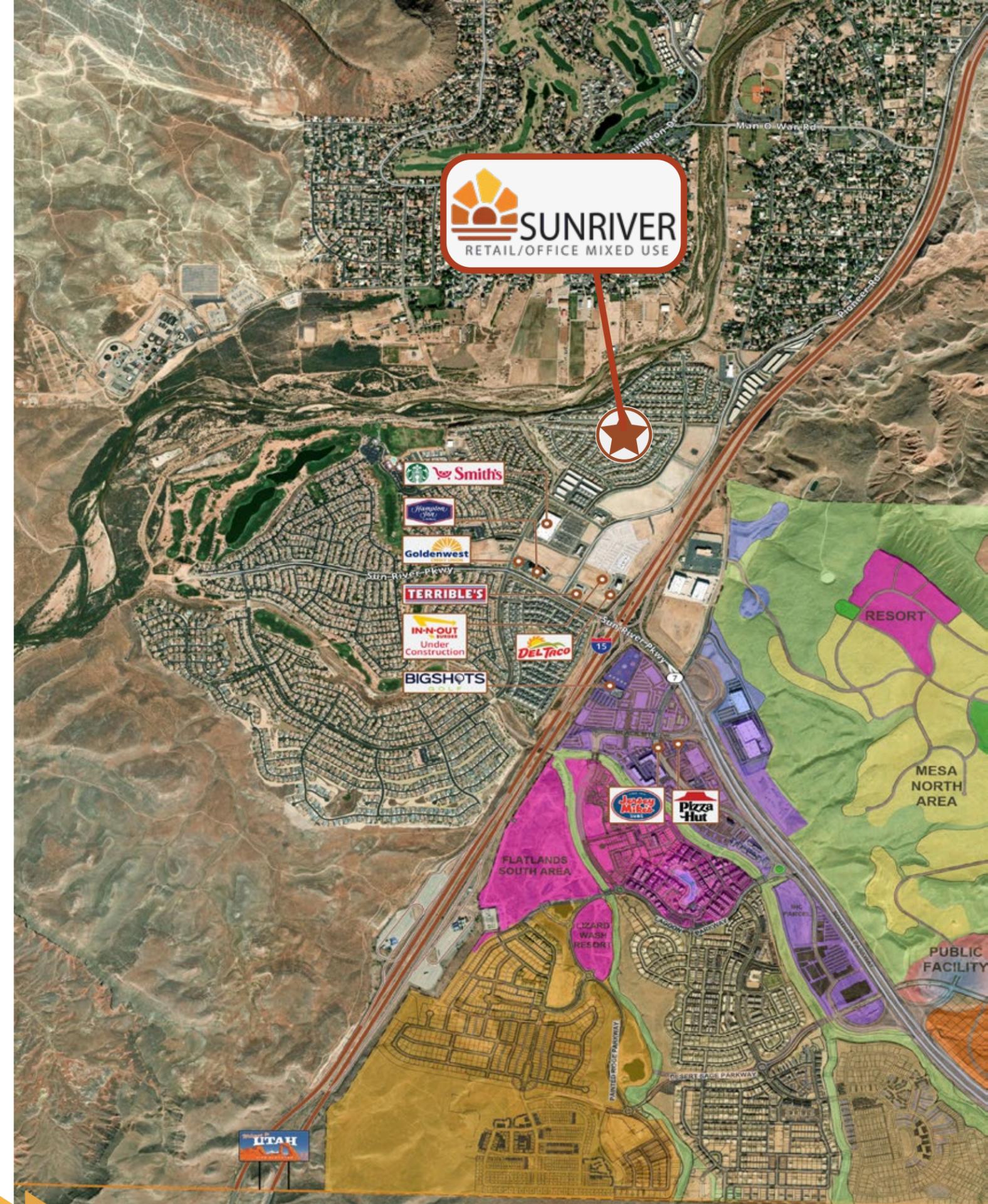
## Market Overview

A gateway to Utah's world-renowned Mighty 5®, this new retail-office plaza in St. George offers modern convenience at the heart of one of the country's fastest-growing adventure destinations. Positioned within easy reach of Zion, Bryce Canyon, Capitol Reef, Arches, and Canyonlands National Parks, the plaza serves locals and millions of annual visitors alike. With contemporary architecture, flexible spaces, and strong visibility, it's the ideal hub for dining, shopping, and professional services in a community fueled by tourism, recreation, and year-round sunshine.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2025 Estimated	4,965	18,909	52,200
2030 Projected	5,373	21,322	58,095
<b>Households</b>			
2025 Estimated	2,329	7,545	18,561
2030 Projected	2,542	8,566	20,969
<b>Income</b>			
2025 Median HHI	\$72,747	\$84,330	\$85,168
2025 Average HHI	\$93,768	\$105,537	\$111,516

*Information provided by ESRI Business Analyst*





## Leasing Contact:

### Cody Felts

Vice President

+1 435 656 1232

[cody.felts@colliers.com](mailto:cody.felts@colliers.com)

### Brandon Fugal

Chairman

+1 801 947 8300

[brandon.fugal@colliers.com](mailto:brandon.fugal@colliers.com)



1031 S Bluff St., Suite 113  
St. George, UT 84770  
Main: +1 435 656 1232  
[colliers.com](http://colliers.com)

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