



FOR SALE

PHASE 2

1350 S Technology Dr
Richfield, UT 84701

- Surrounded by National Retail Tenants.
- 20-acre mixed-use development.
- Retail, Dining, Hospitality, Medical Office, Other Commercial Use.
- Pads available for sale

DRIVE-THRU AVAILABLE

Property Specs

OFFERED PRICE	Starting at \$435,000
LOT SIZE	Starting at ± 0.75 Acres
YEAR BUILT	2025
TYPE	Retail Community Center

- Drive-thru, inline, endcap, and mid-box spaces are available for retail, restaurant, and other commercial uses.
- Adjacent to Home Depot, Costa Vida, Wendy's, Taco Bell, Wingers, and a hotel.
- Significant tourism traffic visiting and passing through the area.
- Serves as the primary services provider for neighboring rural communities.



OR TEXT 22138 TO 39200

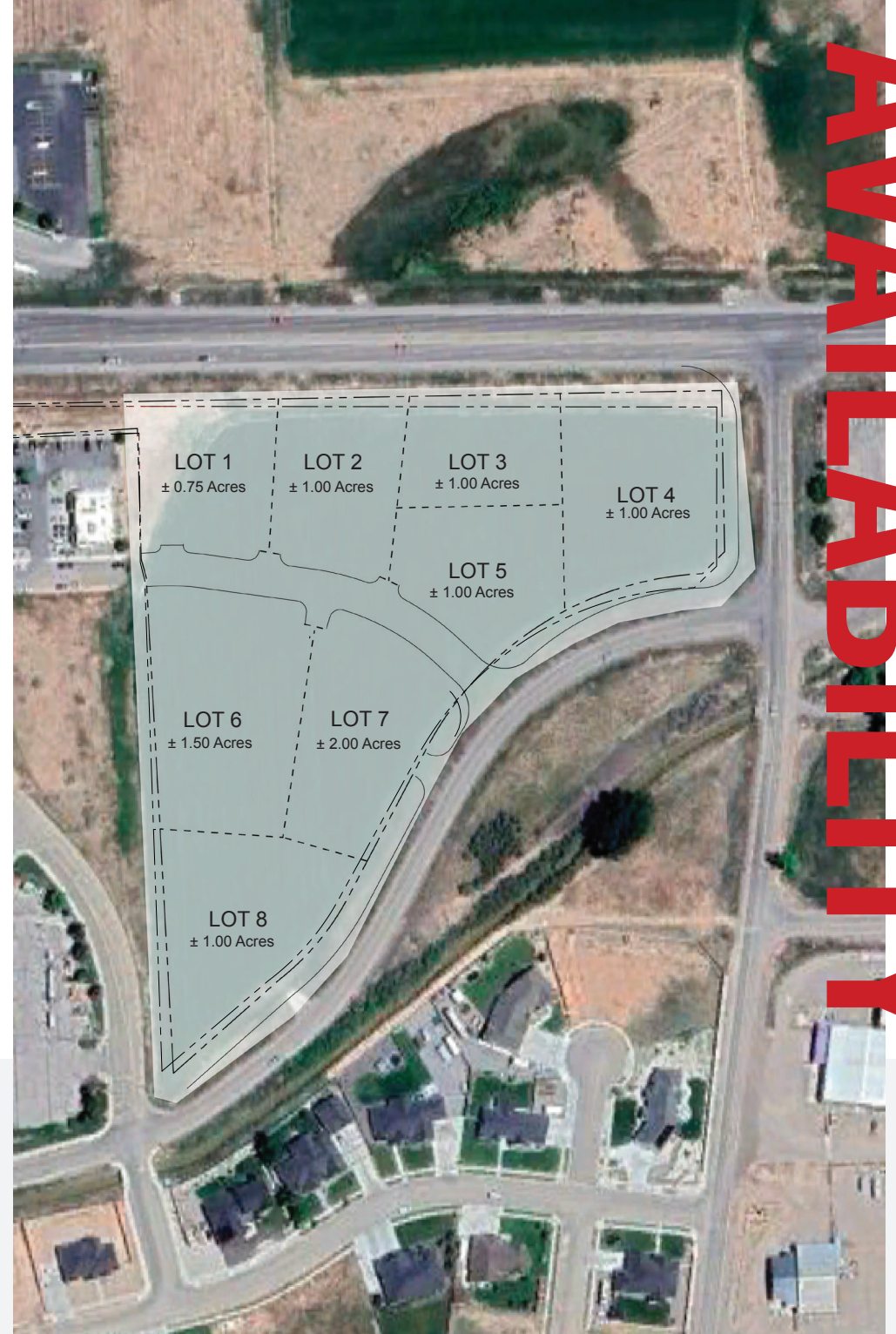
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PADS

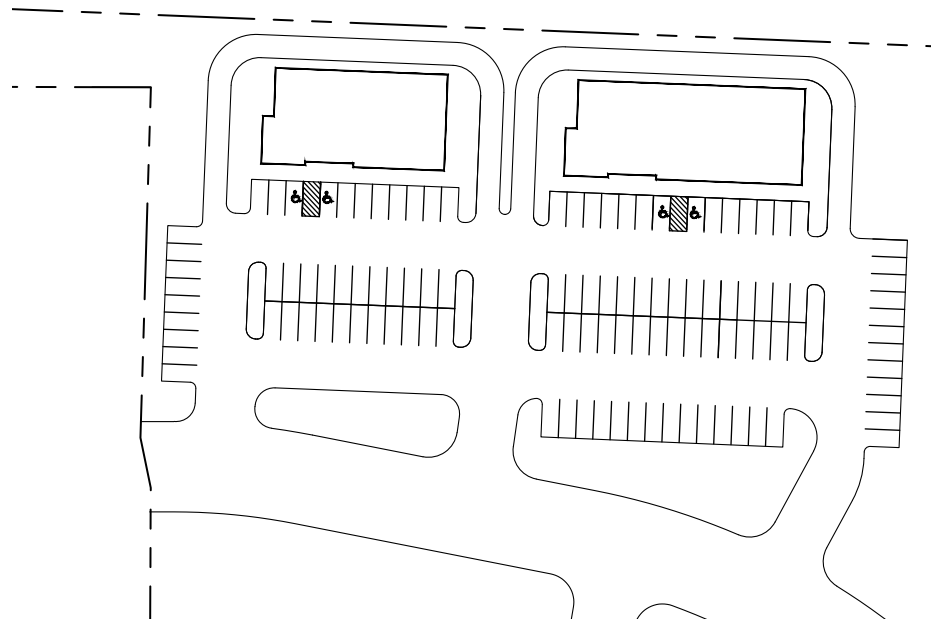
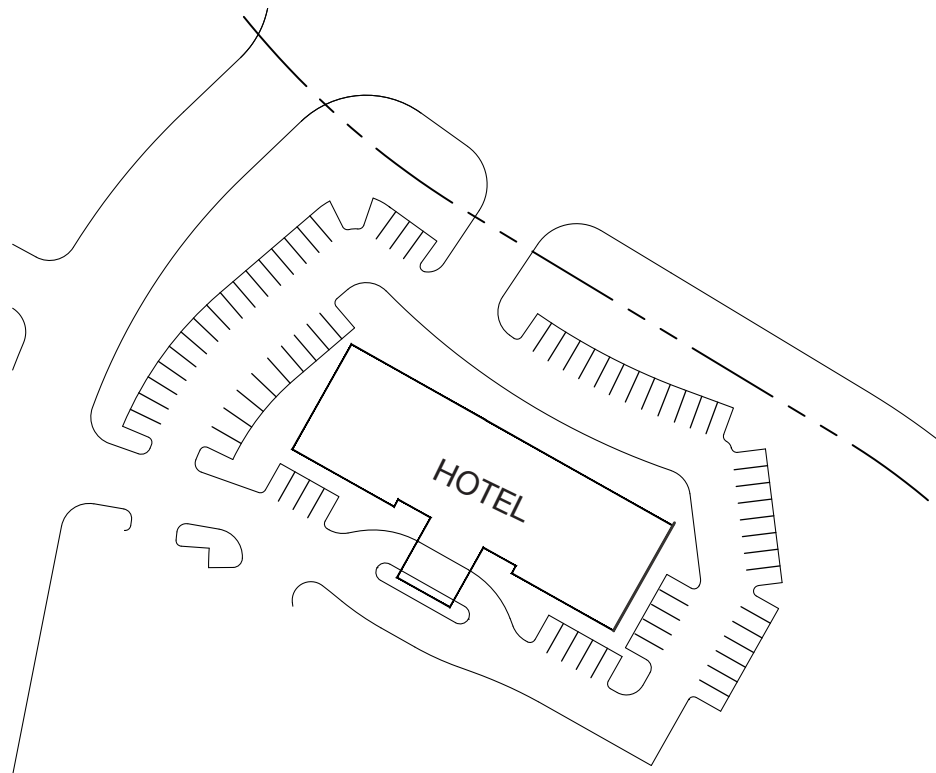
LOT	USE	SIZE	STATUS	ASKING PRICE /SF
1	Retail/ Restaurant	± 0.75 Acres	Pending	\$720,000
2	Retail/ Restaurant	± 1.00 Acres	Pending	\$960,000
3	Retail/ Restaurant	± 1.00 Acres	Available	\$870,000
4	Retail/ Restaurant	± 1.00 Acres	Available	\$960,000
5	Retail/ Restaurant	± 1.00 Acres	Available	\$785,000
6	Hotel / Medical Office	± 1.50 Acres	Available	\$1,045,000
7	Mid-Box / Flex	± 2.00 Acres	Available	\$1,220,000
8	Retail / Flex	± 1.00 Acres	Pending	\$435,000



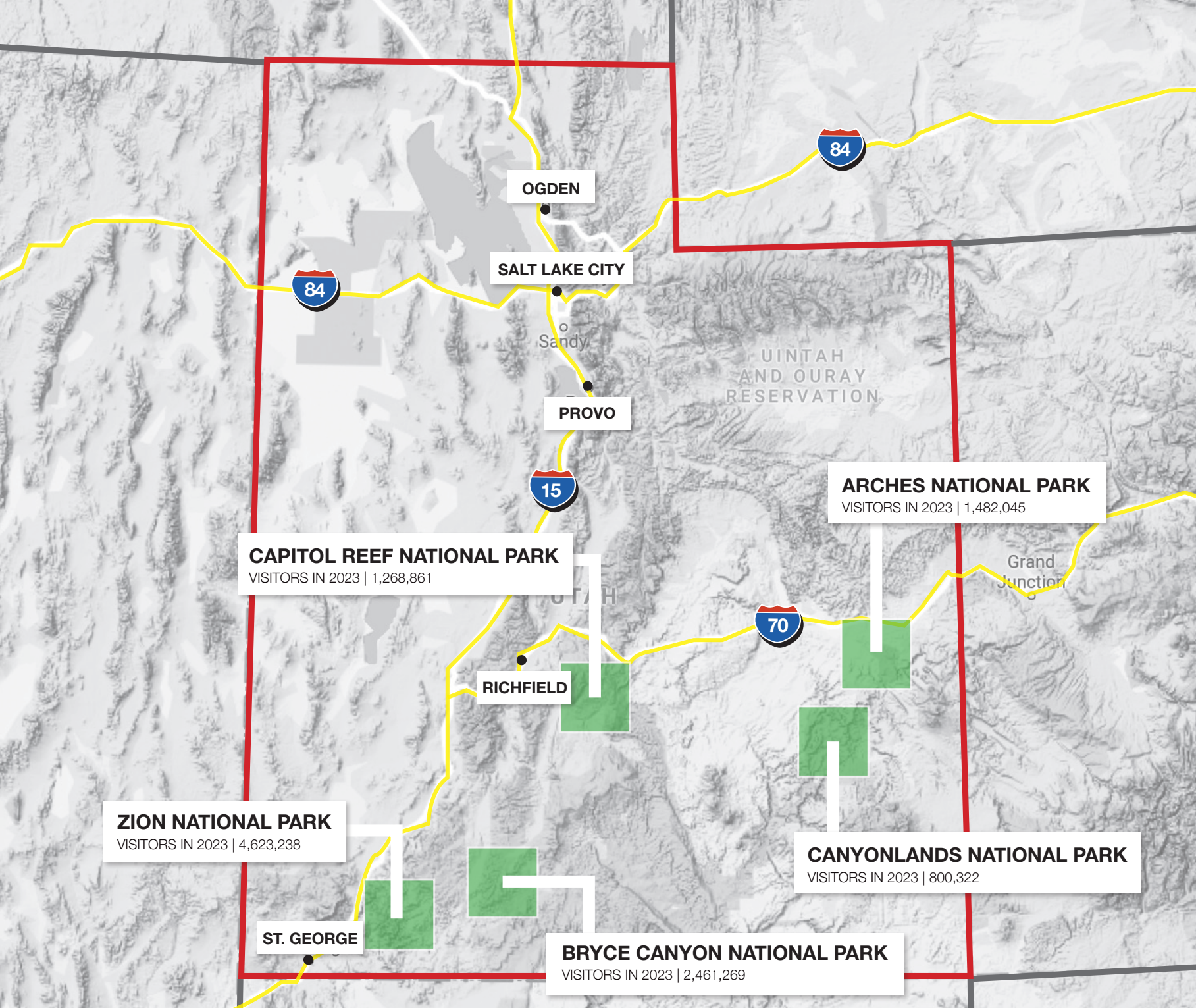


POTENTIAL ADDITIONAL USES

- Hotel
- Retail
- Drive-Thru
- Restaurant
- Pads, inline, and mid-box spaces



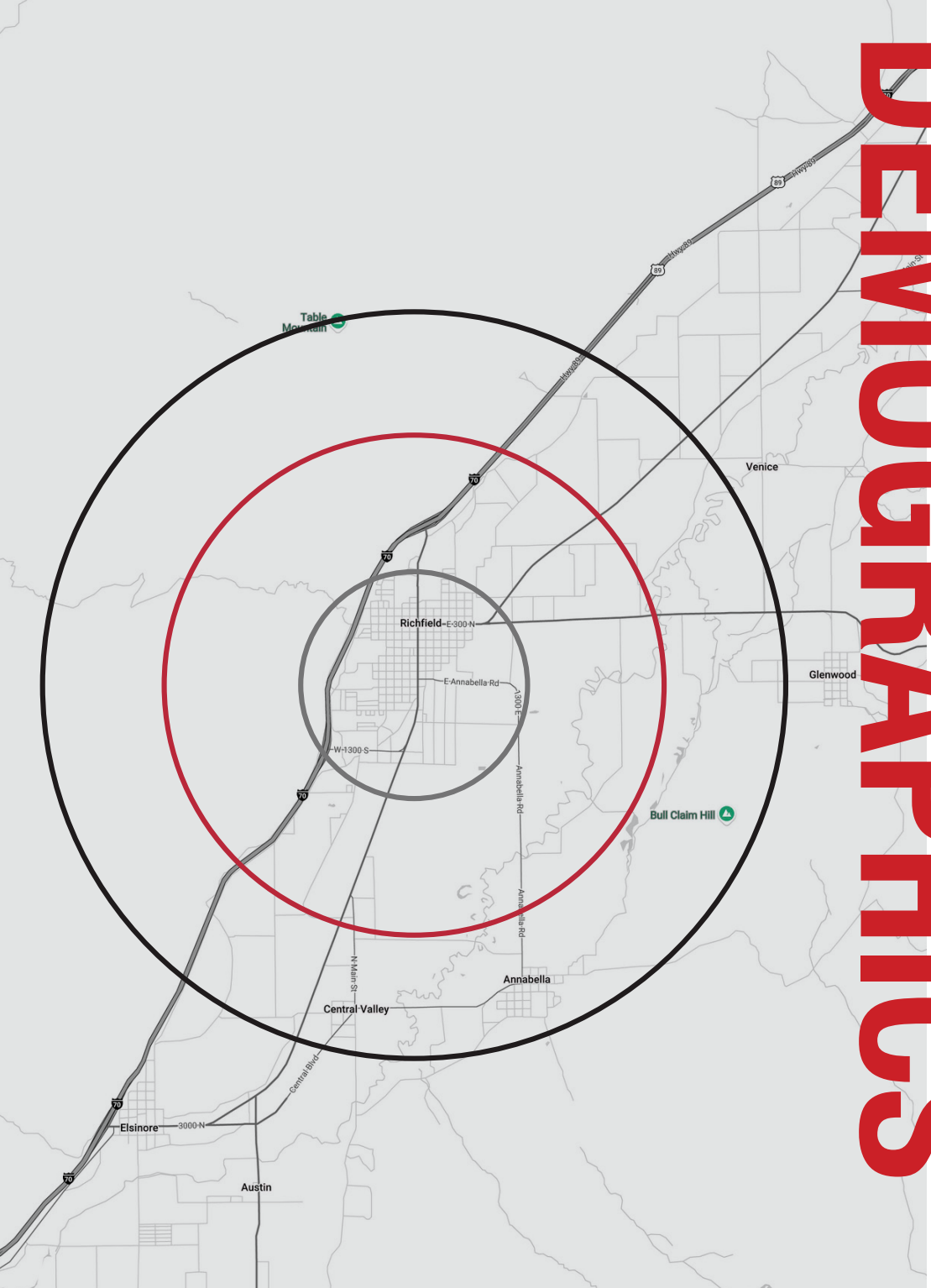
STATE MAP



AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	5-mile	10-mile
2024 Population	5,192	10,753	16,270
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,918	3,686	5,599
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$77,235	\$82,468	\$81,719

Traffic Counts

STREET	AADT
I-70	7,300
1300 S	5,200

Neighboring Rural Cities

Central Valley	3 miles
Venice	4 miles
Annabella	5 miles
Glenwood	5 miles
Elsinore	5.5 miles
Monroe	7.5 miles

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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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770
435.628.1609 | naiaexcel.com

Edward Waldvogel
801.440.0293
edwardw@naiaexcel.com

Zach Hatch
801.341.0900
zhatch@naiaexcel.com

Jay Blacker
801.341.0992
jblacker@naiaexcel.com

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