

SRC

SUNRIVER
COMMONS

**NOW LEASING AND GROUND LEASING
SPACES AVAILABLE SOON**

40,273 ADT



Shellee Haines

PRINCIPAL BROKER
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4617 S Pioneer Rd. SUITE 100 | St. George, UT 84790
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SUN RIVER COMMONS AT EXIT 2
ST. GEORGE, UT 84790

SRC

SUNRIVER
COMMONS

Smith's
Marketplace
OPENS NOVEMBER 1ST

PROPERTY DETAILS

- VISIBILITY FROM I-15
- ONE OF THE FASTEST GROWING AREAS
- IN NEED OF RESTURANTS/RETAIL AND DRIVE THRU'S
- AMAZING ACCESS AND LOCATION
- PADS FROM 3/4 ACRE OR MORE
- BUILD TO SUIT OR GROUND LEASE
- RESERVE YOUR SPACE NOW

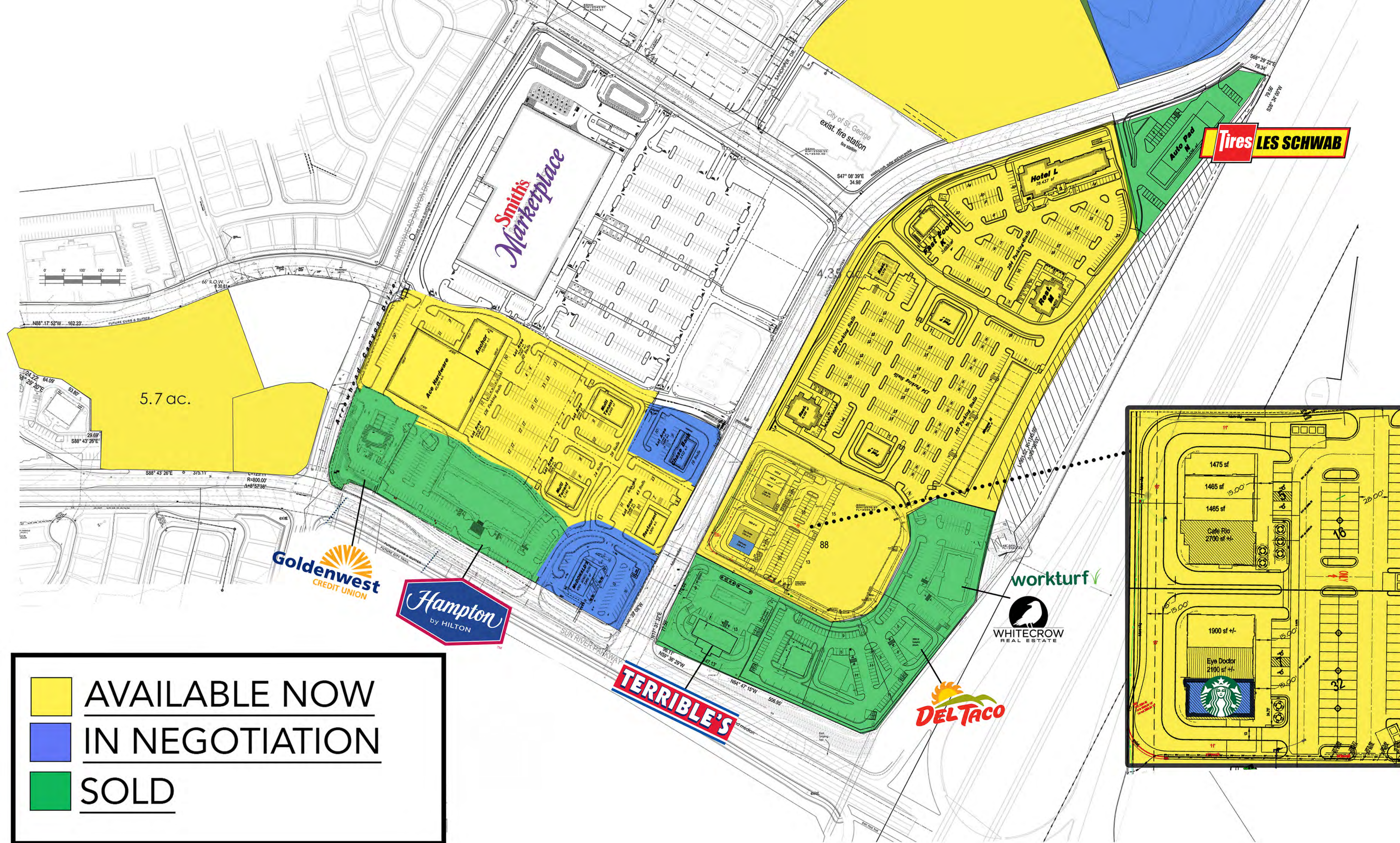



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	AVAILABLE NOW
	IN NEGOTIATION
	SOLD



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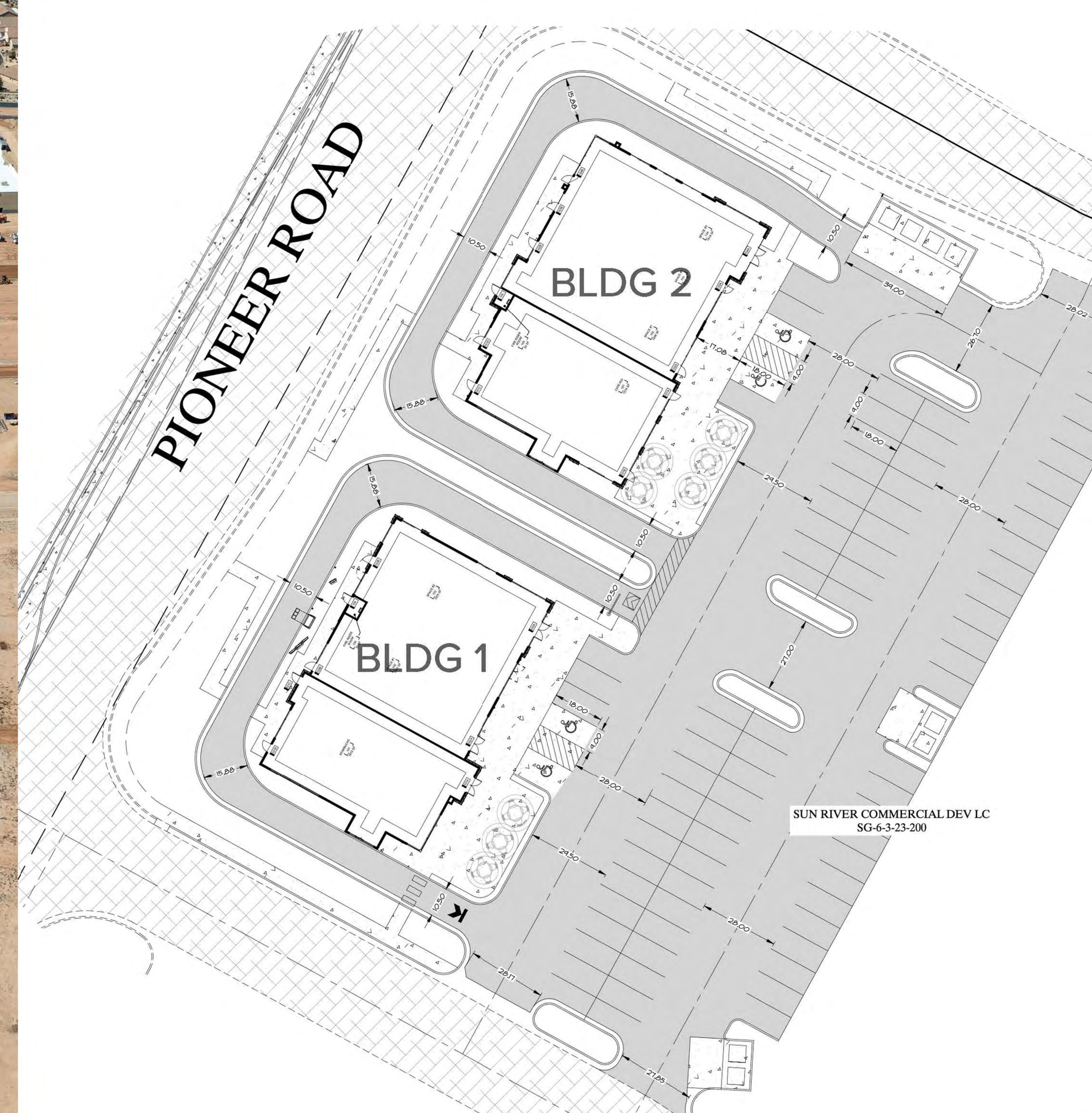
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Pioneer Retail
Bldgs 1 & 2



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BUILDING 1



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BUILDING 2



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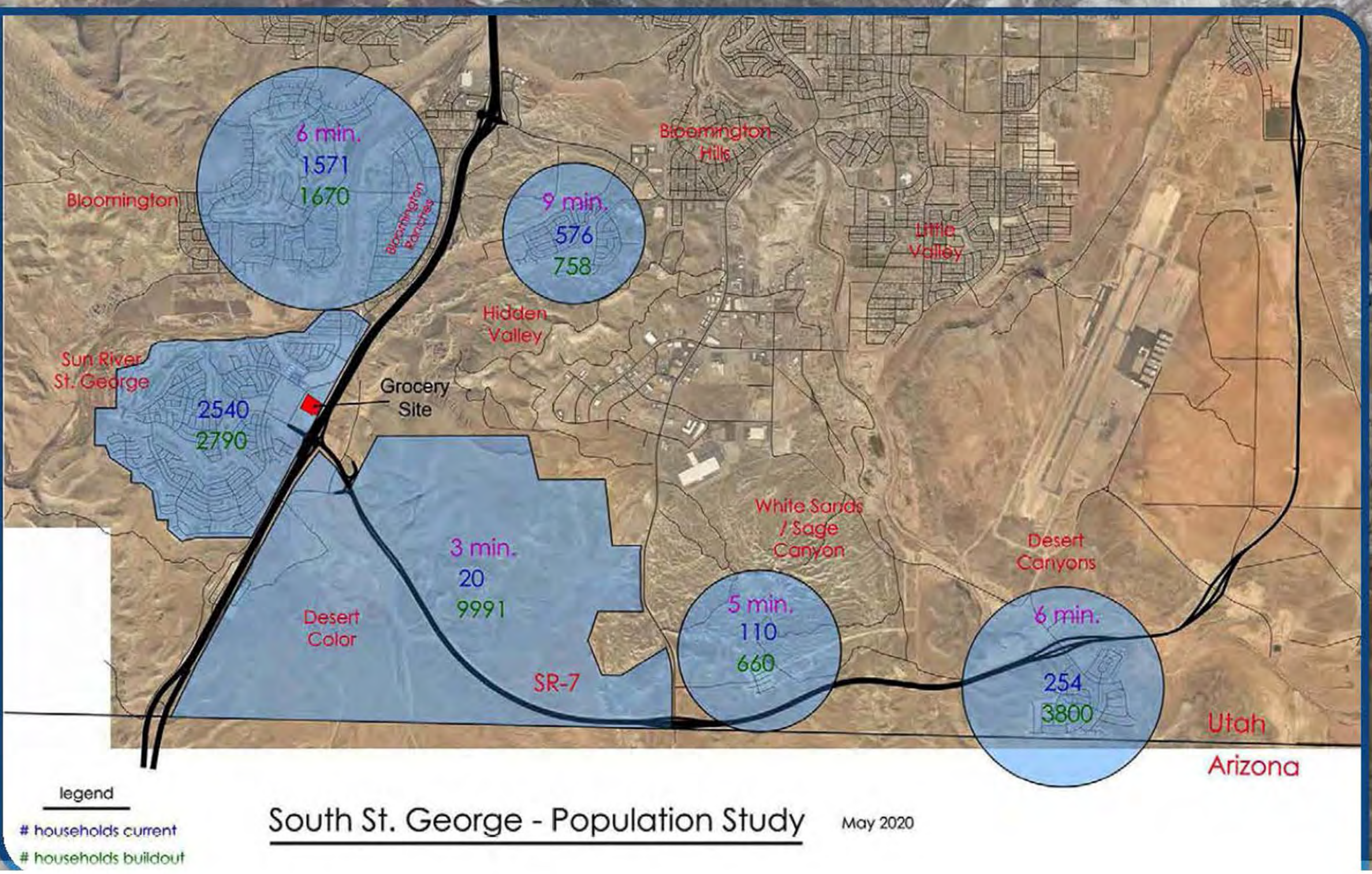


LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

DISTANCES FROM ST. GEORGE

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



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2023

DEMOGRAPHICS

EST. POPULATION

1 MILE - 3,946

3 MILE - 14,056

5 MILE - 38,941

EST. HOUSEHOLDS

1 MILE - 1,960

3 MILE - 5,692

5 MILE - 14,008

EST. AVERAGE HH INCOME

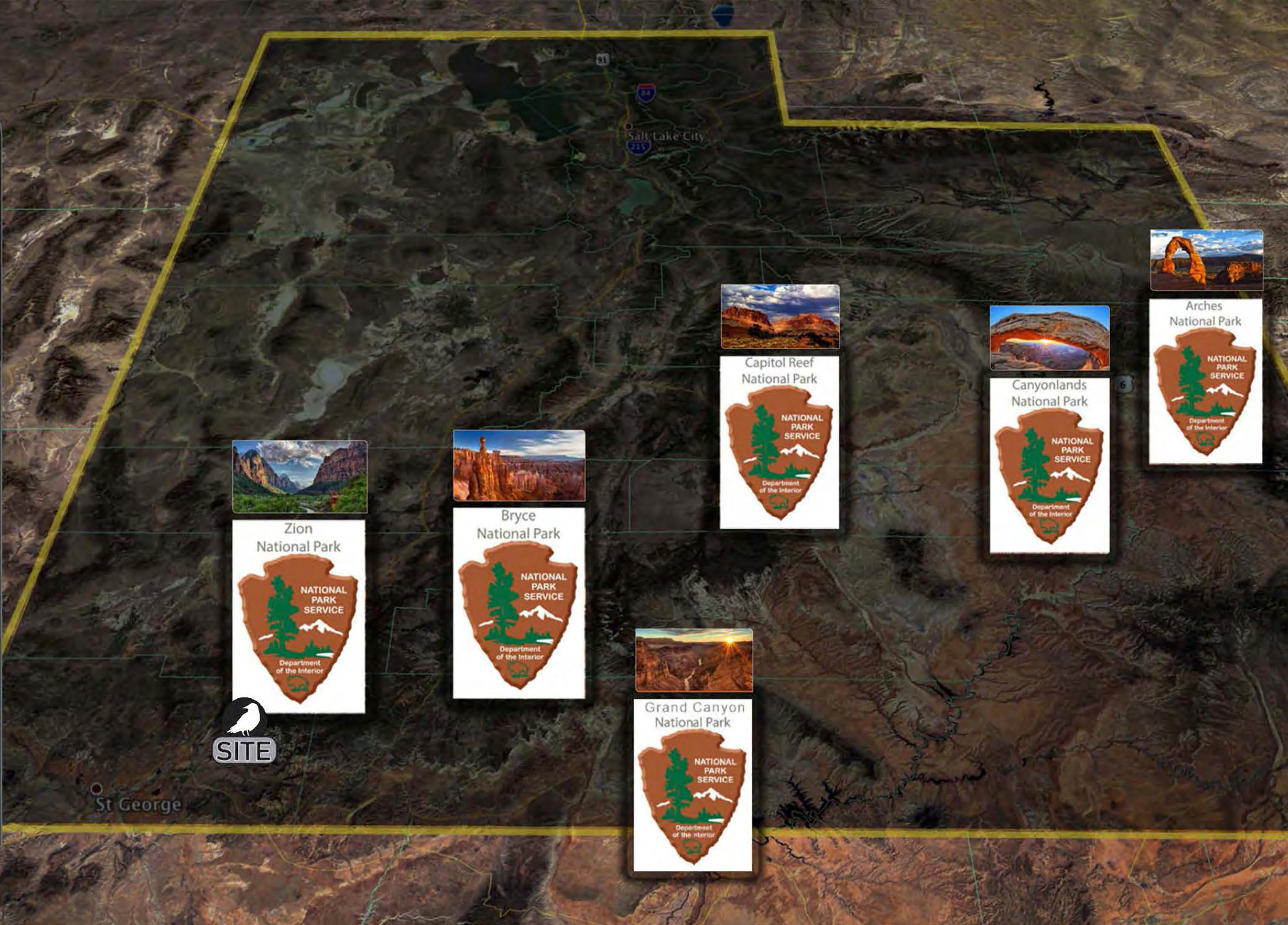
1 MILE - \$86,635

3 MILE - \$107,763

5 MILE - \$110,970

DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- ZION NP**
20min (14mi) via UT-9 E
- BRYCE NP**
2h 3min (98mi) via I-15N
- GRAND CANYON NP**
3h 54min (232mi) via AZ-389 E and AZ-67S
- CAPITOL REEF NP**
3h 16min (201mi) via I-15N
- CANYON LANDS NP**
5h 12min (341mi) via I-15N and I-70E
- ARCHES NP**
4H 54min (326mi) via I-15N and I-70E



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