



SUNRIVER COMMONS



Shellee Haines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

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EXIT 2, ST GEORGE UT

PROPERTY DETAILS



- Prime Gateway Location at one of St. George's most active intersections
- Retail Spaces for Lease and Pads Available for sale or ground lease, starting from $\frac{3}{4}$ acre
- I-15 Visibility & Heavy Traffic for strong drive-by and destination exposure
- Embedded in Growth within an ever-expanding residential community
- Surrounded by Affluence, including multifamily, single-family, and hospitality developments
- Built-In Consumer Base supporting retail, service, and professional uses
- Flexible Commercial Opportunity suitable for a wide range of tenants



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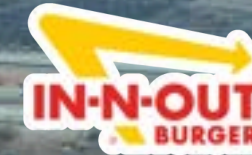


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Great Clips



Nail Salon



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SOLD
 LEASE
 AVAILABLE
 SALE



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- SOLD**
- LEASE**
- AVAILABLE**
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Building 2

Building 1



Building 1

Building 2

Building 1



AVAILABLE

Building 2



AVAILABLE



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BUILDING 1



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BUILDING 2

Out for Signature
Great Clips

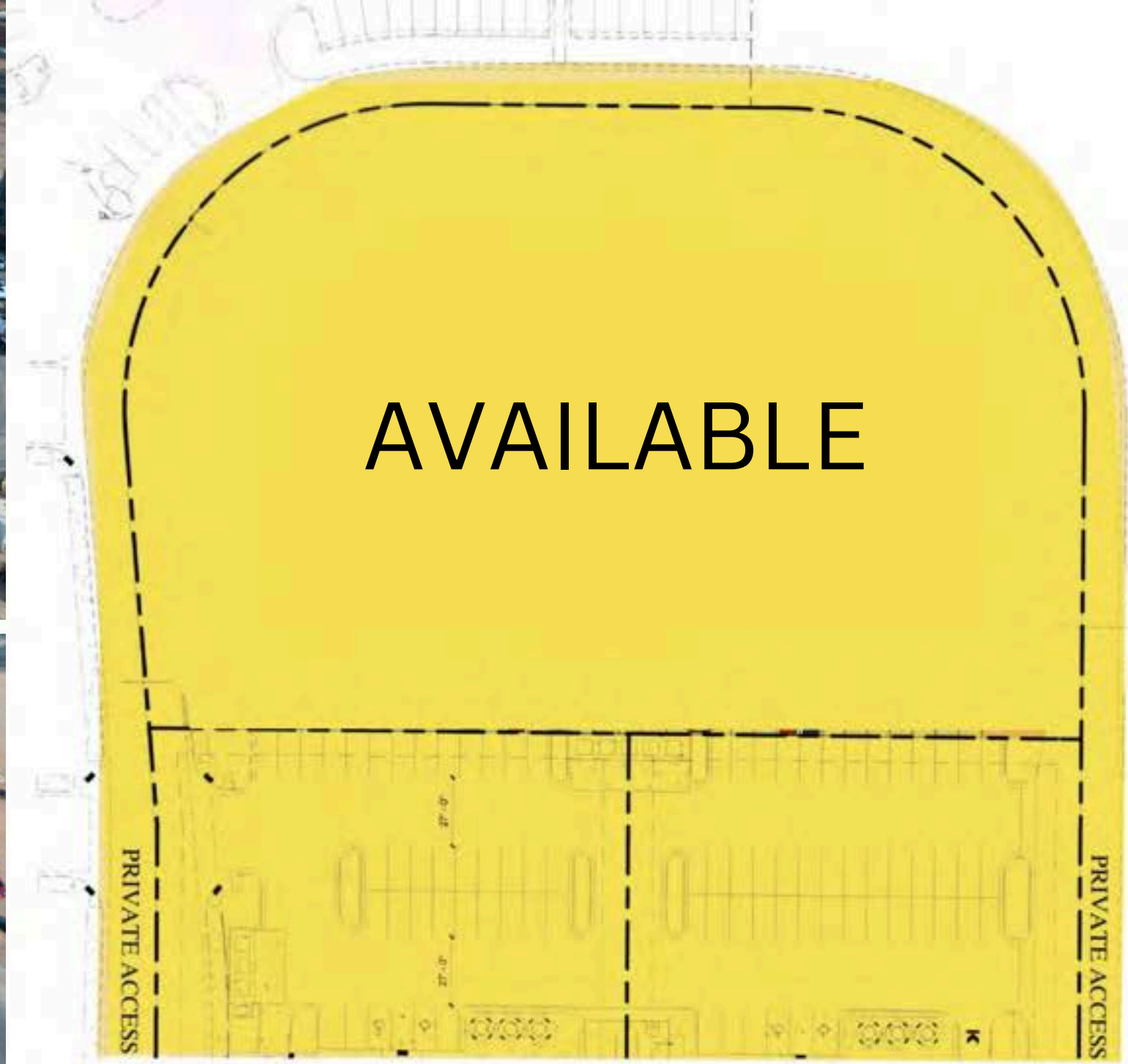
Out for Signature
BROOKERS
ICE CREAM



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**PADS, RETAIL, AND OFFICE
FOR LEASE
COMING 2026**



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RETAIL SIDE



OFFICE SIDE

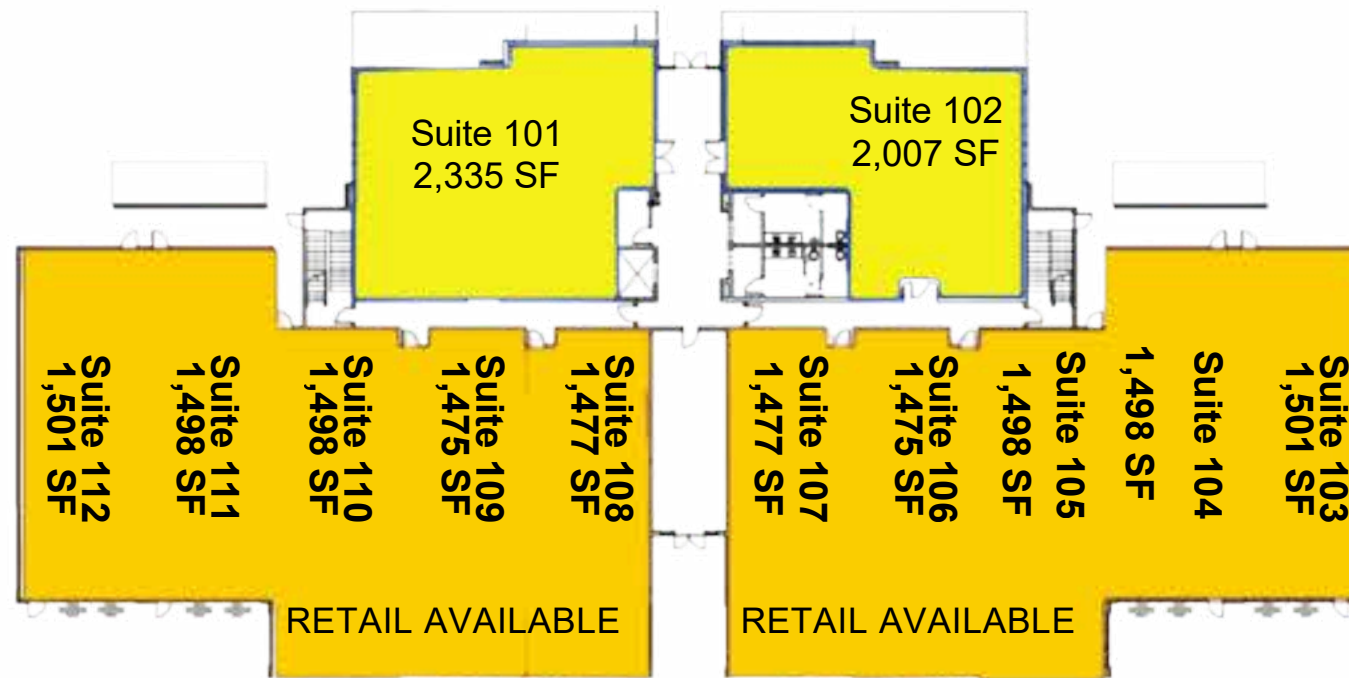


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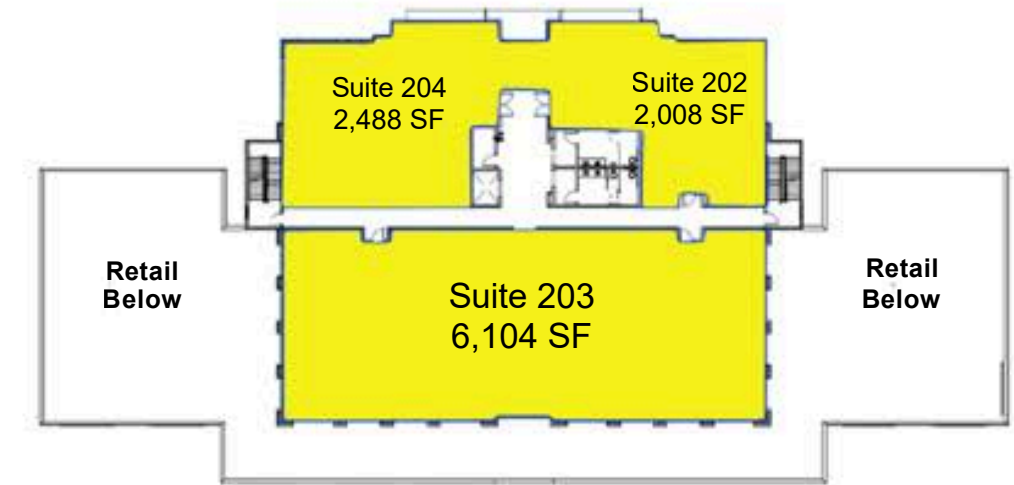
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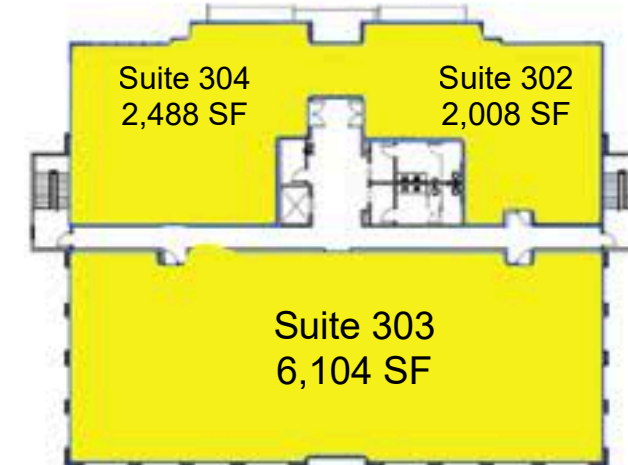
Floor 1 - Mixed Use



Floor 2 - Office



Floor 3 - Office

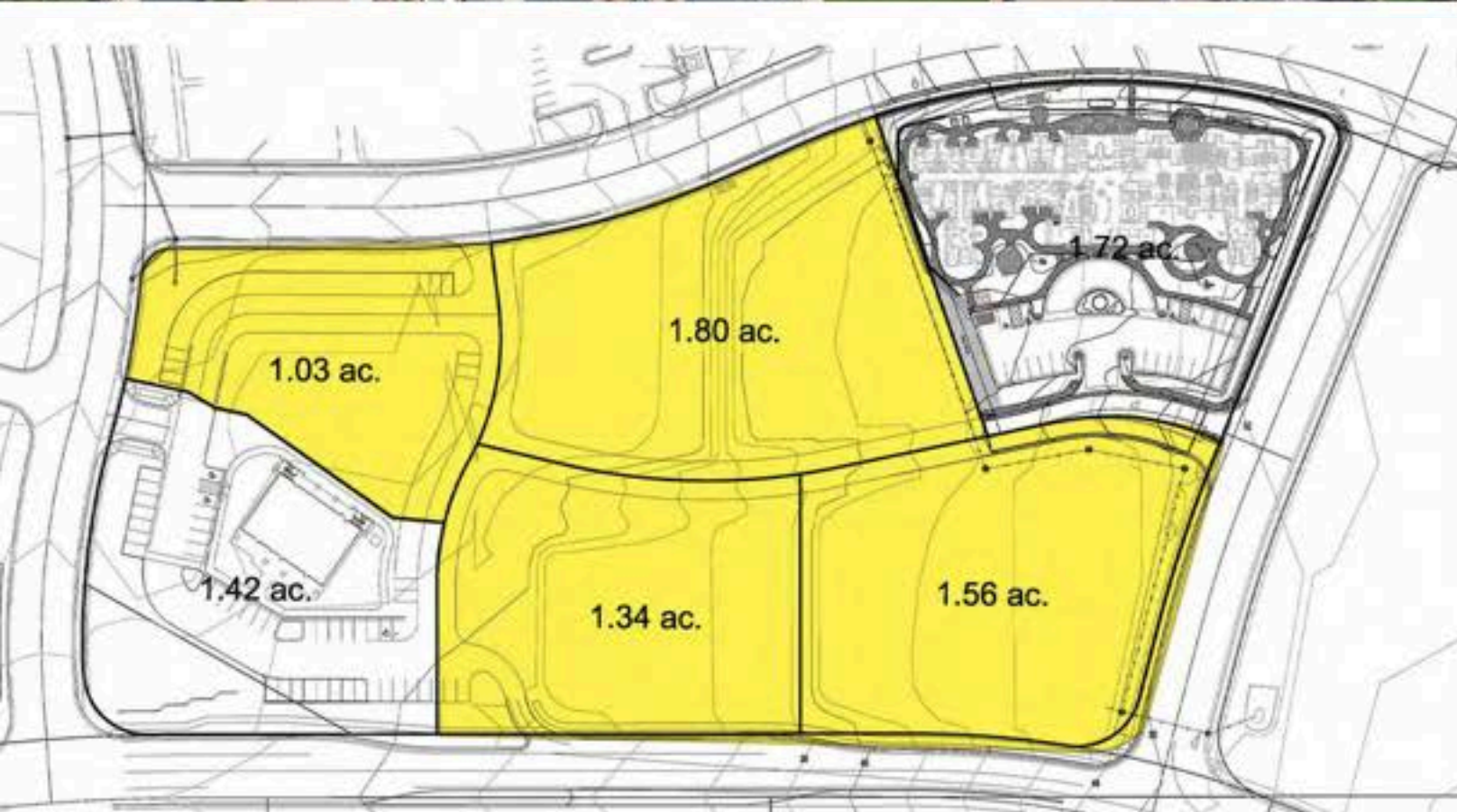


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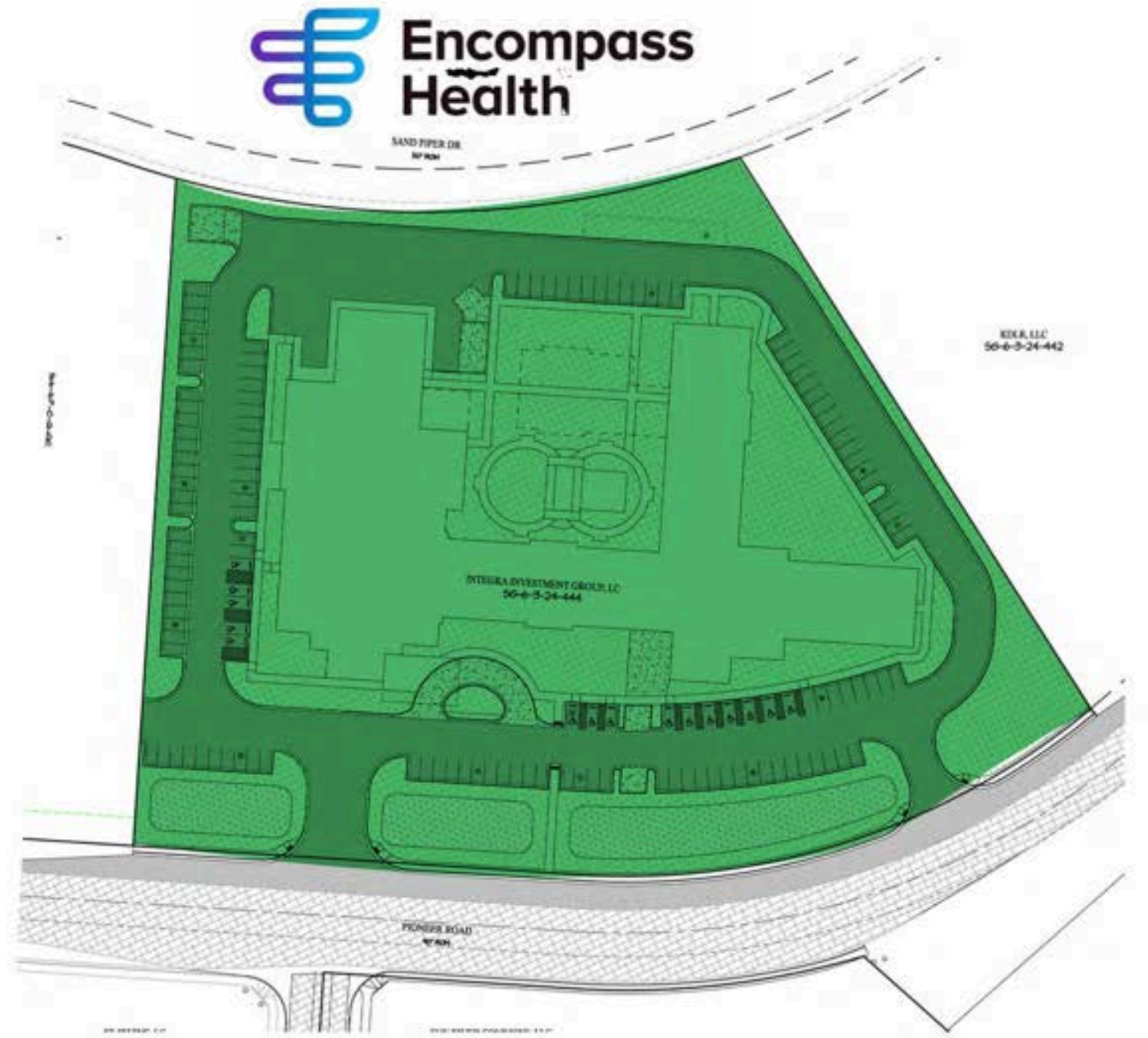
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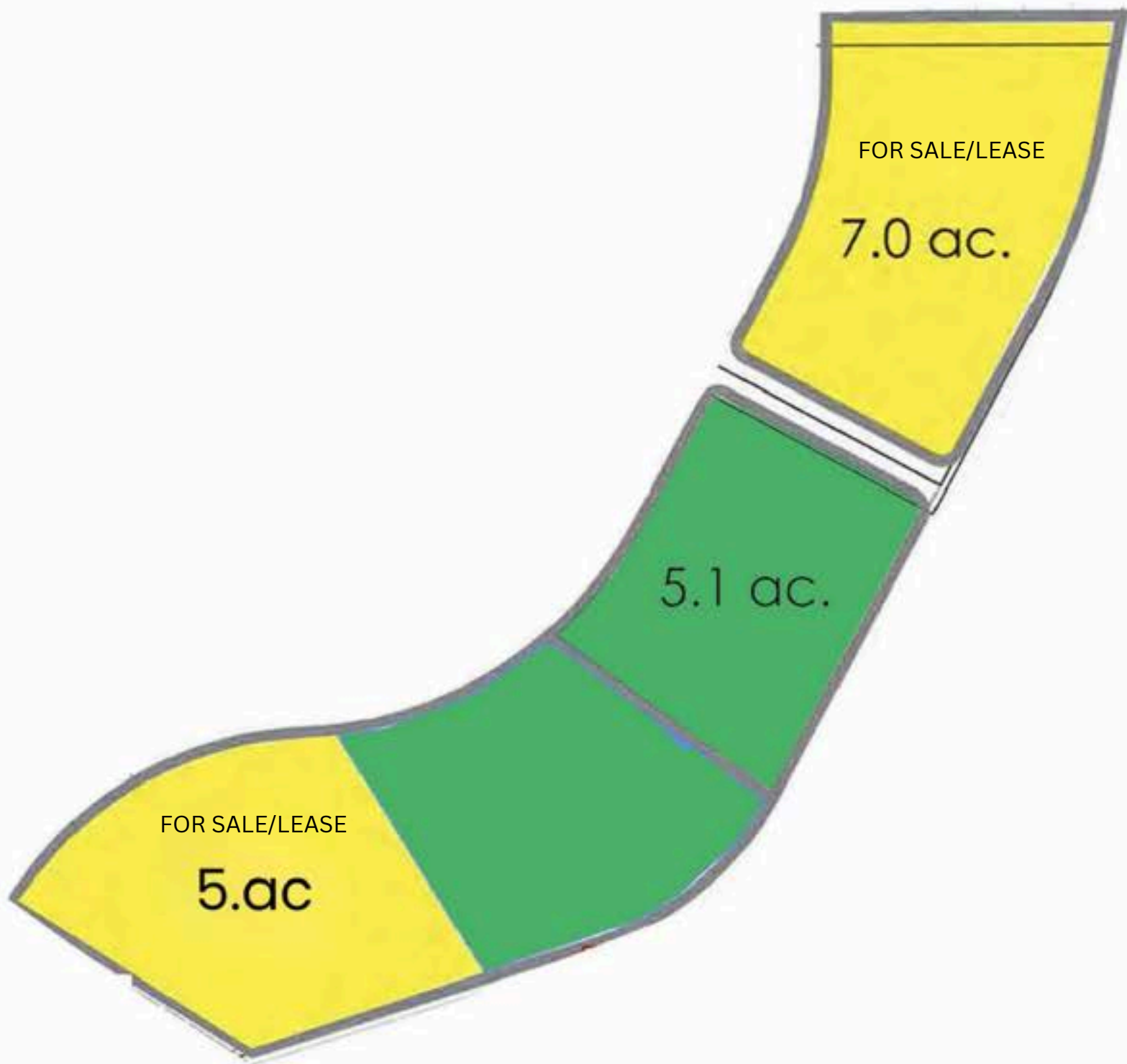
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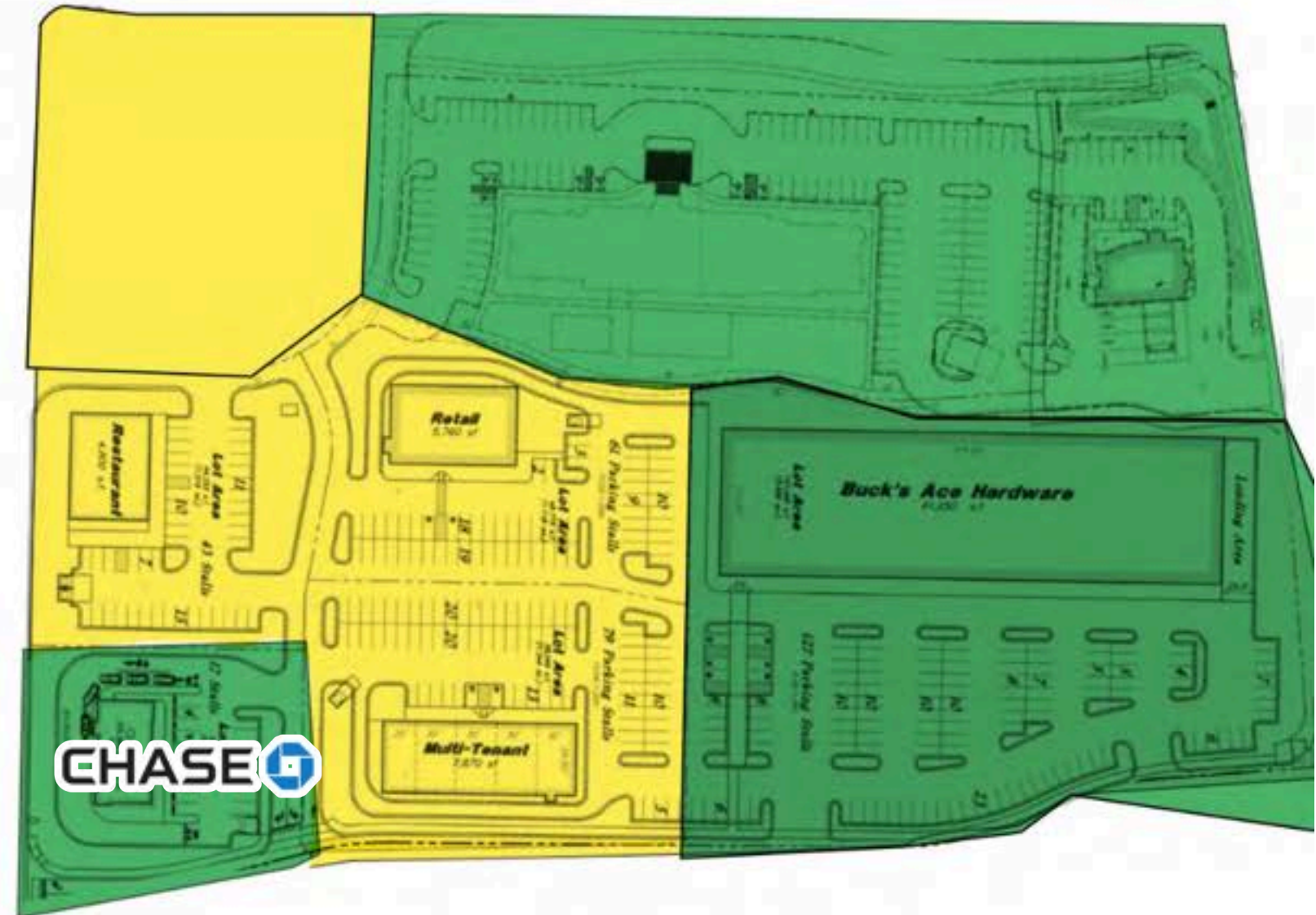
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1.25 Ac.

Available for ground lease



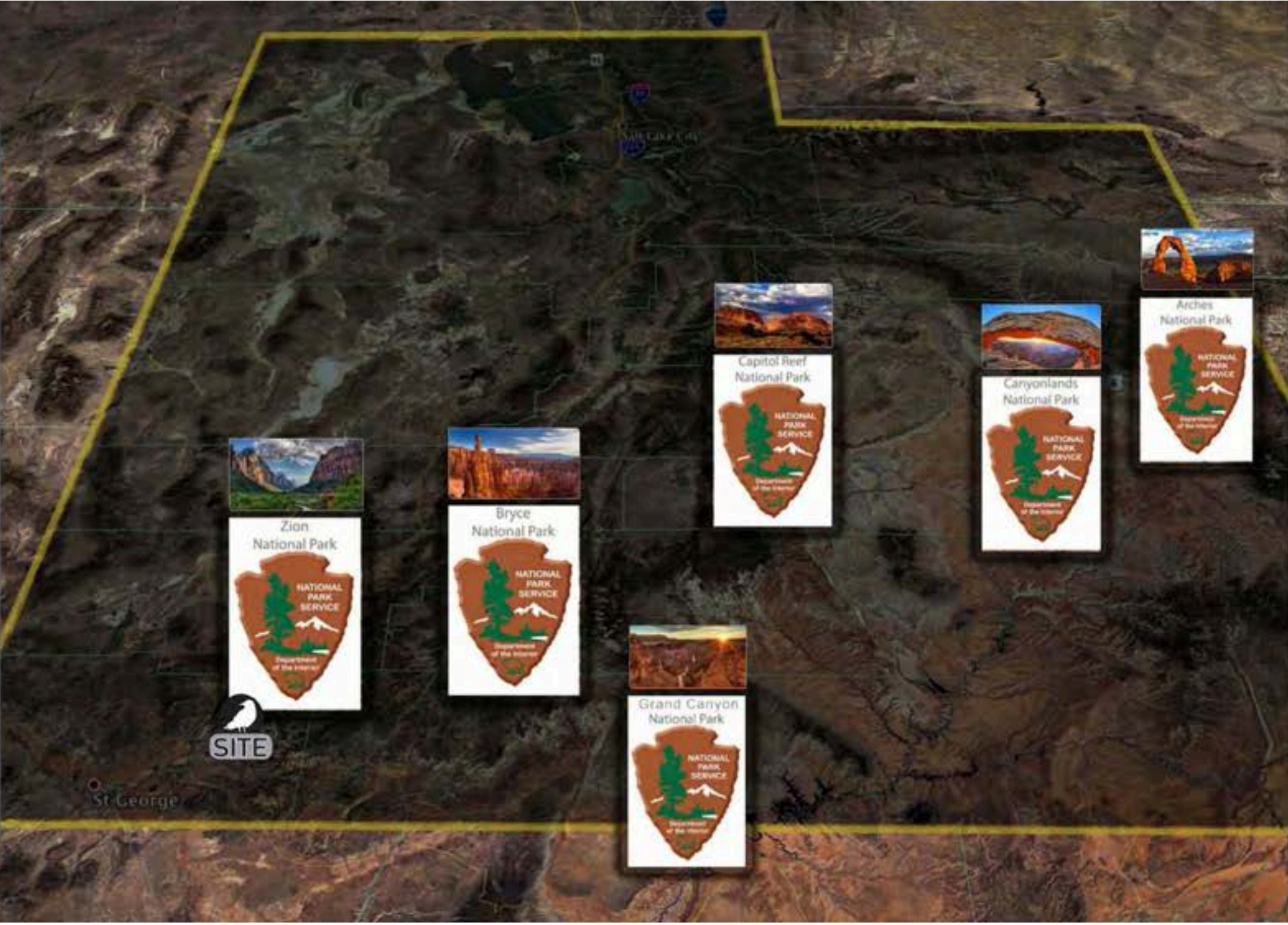
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DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- **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-675
- **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



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

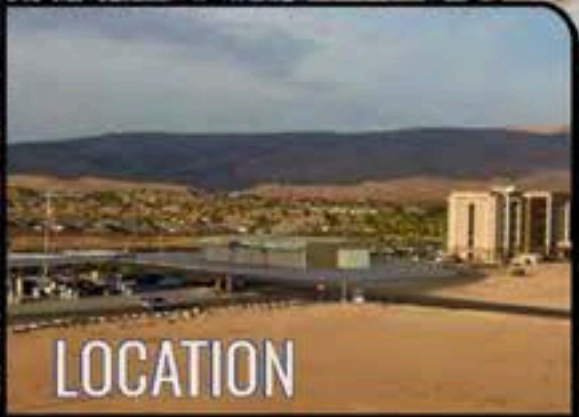


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AVAILABLE FOR LEASE OR GROUND LEASE

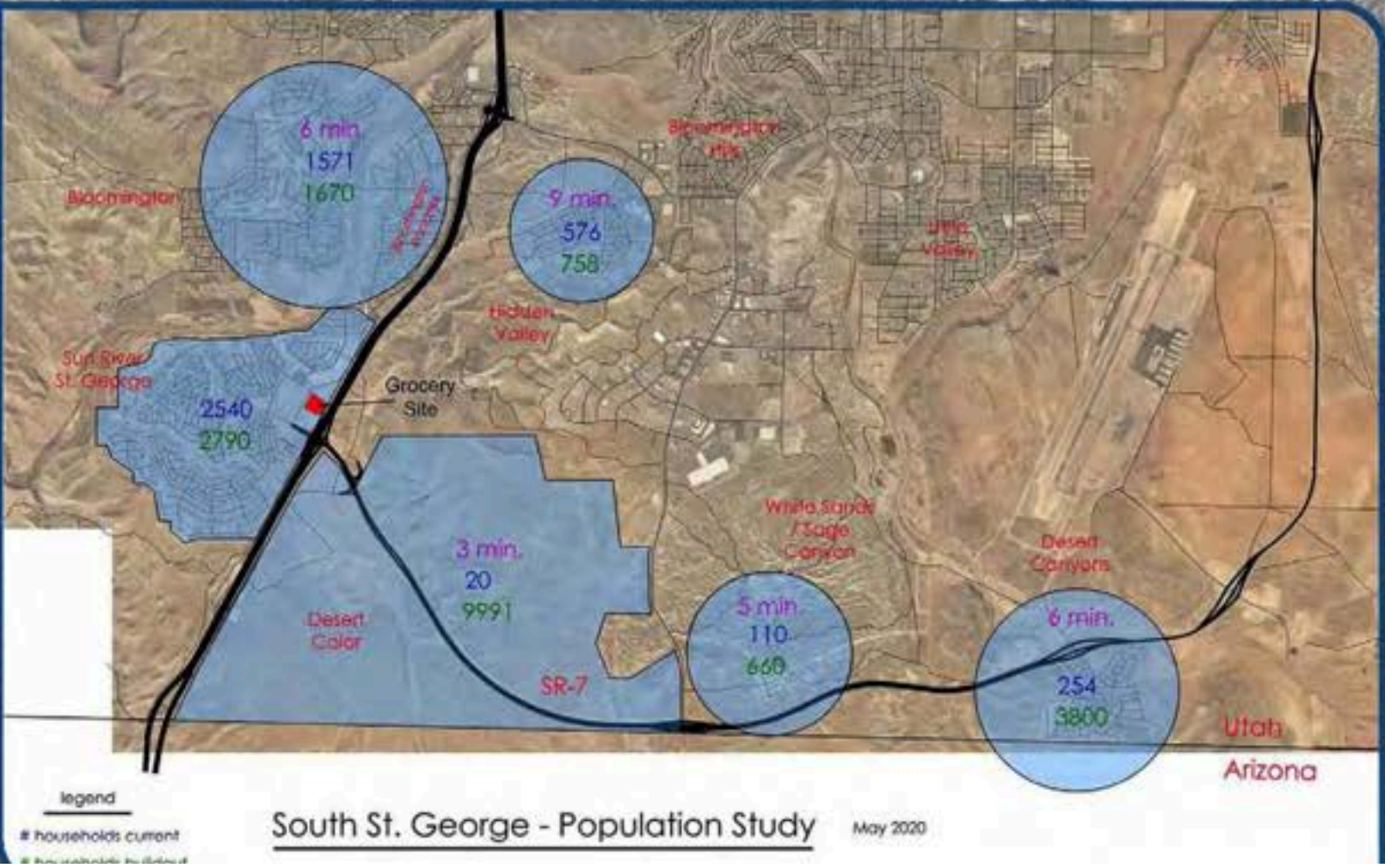


LOCATION

- 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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