



**RIVER CROSSING**

1450 S River Rd  
St. George, UT 84790

- Strong traffic and demographics
- High visibility area
- Pads, inline, and mid-box spaces available

**Limited Space Available**

**FOR LEASE**



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## Property Specs

LEASE RATES

**Call For Details**

PARCEL

**SG-5-2-32-29-A**

ZONING

**PD Commercial**

- **LIMITED SPACE AVAILABLE**
- Tenants Include: Sprouts Farmer's Market, Starbucks, McDonald's, Kiln, J. Dawgs, Cyprus Credit Union, Village Baker, Handel's Homenade Ice Cream, goGLOW, Thrive Drip Spa, Duck Donuts, Spitz, Roxberry, and Positano Italian Kitchen.
- Pads, inline, and mid-box spaces available for retail, restaurant and other commercial uses
- River Road location with strong traffic and demographics
- High visibility area
- Adjacent to Dutch Bros, Alta Bank, Popeyes, Maverik, Jiffy Lube, Summit Athletic Club, Tagg-n-Go, Quench it, and Costa Vida
- Minutes to Dixie Regional Medical Center
- The intersection of George Washington Blvd (1450 South) and River Road is the only north-south, east-west corridor in the greater St. George area



OR TEXT RIVER TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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## PADS

PAD	TYPE	USE	SIZE	STATUS
A	Drive Thru	Financial	4,570	Cyprus Credit Union
B	Drive Thru	Restaurant	4,600	McDonald's
C	Drive Thru	Retail/Restaurant	4,077	Orange Leaf Elevat Landscaping Jalapeños
D1	Inline	Retail/Restaurant	4,800	Available, goGLOW
D2	Inline	Retail/Restaurant	3,600	Positano Italian Kitchen & Wine Bar
E	Drive Thru	Retail	3,562	J. Dawgs Duck Donuts
F	Drive Thru	Retail	7,222	Village Baker Thrive Drip Spa Radiant Waxing
G	Drive Thru	Restaurant	2,425	Starbucks
H	Drive Thru	Retail/Restaurant	3,146	Roxberry/ The PF Lounge Handel's Peace Love Nails Spitz, Fehrvi,
I	Inline	Retail	11,741	Full Throttle Hair Co./ Marco's Pizza Red Rock Health Optimization
J	Anchor	Retail	28,524	Sprouts Farmer's Market/ Perfect Patio
K	Free Standing	Restaurant	8,400	LOI/ Available
L1	Inline	Retail	1,000- 10,800	Available
L2	Inline	Retail	9,554	Red Rock Health
M	Free Standing	Office	10,000	Save Dental
N	Anchor	Office	40,000	Kiln



AVAILABILITY

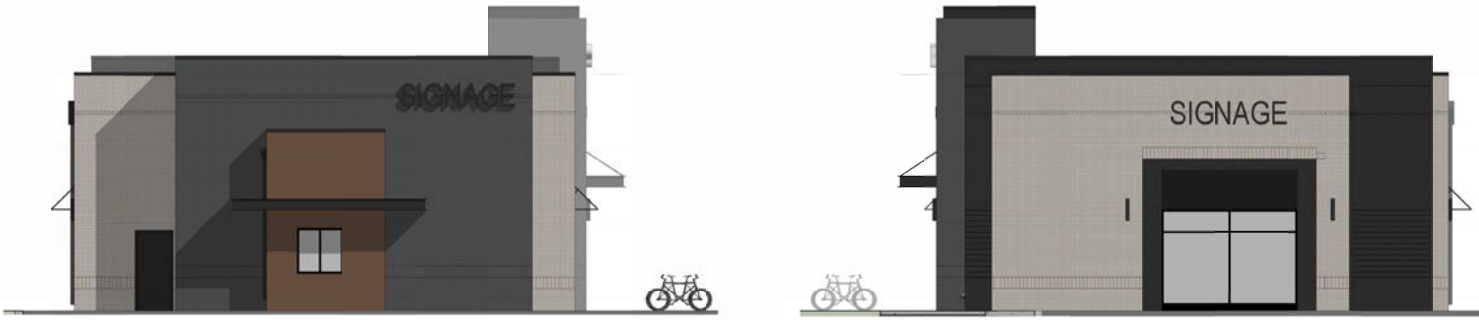


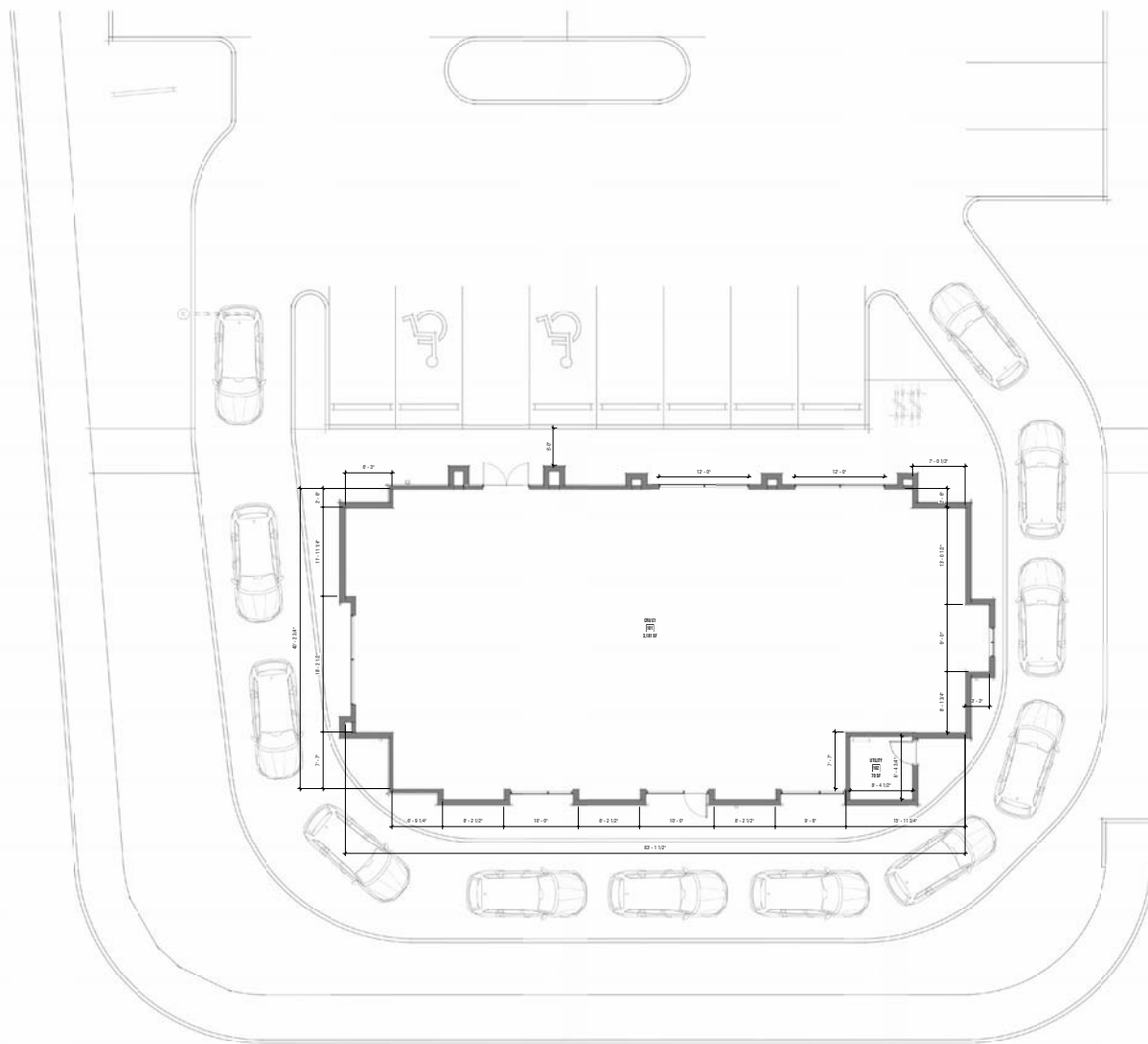


PHOTOS





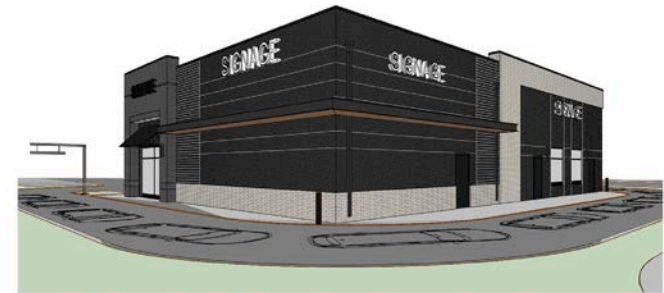
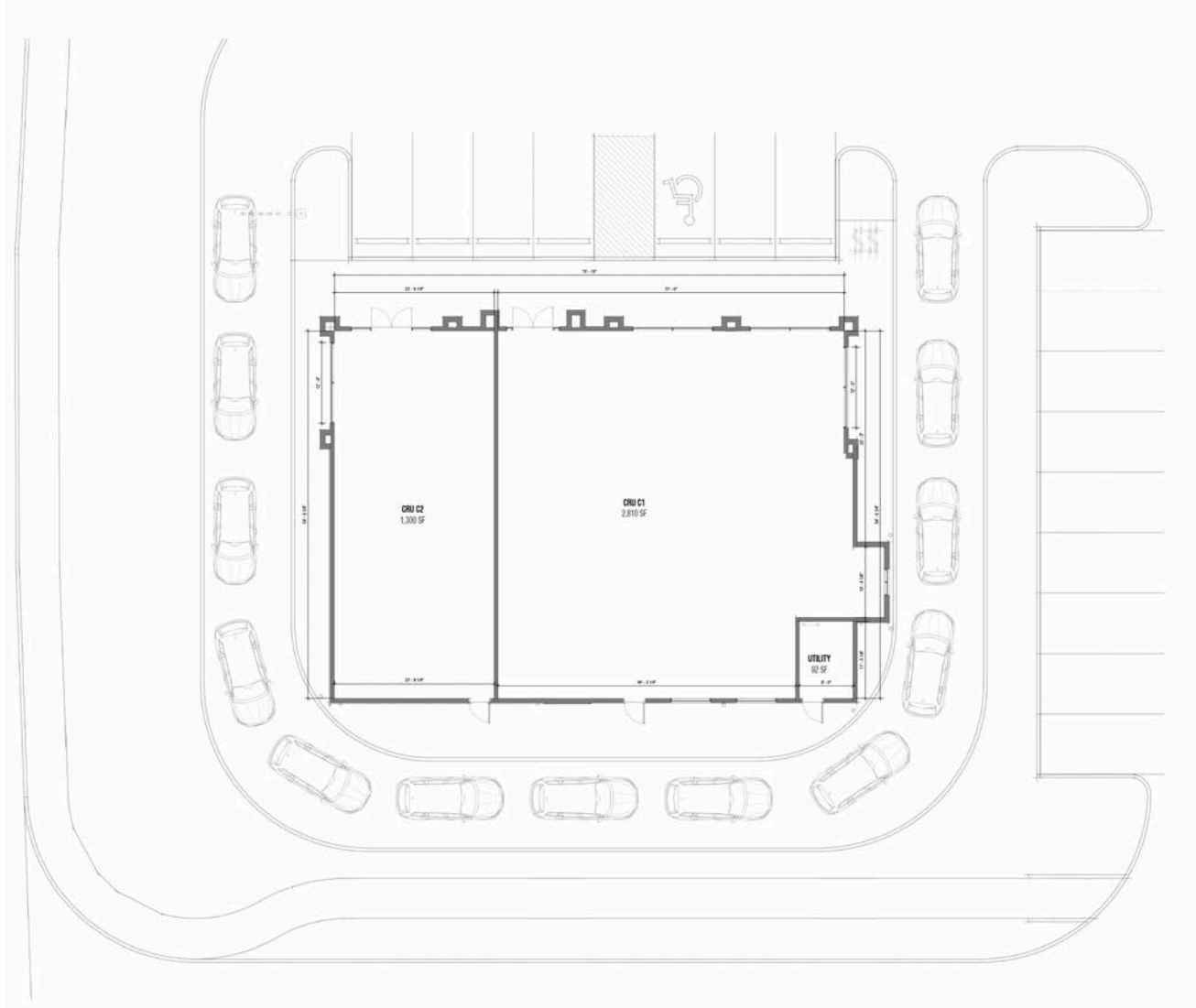




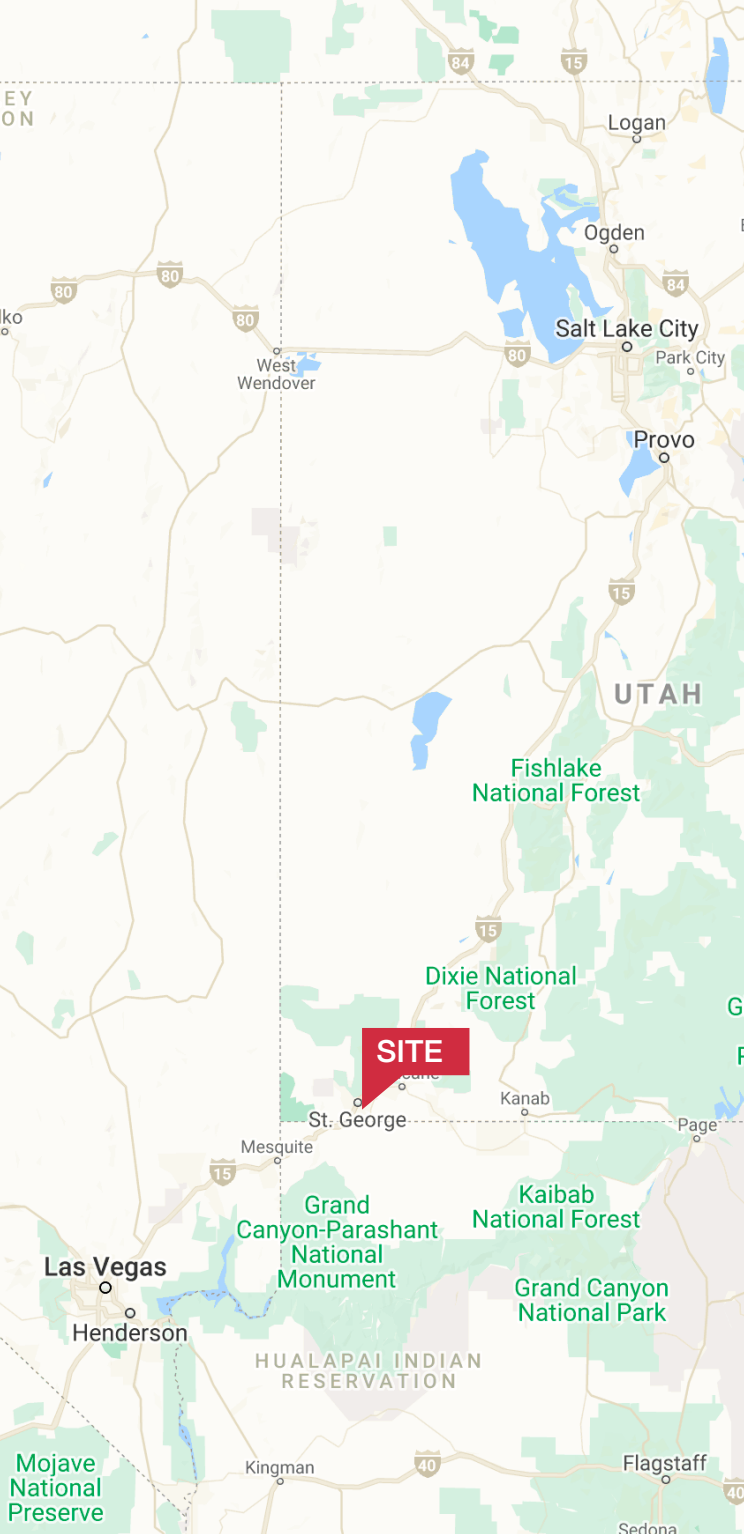
1 LEVEL 1 FLOOR PLAN PRESENTATION  
3/8"=1'-0" A201











# AREA MAP



# AREA MAP







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	6,440	64,412	119,939
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,544	21,267	40,782
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$137,951	\$117,048	\$115,011

## Traffic Counts

STREET	AADT
River Rd / 1450 S	14,000
Fort Pierce Dr / River Road	33,000

## Cities Nearby

Reno, Nevada	529 miles
Los Angeles, California	387 miles
Salt Lake City, Utah	303 miles
Denver, Colorado	631 miles
Phoenix, Arizona	422 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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