



NOW LEASING
HIKERS SQUARE

ZION NATIONAL PARK UTAH

CONSTRUCTION TO BEGIN 2025



PROPERTY DETAILS

- IN THE HEART OF SPRINGDALE, UT, JUST MINUTES FROM ZION'S ENTRANCE, THE PROJECT OFFERS UNPARALLELED ACCESS TO ONE OF THE MOST VISITED NATIONAL PARKS IN THE U.S.
- WITH MILLIONS OF VISITORS ANNUALLY, SPRINGDALE'S LOCATION ENSURES FOOT TRAFFIC AND HIGH OCCUPANCY POTENTIAL.
- DESIGNED TO COMPLEMENT SPRINGDALE'S UNIQUE DESERT LANDSCAPE AND SMALL-TOWN ATMOSPHERE WHILE ENHANCING LOCAL COMMERCIAL OPPORTUNITIES.
- PRE LEASING RETAIL OR RESTAURANTS SPACES AVAILABLE FROM APPROX. 800-3000 SQFT THIRTY/ AVIS
- LUXURY BOUTIQUE RETAIL SPACES

ABOUT THE DEVELOPMENT

Springdale, Utah, is poised to welcome an exciting new development, marking a significant milestone for the vibrant gateway town to Zion National Park. This upcoming project will serve as an extension of the renowned Desert Pearl Hotel, blending the brand's celebrated charm and luxury with expanded amenities to cater to the increasing number of visitors drawn to Zion's breathtaking beauty. Located mere minutes from the entrance to Zion National Park, this development promises an unparalleled blend of convenience and sophistication, making it a coveted destination for nature lovers and luxury travelers alike.

The project represents a rare and lucrative opportunity for investors and business owners to stake their claim in one of the most sought-after areas in Utah's tourism sector. With millions of annual visitors passing through Springdale en route to Zion, the demand for high-quality accommodations and services continues to soar. By leveraging the prestige of the Desert Pearl Hotel and its seamless integration with the town's unique desert aesthetic, this development is set to become a cornerstone of Springdale's commercial and tourism landscape. For visionary investors, this is a chance to be part of a transformative project in a prime location where demand and potential growth intersect.



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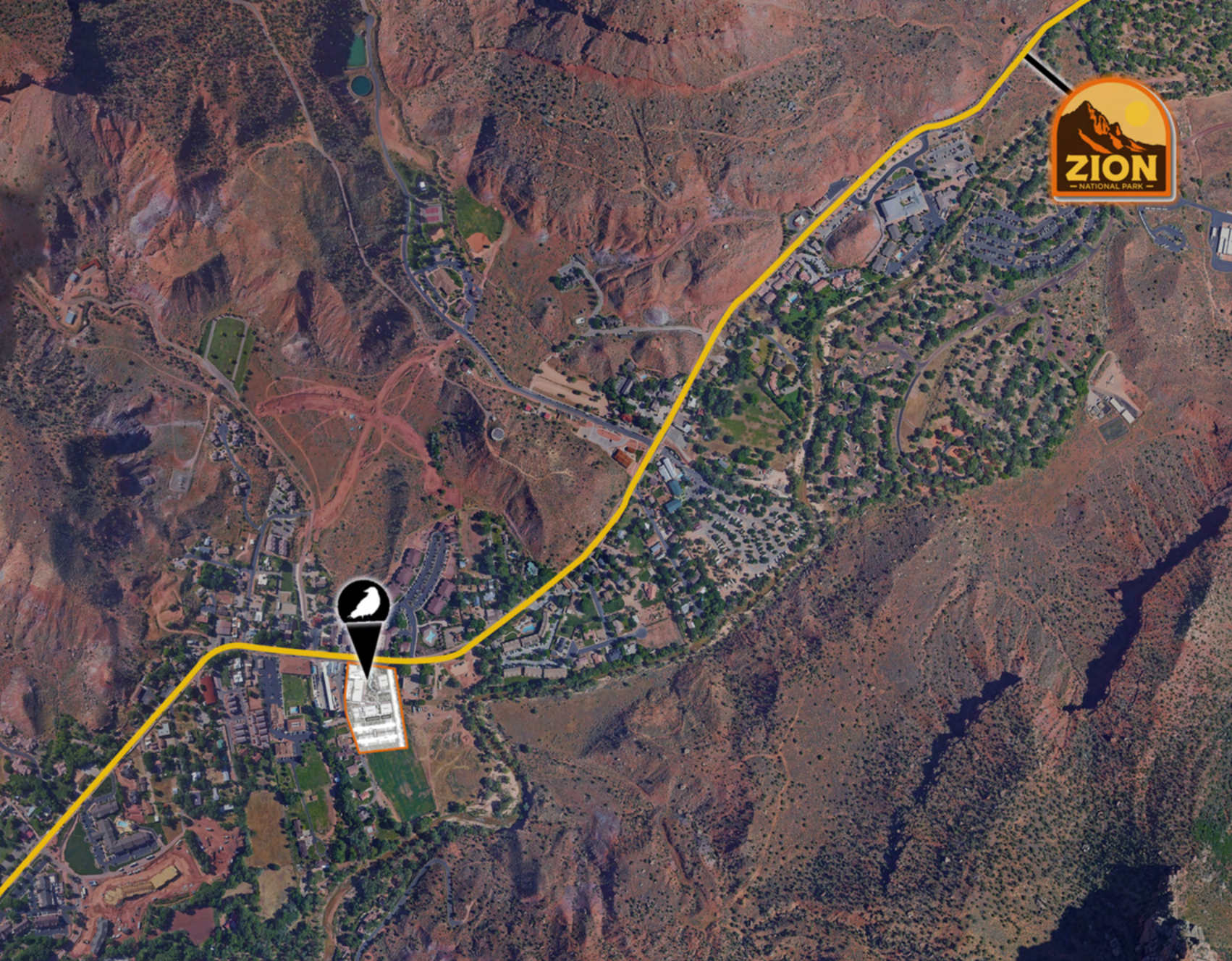
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LOCATION DETAILS

ZION NATIONAL PARK YEARLY VISITORS

| | |
|------|-----------|
| 2023 | 4,623,238 |
| 2022 | 4,692,417 |
| 2021 | 5,039,835 |
| 2020 | 3,591,254 |

DISTANCES TO

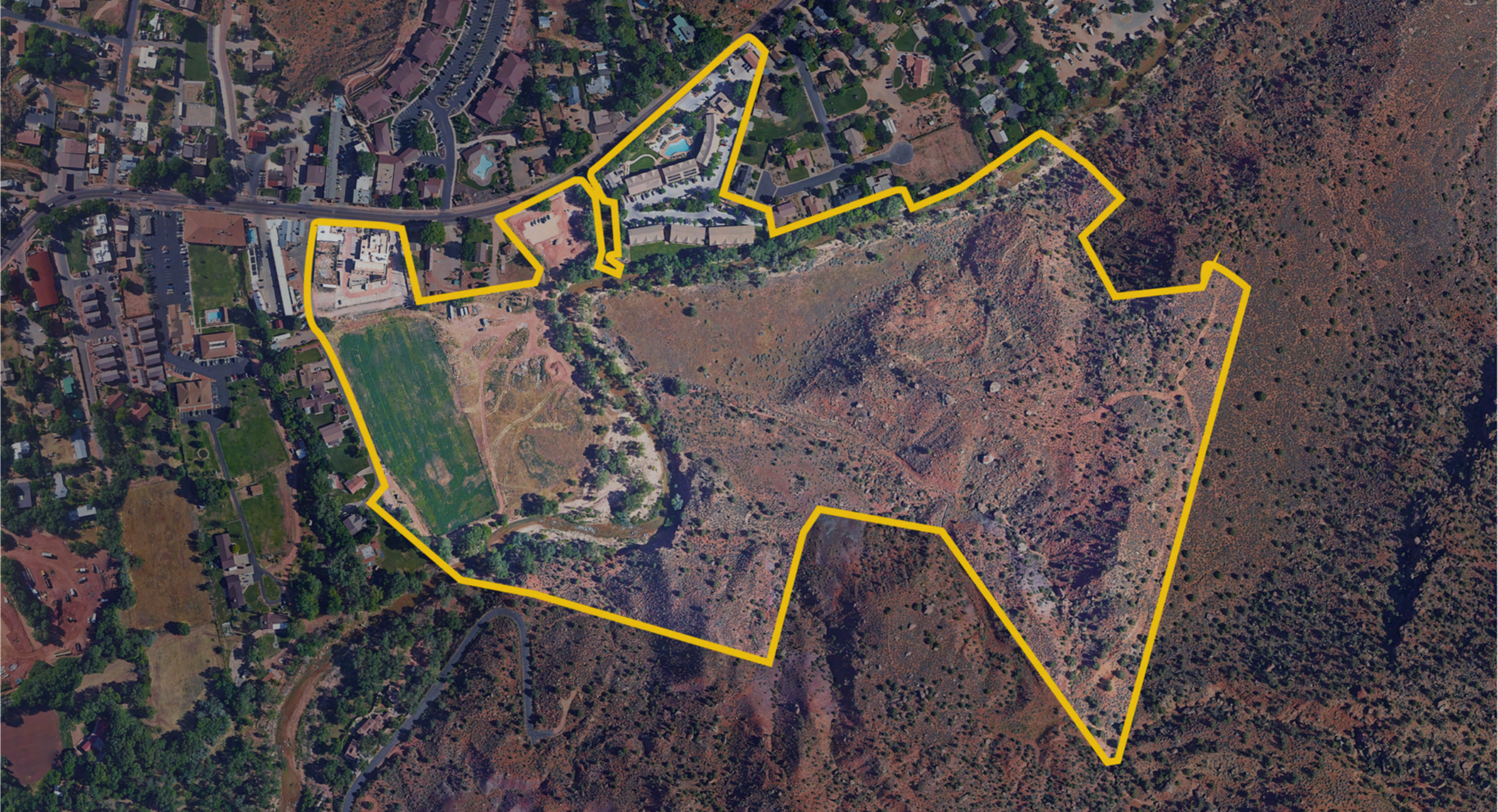
- Zion National Park Main Entrance: 0.5 miles (a 2- 10-minute walk).
- St. George, Utah: 42 miles (a 50-minute drive).
- Cedar City, Utah: 58 miles (a 1-hour drive).
- Las Vegas, Nevada: 160 miles (a 2.5-hour drive).
- Bryce Canyon National Park: 85 miles (a 1.5-hour drive).
- Salt Lake City, Utah: 308 miles (a 4.5-hour drive).
- Grand Canyon (North Rim): 120 miles (a 2.5-hour drive).
- Lake Powell (Page, Arizona): 105 miles (a 2-hour drive).



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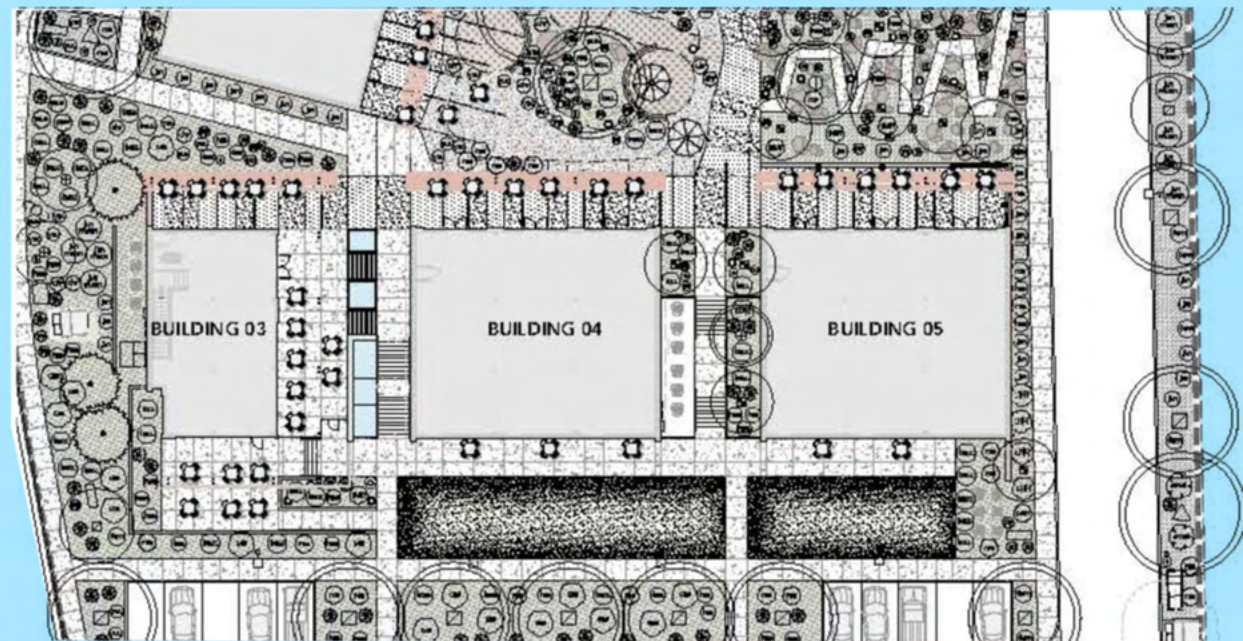
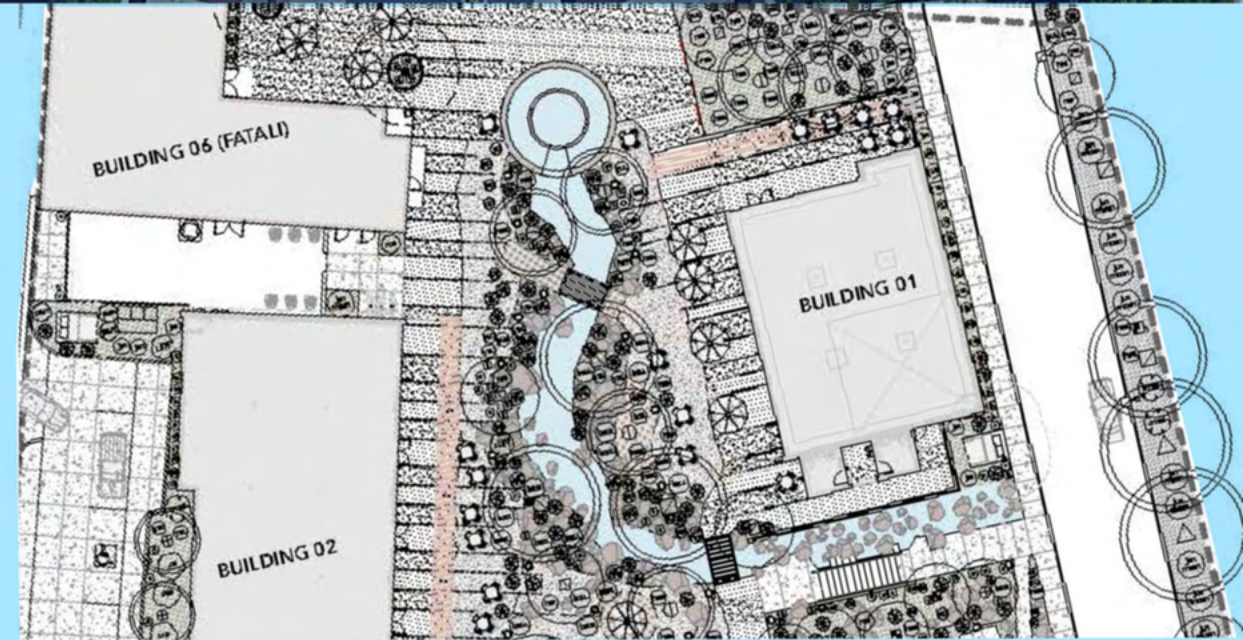
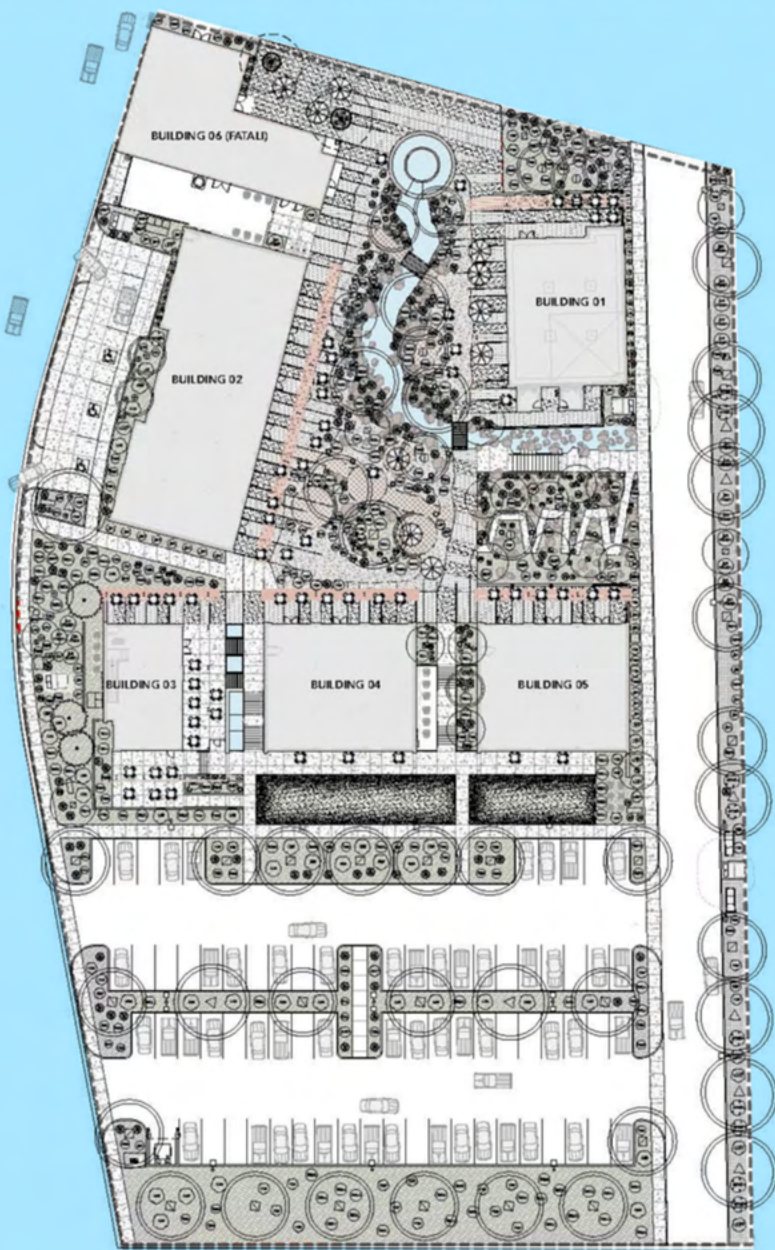
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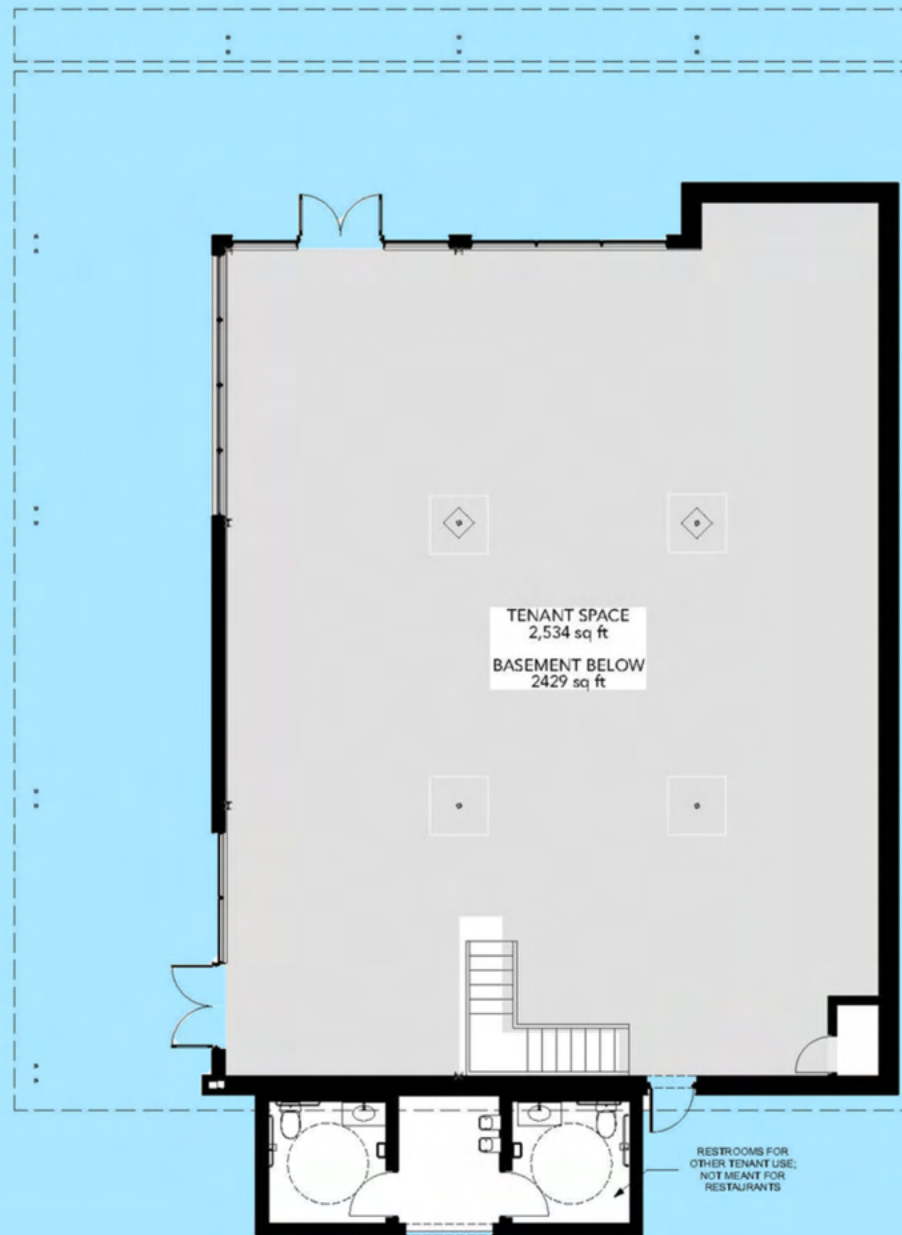


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THE DEVELOPMENT

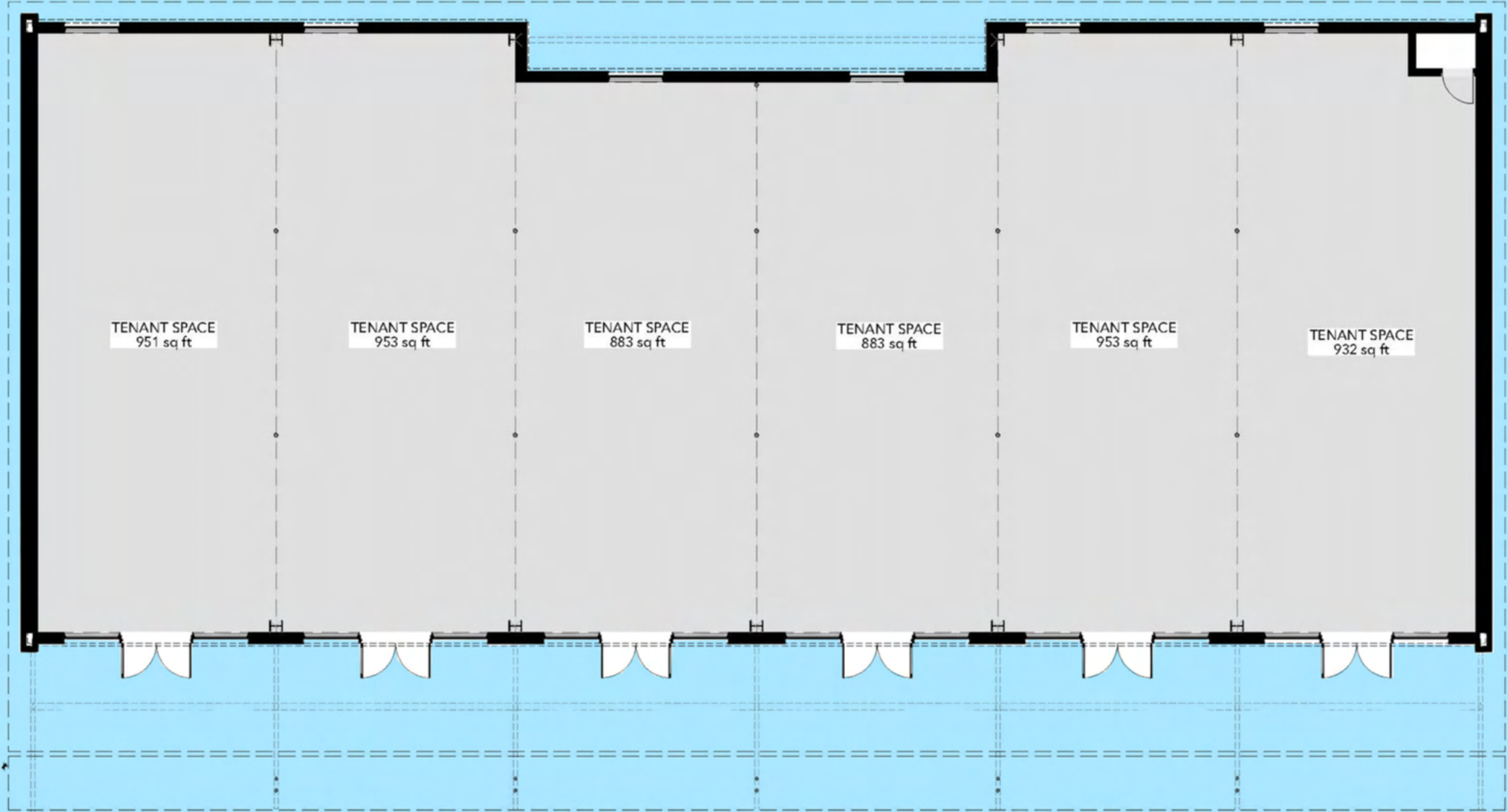


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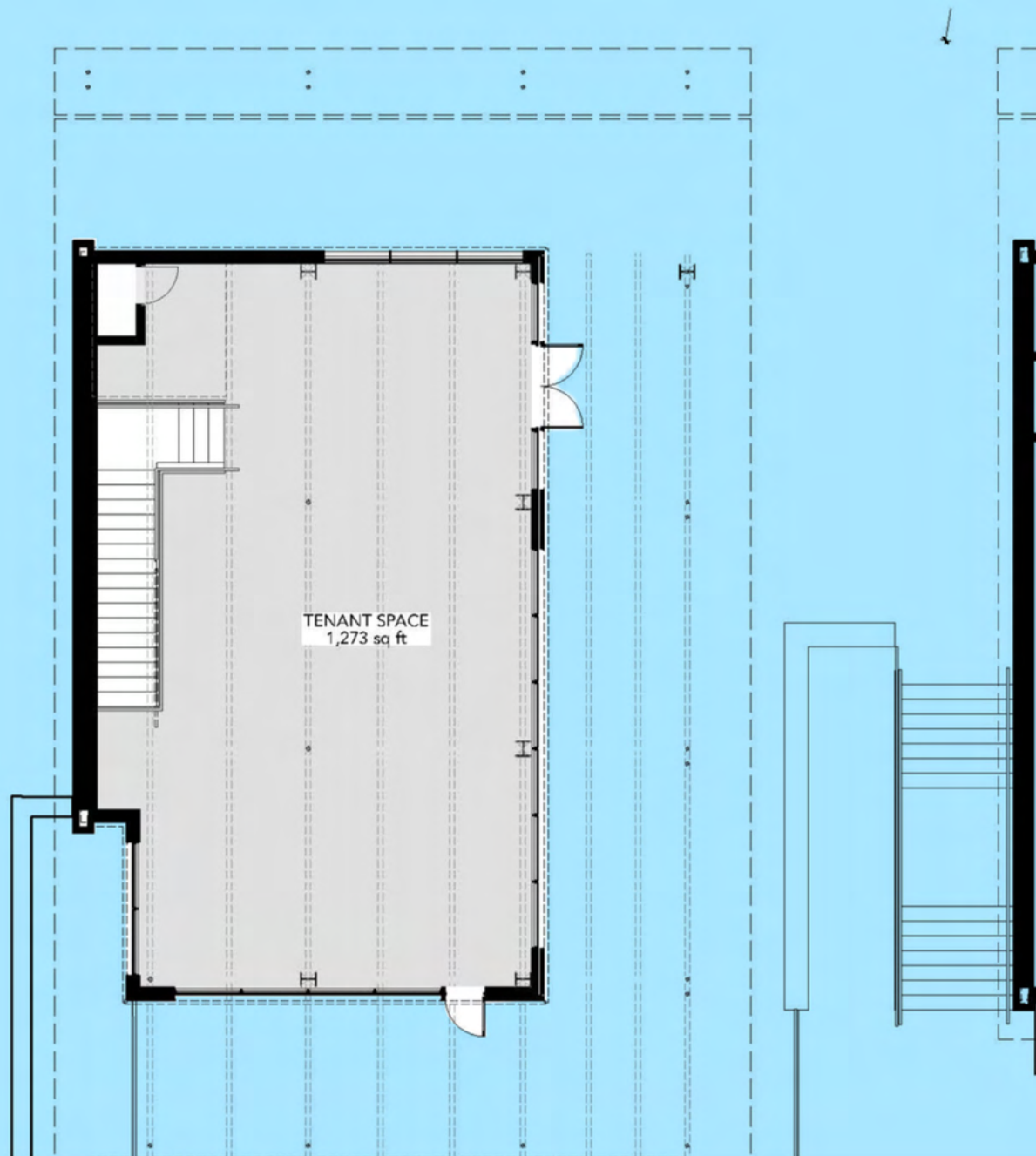
BUILDING 01 MAIN LEVEL



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BUILDING 02 MAIN LEVEL



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BUILDING 03 MAIN LEVEL

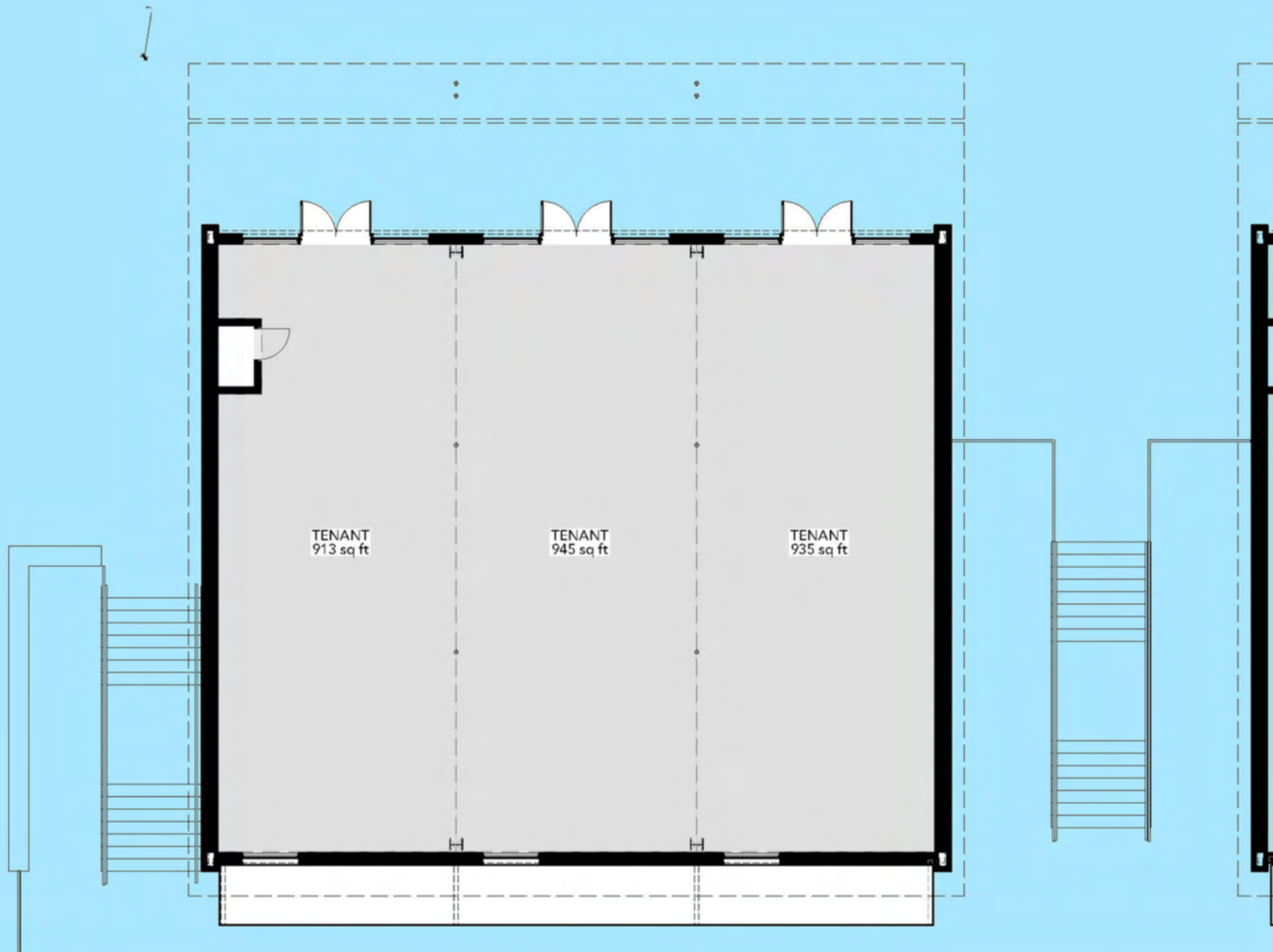


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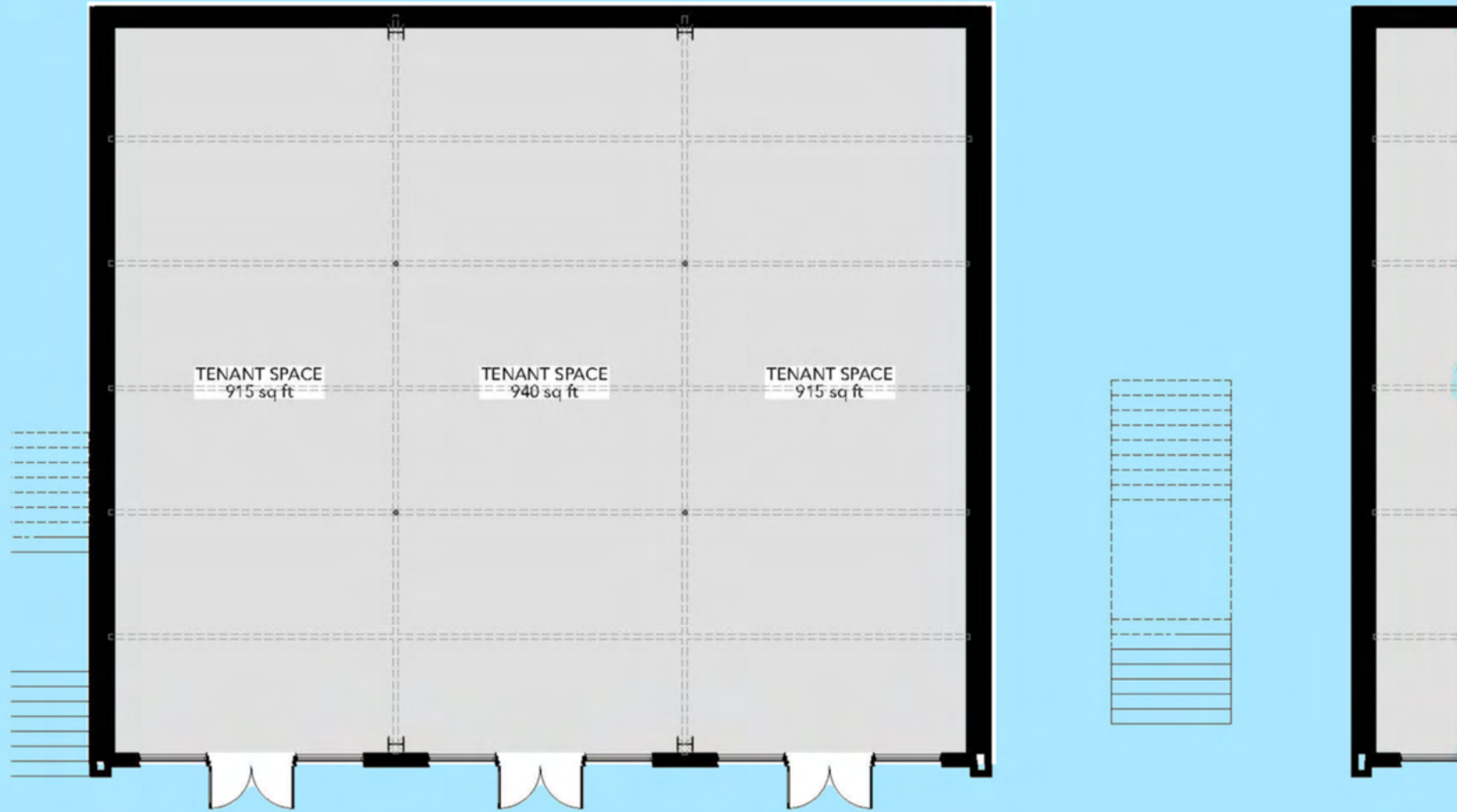
BUILDING 03 LOWER LEVEL



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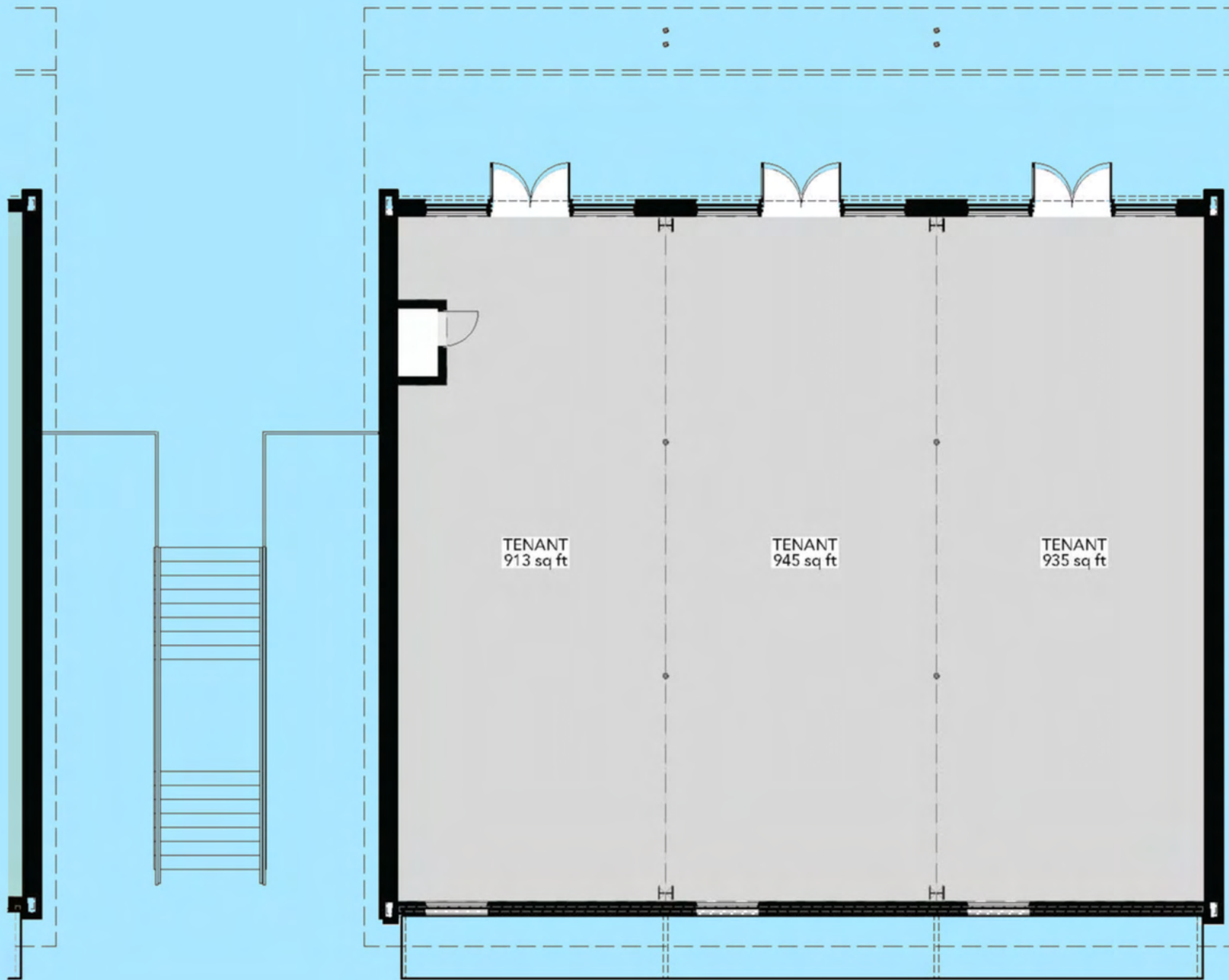
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BUILDING 04 MAIN LEVEL



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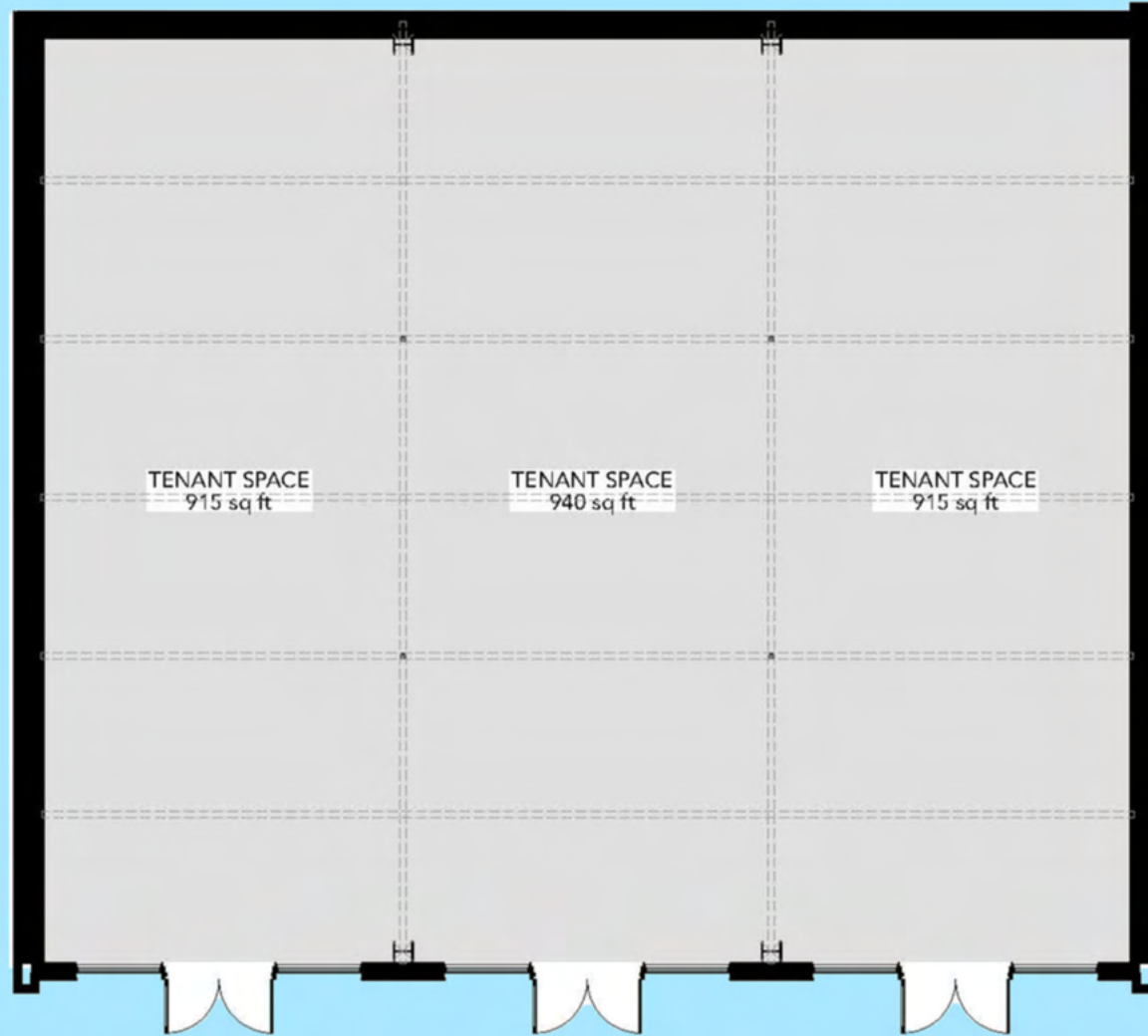
BUILDING 04 LOWER LEVEL



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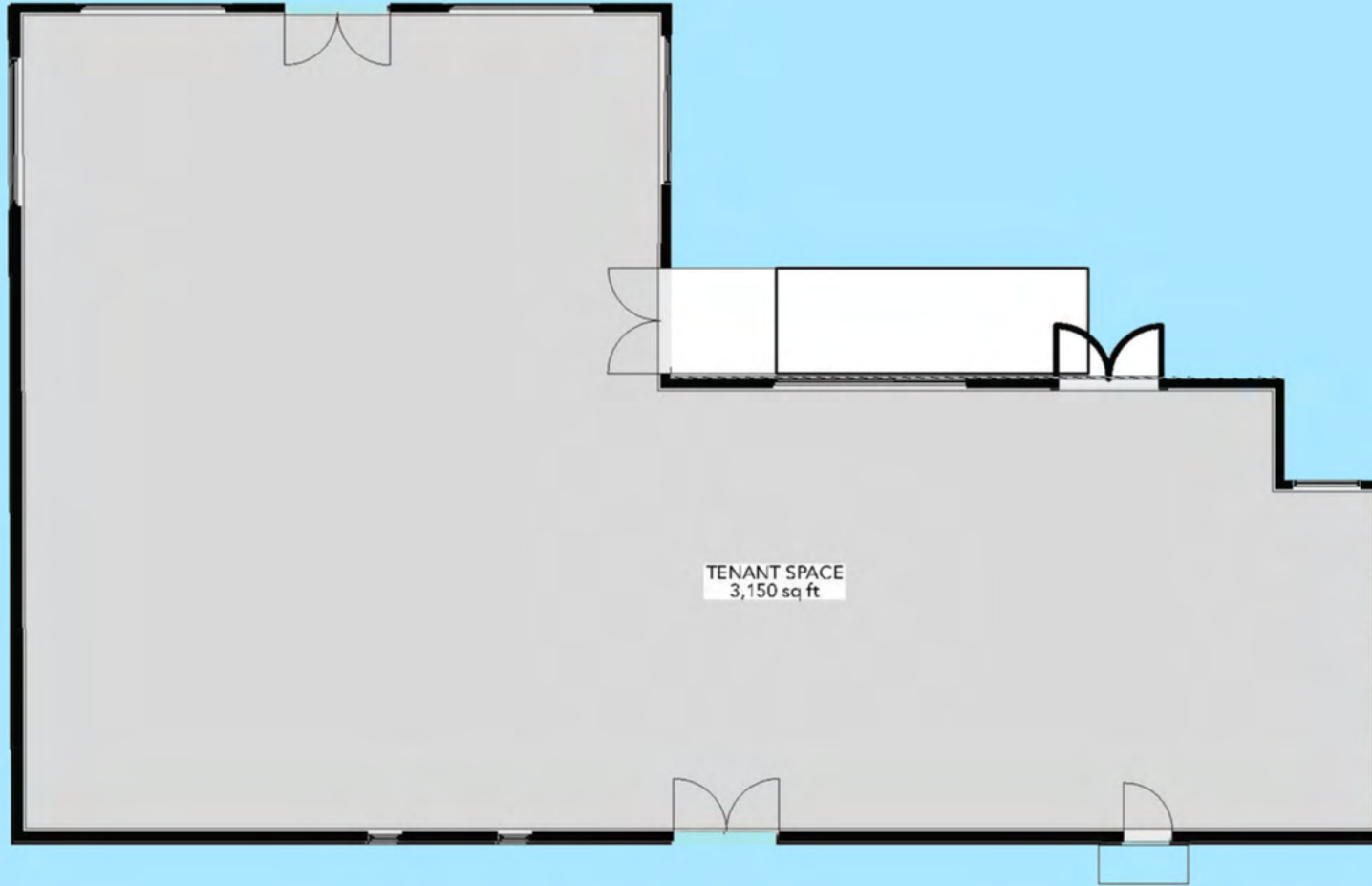
BUILDING 05 MAIN LEVEL



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BUILDING 06 MAIN LEVEL