

WASHINGTON CITY, UTAH



The Grove at Washington Fields

RETAIL · RESTAURANT · MEDICAL & OFFICE · AVAILABLE FOR SALE & LEASE

136,738
TOTAL SQUARE FEET

11
BUILDINGS

~12
ACRES

Pre-Leasing
STATUS — SPACES AVAILABLE NOW



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DEVELOPED BY

STRATA
COMMERCIAL

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PROJECT OVERVIEW

A New *Commercial* Destination

Premier mixed-use development at the center of Washington City's fastest-growing corridor — directly adjacent to The Paseo.



Why The Grove

- 1 Next-door to The Paseo** — anchored by Megaplex, Nordstrom Rack, Good Earth & national retailers, driving immediate co-tenancy traffic
- 2 Washington City's fastest submarket** — 8%+ annual growth, 3,000–5,000 new rooftops in the immediate trade area
- 3 Flexible deal structures** — pad for sale, NNN lease, ground lease, shell or TI-complete delivery available
- 4 Single developer** — no fragmented ownership, faster delivery, curated co-tenancy, in-house construction
- 5 Underserved submarket** — retail demand significantly outpaces existing supply in the SW Washington corridor

Project at a Glance

136,738
TOTAL SF

~12
ACRES

11
BUILDINGS

**3,360–
38,688**
SF RANGE

CONCEPTUAL DESIGN

Building Types & Tenant Mix



RETAIL
Inline & Pad Sites

RESTAURANT
QSR & Full Service

MEDICAL
Clinic & Office

FITNESS
Wellness & Service

Site Plan

Washington Fields, Utah · Preliminary — Not For Construction · Bush & Gudgell, Inc.

136,738 SF
TOTAL PROJECT

~12 AC
SITE AREA

11
BUILDINGS



BLDG	SF	PARCEL / ACRES	FORMAT & USE TYPE	BEST-FIT TENANT
BLDG A	3,380 SF	30,965 SF / 0.79 AC	Restaurant / Retail	Fast casual, counter service, specialty food
BLDG B	8,000 SF	36,408 SF / 0.84 AC	Large Sit-Down Restaurant	Full service, 180–240 covers
BLDG C	11,800 SF	62,595 SF / 1.44 AC	Multi-Tenant Inline	Retail and service bays
BLDG D	3,360 SF	22,126 SF / 0.51 AC	QSR / Drive-Thru	Fast food, coffee, beverage
BLDG E	6,200 SF	27,019 SF / 0.62 AC	Medical / Wellness	Dental, med spa, salon suites
BLDG F	11,800 SF	49,092 SF / 1.13 AC	Multi-Tenant Inline	Retail and service bays
BLDG G	3,360 SF	24,417 SF / 0.56 AC	Coffee / Fast Casual	Coffee, juice bar, fast casual
BLDG H	6,200 SF	26,050 SF / 0.60 AC	Boutique Fitness / Retail	Fitness, optical, insurance
BLDG I	12,350 SF	54,590 SF / 1.25 AC	Mid-Anchor / Medical	Pharmacy, urgent care, multi-tenant medical
BLDG J	31,600 SF	77,145 SF / 1.77 AC	2-Story Medical / Office / Retail	Ground: clinic/retail · Upper: specialist offices
BLDG K	38,688 SF	93,350 SF / 2.14 AC	2-Story Class A Office	Professional, corporate HQ, financial, legal, tech
TOTAL	136,738 SF	~12 Acres	Cross-parking agreement required · Preliminary — Not For Construction · Bush & Gudgell, Inc.	



The Grove at Washington Fields · Site Context

~22,891

ADT — MALL DRIVE CORRIDOR

~9,660

ADT — WASHINGTON FIELDS RD

20,000+

HOUSEHOLDS WITHIN 3 MILES

98,450

POPULATION WITHIN 5 MILES

FOUR PILLARS

Curated for Daily Frequency & Community Impact

The Grove is designed around four complementary use categories — each reinforcing the others to drive traffic, extend dwell time, and serve the daily needs of a growing residential base.

FOOD & BEVERAGE

~43,600 SF
~32% of project

- › Bldg B: 8,000 SF large sit-down restaurant — full service, 180-240 covers
- › Bldg A: 3,380 SF restaurant / retail pad — fast casual or counter service
- › Pads D & G: QSR drive-thru — fast food, coffee, beverage concepts
- › Inline F&B bays throughout Buildings C, F

Target tenants: Full-service dining, fast casual, QSR, coffee, bakery, juice bar

MEDICAL & WELLNESS

~24,700 SF
~18% of project

- › Bldg J ground floor: urgent care, clinic, pharmacy
- › Bldg J upper floor: specialist groups, behavioral health
- › Bldg E: 6,200 SF — dental, med spa, salon suites, wellness
- › Bldg H: 6,200 SF — boutique fitness, optical, insurance

Target tenants: Intermountain, Dixie Health, franchise dental, physical therapy

PROFESSIONAL OFFICE

~38,688 SF
~28% of project

- › Bldg K: 38,688 SF Class A office — 2 stories, full-floor or multi-tenant
- › For-sale office condo option available — ideal for owner-operators
- › Structured parking & professional streetscape
- › Adjacent to medical creating natural professional campus feel

Target tenants: Corporate HQ, financial, real estate, legal, tech firms

RETAIL & SERVICE

~29,750 SF
~22% of project

- › Buildings C & F: 11,800 SF each — multi-tenant inline strips
- › Bldg I: 12,350 SF mid-anchor — pharmacy, urgent care, multi-tenant
- › Flexible bay sizes — 1,200 to 3,500 SF divisible units
- › High visibility pad and inline locations on primary corridor

Target tenants: Specialty retail, service, personal care, neighborhood essentials

DEAL STRUCTURES AVAILABLE

Pad for Sale · Ground Lease · NNN



NNN LEASE RATES

10–15 year terms with options · CAM, insurance, taxes passed to tenant

Inline Shop Space	Call for Pricing
Mid-Size Shop	Call for Pricing
Anchor / Large Format	Negotiated
Pad / Drive-Thru	Priced per negotiation

PAD FOR SALE

Fee-simple ownership · Ideal for owner-operators & national brands

Small Pad (3,360–3,660 SF)	Priced per negotiation
Mid Pad (6,000–8,000 SF)	Priced per negotiation
Office Condo — Bldg K	For-sale option available
Delivery	Shell, vanilla box, or TI-complete

LAND BASIS VALUATION · ~12 ACRES

\$11.5M
 CONSERVATIVE
 \$22/SF · ~\$958K/acre

\$13.6M
 MID MARKET ✓
 ~\$26/SF · ~\$1.13M/acre

Why Build with Strata Commercial

Single Developer

No fragmented ownership or committee delays — one point of contact, one vision

In-House Construction

Faster delivery, tighter cost control, Southern Utah roots since inception

Flexible Delivery

BTS, shell, vanilla box, or full TI · Curated co-tenancy & shovel-ready entitlements

THE RETAILER'S CASE

One of the Strongest Small-City Markets in the United States

Washington City is the fastest-growing submarket within one of the nation's fastest-growing metros. Strong demographics, a young population, high household formation, and a chronic retail supply gap make The Grove an exceptional investment and tenancy opportunity.

<p>#1 FASTEST-GROWING METRO 6 OF LAST 10 YEARS · CENSUS</p>	<p>8%+ WASHINGTON CITY ANNUAL GROWTH RATE</p>	<p>4.7M+ ZION NP VISITORS/YR \$1.9B TOURISM IMPACT</p>	<p>#4 FORBES BEST STATE FOR BUSINESS 2024</p>
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POPULATION & DEMOGRAPHICS

Washington County Population (2024)	230,000+
Population Growth (2020–2024)	+29% · 5.8% CAGR
2030 Population Projection	290,000+
Median Age	29.4 yrs — younger than U.S. avg
Average Household Size	3.1 persons — higher basket spend
Owner-Occupied Housing	66% — stable consumer base
New Rooftops (Near-Term)	3,000–5,000 units in trade area

ECONOMIC & BUSINESS CLIMATE

Utah GDP Growth (2023)	3.2% — 2nd fastest in nation
Corporate Income Tax	4.65% flat — highly competitive
Unemployment Rate (St. George MSA)	3.1% — near full employment
New Business Filings (2023)	1,200+ in Washington County
Zion NP Avg Visitor Daily Spend	\$183/person/day
SGU Airport Passengers	640K+ annually & growing
Retail Supply Gap — SW Corridor	Demand outpaces supply

3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
59,506 Est. Population (2024)	98,450 Est. Population (2024)	137,561 Est. Population (2024)
67,382 2029 Est. Population	112,312 2029 Est. Population	154,264 2029 Est. Population
20,151 Est. Households	34,487 Est. Households	49,562 Est. Households
\$129,360 Avg. Household Income	\$119,755 Avg. Household Income	\$116,940 Avg. Household Income



Washington Fields — Regional Context

2 hrs

FROM LAS VEGAS VIA I-15

4 hrs

FROM SALT LAKE CITY VIA I-15

~22,891

ADT — MALL DRIVE CORRIDOR

~9,660

ADT — WASHINGTON FIELDS RD

- ★ **Adjacent to The Paseo** — anchored regional center with Megaplex, Nordstrom Rack, Good Earth, Carhartt, böhme & more driving consistent traffic
- ★ **Major Residential Growth** — 3,000–5,000 new rooftops in the immediate trade area with Washington City growing at 8%+ annually
- ★ **I-15 Access** — direct freeway visibility & off-ramp access providing regional draw well beyond the local population base
- ★ **Lake-Adjacent Premium** — Sand Hollow / Washington Reservoir proximity adds recreational premium to an already desirable submarket

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AVAILABLE FOR SALE & LEASE · CONTACT ELEMENT COMMERCIAL GROUP

FOR LEASE

FOR SALE



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