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Shellee Haines

Real Estate Broker & Commercial Agent

# Executive Summary

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ASKING RATE  
\$45/SF Annually

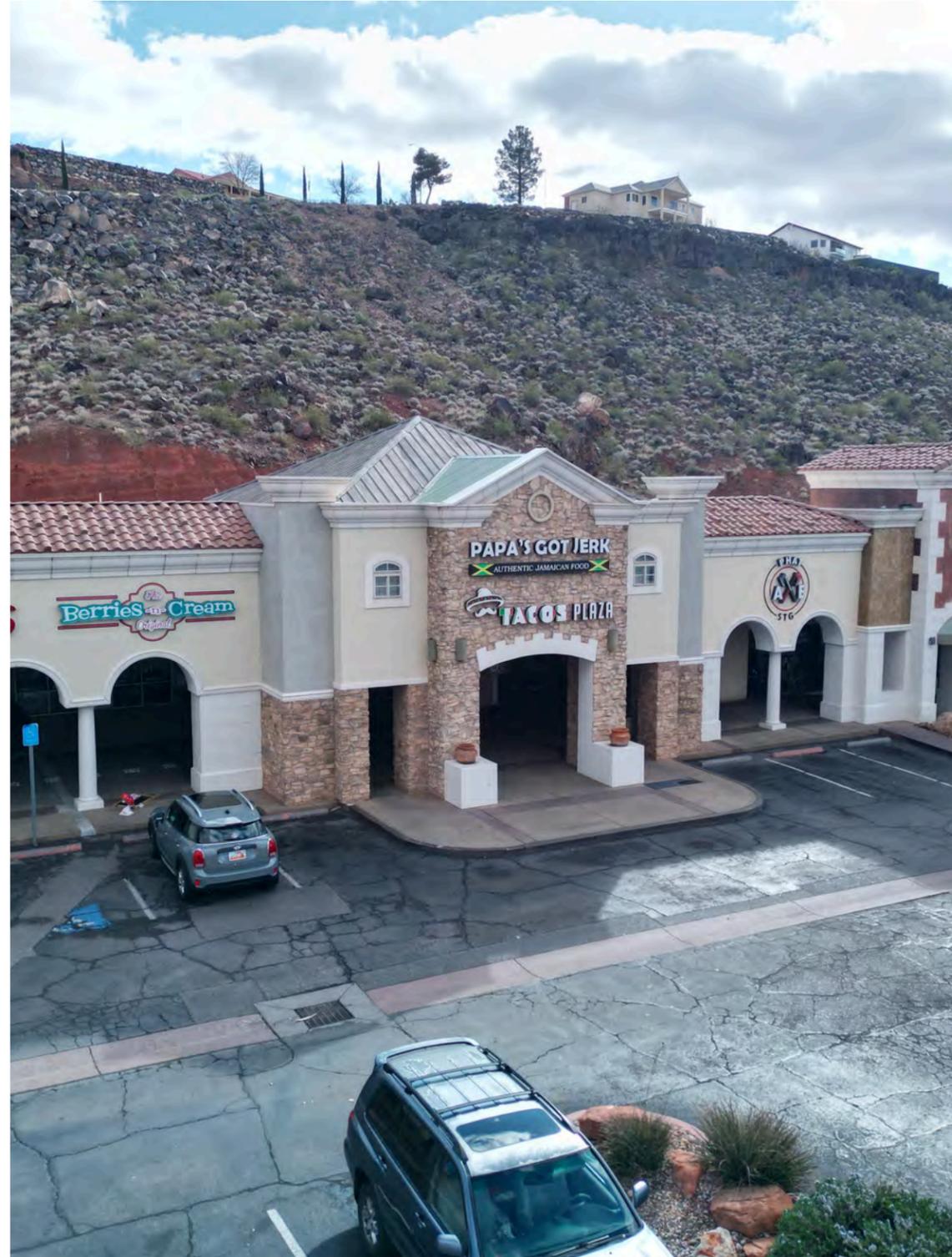
SPACE SIZE  
±1,380 SF

## Property Highlights

- Instant Interstate 15 Access
- Heavy Local & Tourist Traffic
- Marketing Program
- Bright & Clean Center in The Heart of Town
- Complimentary Tenant Mix
- On-site Property Management
- Negotiable TI Allowance



# Property Description



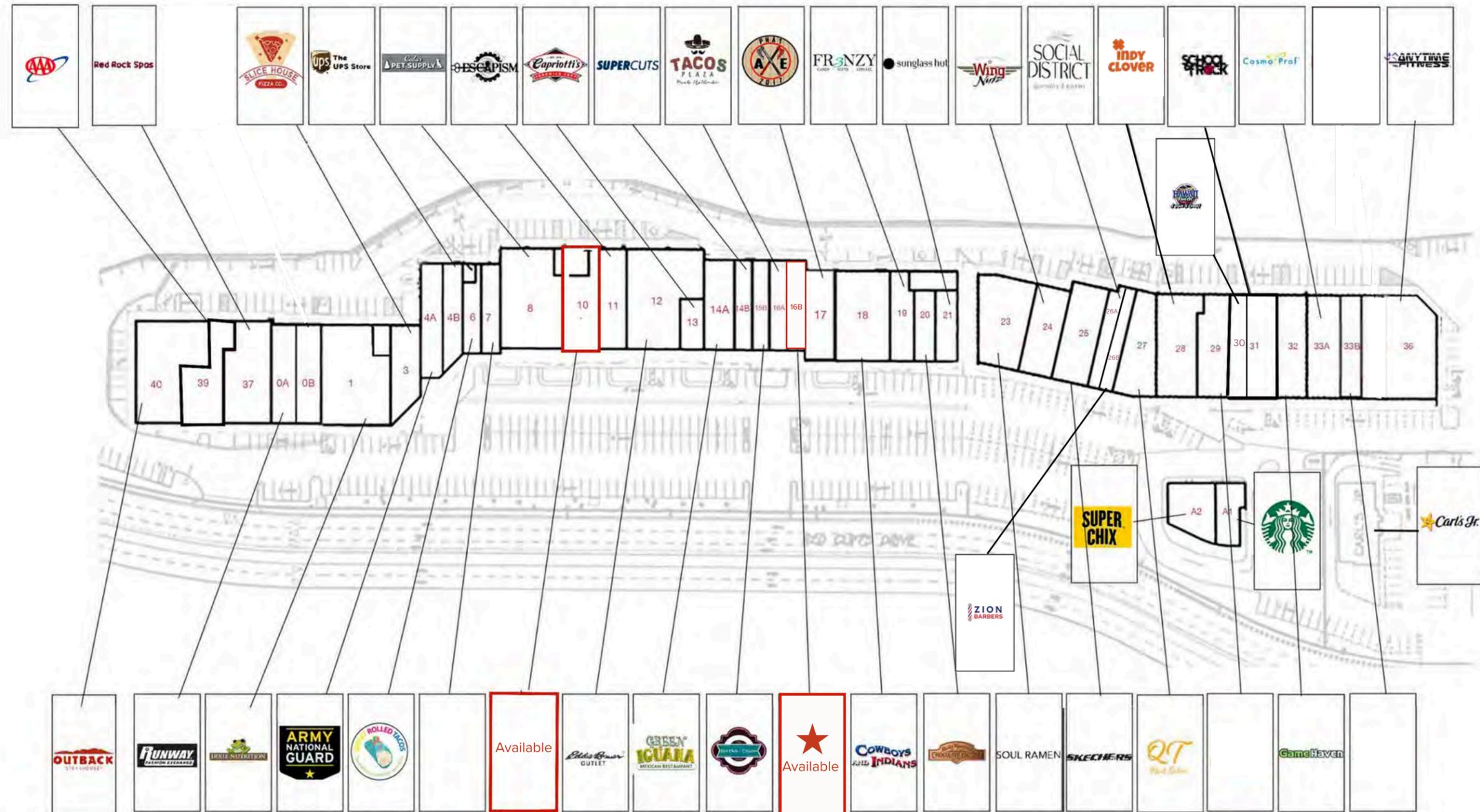
## Property Description

Located at The Shoppes at Zion, this ±1,380 SF space offers an exceptional opportunity for a restaurant or food-focused concept in the heart of town. Positioned with instant Interstate 15 access, the center benefits from heavy local and tourist traffic, making it an ideal location for a high-visibility, high-demand use.

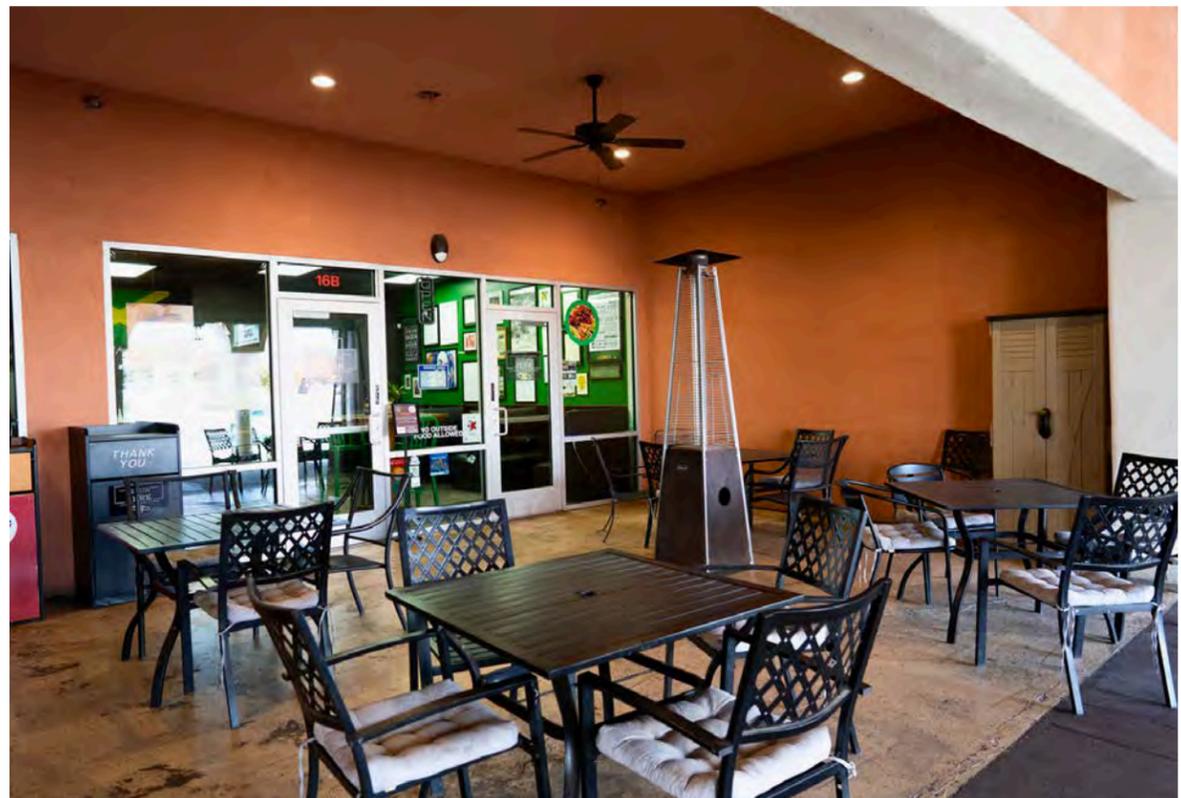
The property features a bright, clean, and well-maintained center with a complementary tenant mix that drives consistent foot traffic throughout the day. On-site property management ensures a professionally operated environment, while a strong marketing program supports tenant exposure and customer draw.

The space is available at \$45.00/SF annually, totaling \$62,100 per year, with a negotiable tenant improvement (TI) allowance to help customize the space for your concept. With its prime location, accessibility, and surrounding demand, this is a perfect restaurant space in one of the area's most active commercial corridors.

# Retailer Map



# Aerials



# Aerials





## SHELLEE HAINES

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