

# GRAPEVINE

CROSSING

Available For Lease



## WASHINGTON PARKWAY & EXIT 13 (I-15), WASHINGTON, UT



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# GRAPEVINE CROSSING



- Now leasing
  - » Box/midbox space
  - » Restaurant space
  - » Shop space
- 1,500 – 100,000 square feet available
- Now under construction on 40 acres of a 93-acre shopping, entertainment and dining development on one of the last FREEWAY VISIBLE and ACCESSIBLE parcels in the greater St. George/ Washington, Utah area
- Located just off exit 13 capturing traffic and patrons to world famous national parks

NEARBY RETAILERS:

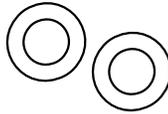
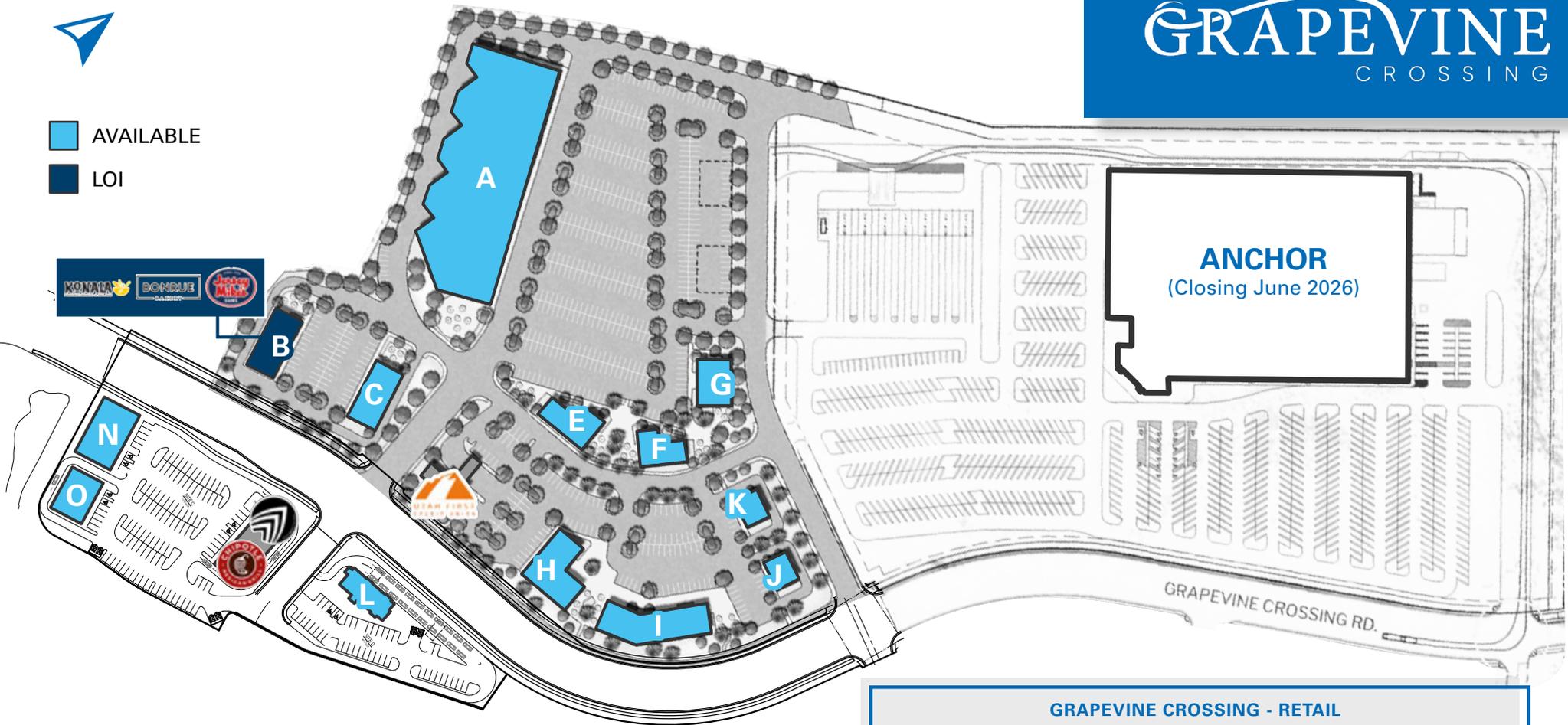




■ AVAILABLE  
■ LOI



# GRAPEVINE CROSSING



GRAPEVINE CROSSING - ANCHOR		
TYPE	#	SF
Anchor- Closing June 2026	1	166,000

GRAPEVINE CROSSING - RETAIL			
BUILDING	SF AVAILABLE	BUILDING	SF AVAILABLE
A	10,000 - 55,200	I	1,500- 8,825
B	1,500 - 5,000	J	2,000
C	1,500- 5,000	K	2,000
D	Utah First Credit Union	L- Ground Lease	0.05- 1.07 AC
E	1,500- 4,000	M	7 Brother's Burgers / Chipotle
F	1,500- 3,400	N	1,500- 6,500
G	1,500- 4,000	O	4,200
H	1,500- 6,850		



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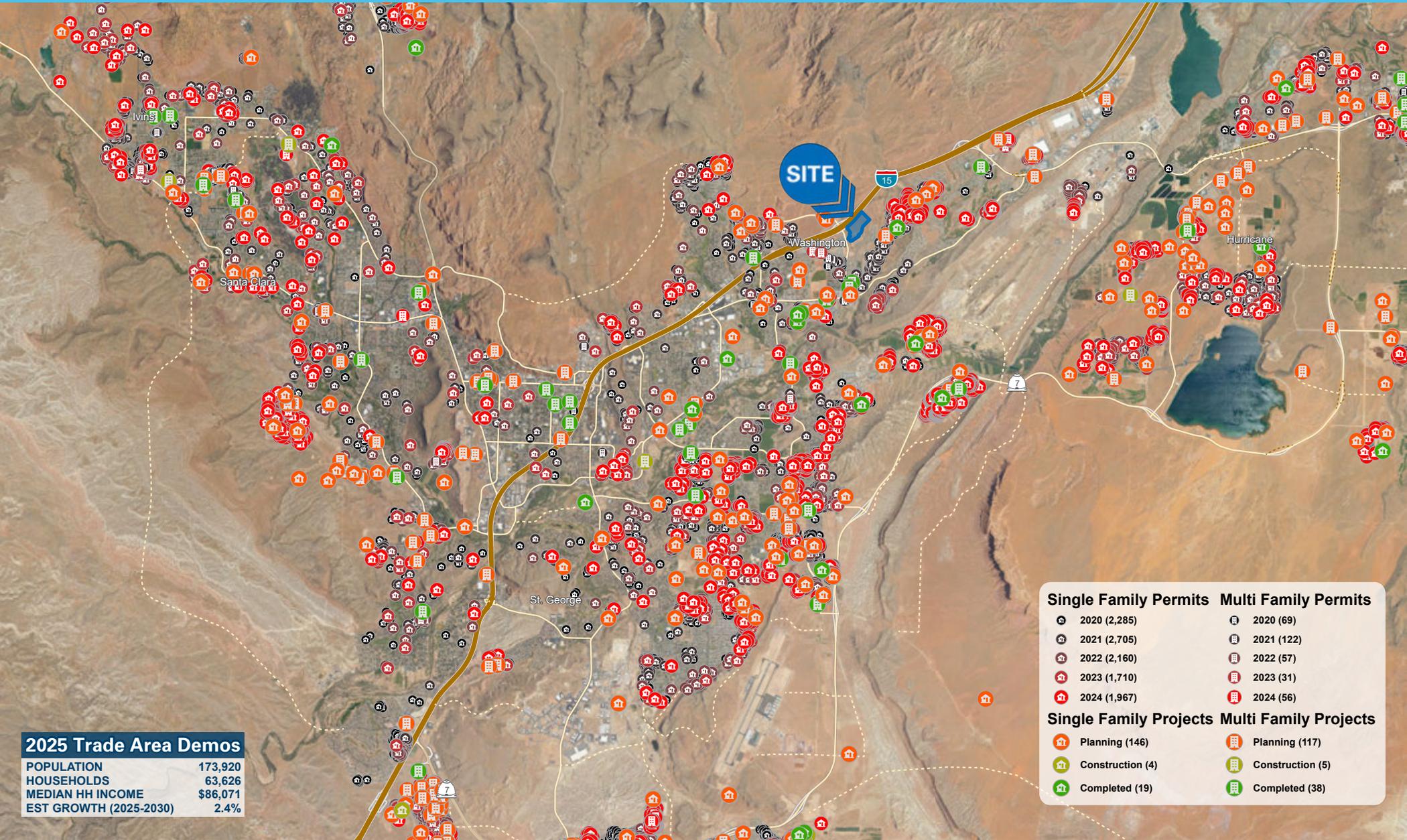


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**2025 Trade Area Demos**

POPULATION	173,920
HOUSEHOLDS	63,626
MEDIAN HH INCOME	\$86,071
EST GROWTH (2025-2030)	2.4%

Single Family Permits	Multi Family Permits
🏠 2020 (2,285)	🏢 2020 (69)
🏠 2021 (2,705)	🏢 2021 (122)
🏠 2022 (2,160)	🏢 2022 (57)
🏠 2023 (1,710)	🏢 2023 (31)
🏠 2024 (1,967)	🏢 2024 (56)
Single Family Projects	Multi Family Projects
🏠 Planning (146)	🏢 Planning (117)
🏠 Construction (4)	🏢 Construction (5)
🏠 Completed (19)	🏢 Completed (38)

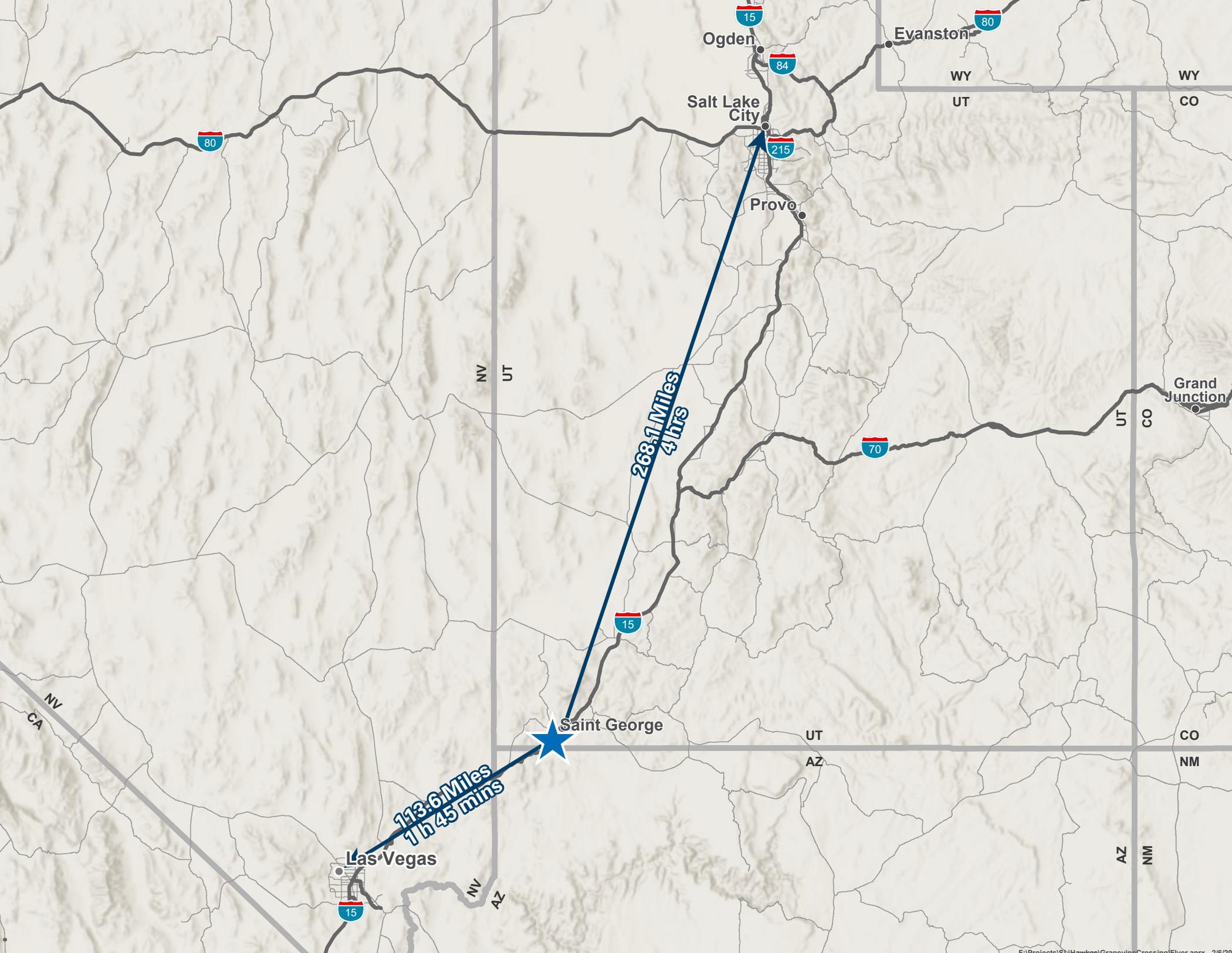


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113.6 Miles  
1 h 45 mins

268.1 Miles  
4 hrs

# WASHINGTON, UT

Washington City, UT is one of the fastest-growing cities in the state, with a 2025 population of about 34,000 and a 4.9% annual growth rate. The city offers a pro-business environment, low 3.0% unemployment, and projected job growth of over 56% in the next ten years. Major industries include retail, healthcare,

and construction, supported by strong infrastructure and a skilled workforce. With high quality of life, growing consumer demand, and strategic access to the St. George metro, it's an ideal location for businesses looking to expand in Southern Utah.

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>2025 EST. POPULATION</b> 	6,118	26,693	55,090
<b>2030 PROJ. POPULATION</b> 	7,751	32,518	64,211
<b>2025 EST. HOUSEHOLDS</b> 	2,297	10,653	20,016
<b>2025 EST. AVERAGE HOUSEHOLD INCOME</b> 	\$90,911	\$122,494	\$120,690
<b>2025 EST. MEDIAN HOUSEHOLD INCOME</b> 	\$79,039	\$85,016	\$85,131

# WHY SOUTHWEST UTAH

Southwest Utah presents a dynamic economic landscape that offers significant opportunities for commercial real estate investment and development. Positioned near Zion National Park and the Grand Canyon, two of the nation's most visited national parks with over 9 million visitors annually, the area is a magnet for tourism and retail growth. As one of the fastest-growing regions in Utah, it benefits from a strategic location just two hours from Las Vegas and four hours from Salt Lake City, supported by a commercial airport with direct flights to major hubs like Salt Lake City, Denver, and Phoenix. The region's warm climate, coupled with a growing population and a strong talent pipeline from Utah Tech University, creates an ideal environment for businesses to thrive, making it a prime destination for real estate investment.

2024 EST.  
POPULATION  
**207,174**  
Washington County

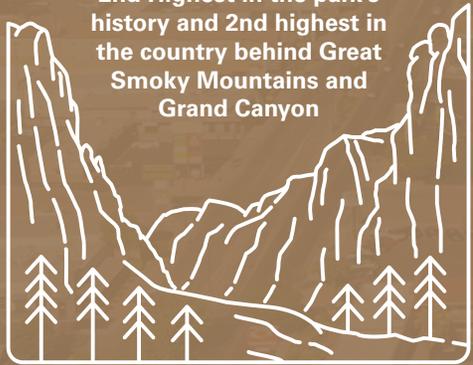


MEDIAN AGE  
**38.6**  
Washington County

## ZION NATIONAL PARK VISITS

**4,946,592**

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon



## ECONOMIC STRENGTH

**#1**

High-tech GDP growth for Small Cities

**#2**

Job & Wage Growth for Small Cities

**#4**

Best Performing Small Cities

**12,567**

Utah Tech University Enrollment



**1,468**

Dixie Technical College Enrollment



## ANNUAL POPULATION GROWTH (2020-2024)

**3.2%**

St. George, UT Metro. Statistical Area



## MEDIAN HOUSEHOLD INCOME (2024)

**\$89,507**

Washington County



## HOUSEHOLDS

**74,306**

St. George, UT Metro. Statistical Area

## EMPLOYEES

**67,024**

Washington County, 2022



## MONTHLY RETAIL EXPENDITURES (2024)

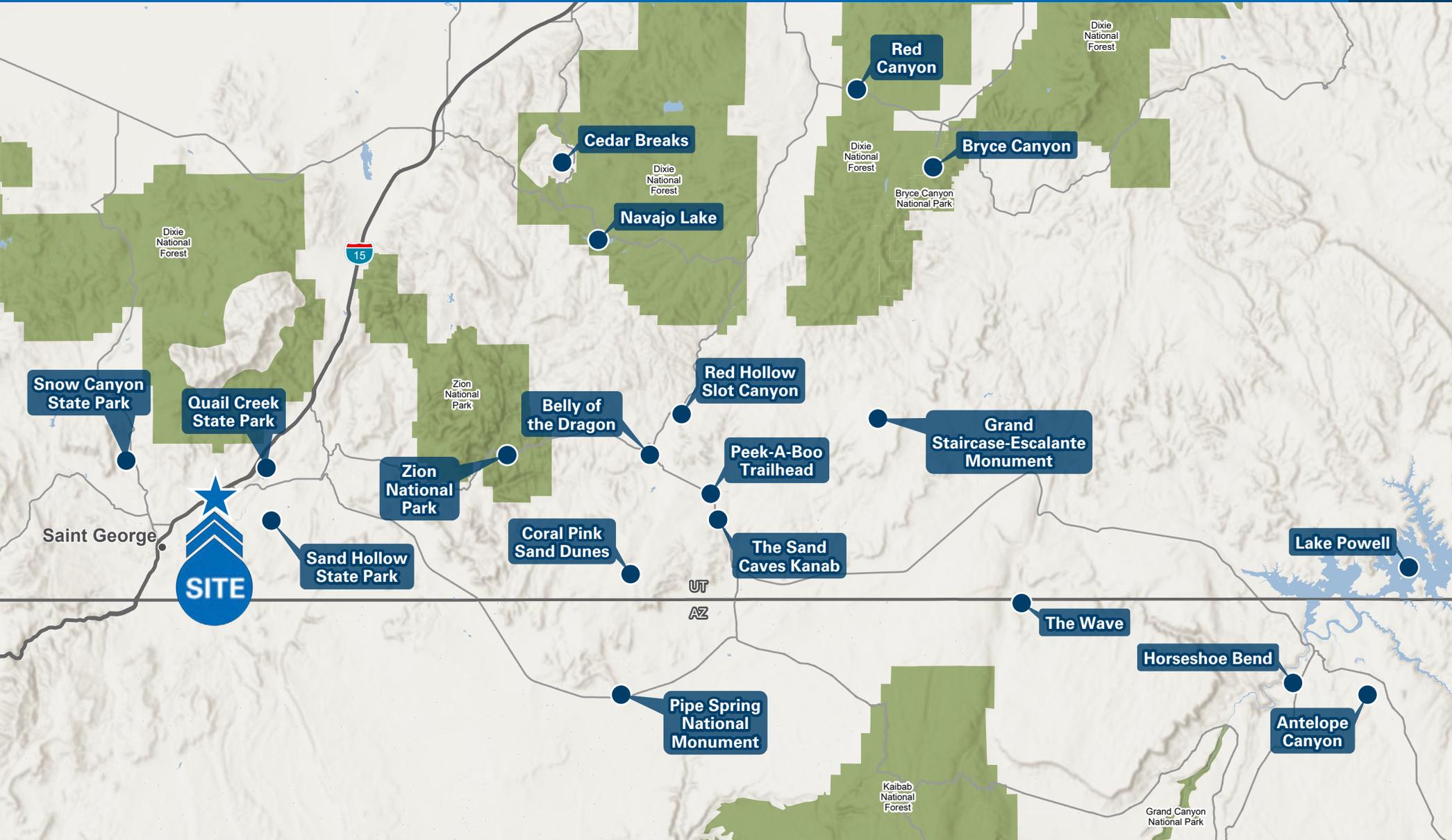
**\$2,694**

St. George, UT Metro. Statistical Area

THE 2010 POPULATION OF WASHINGTON COUNTY, UTAH WAS 138,397 AND HAS SEEN A GROWTH OF 49.7% SINCE THAT TIME.

Sources: MWCRE Research, Sites USA, Milken Institute, NPS Stats, Utah System of Higher Education, World Population Review

# NATIONAL FORESTS & PARKS



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