



# FOR LEASE

369 N 100 W  
Ste 4,5,6 & 7  
Cedar City, UT 84721

**± 2,778 SF | RETAIL**

## Property Specs

LEASE PRICE	Starting at \$0.95 /SF+NNN
NNN	\$ .013/SF
SPACE SIZE   SF	Suite 4   ± 2,655 SF Suite 5   ± 1,456 SF Suite 6   ± 1,825 SF Suite 7   ± 2,700 SF
TYPE	Office   R&D/Flex
ZONING	CC
CLASS	B

- Downtown Flex Space now available.
- This warehouse has a small office and bathroom at entrance. Then a doorway into the open warehouse area.
- There is small mezzanine over the office for light storage .



OR TEXT 22877 TO 39200

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

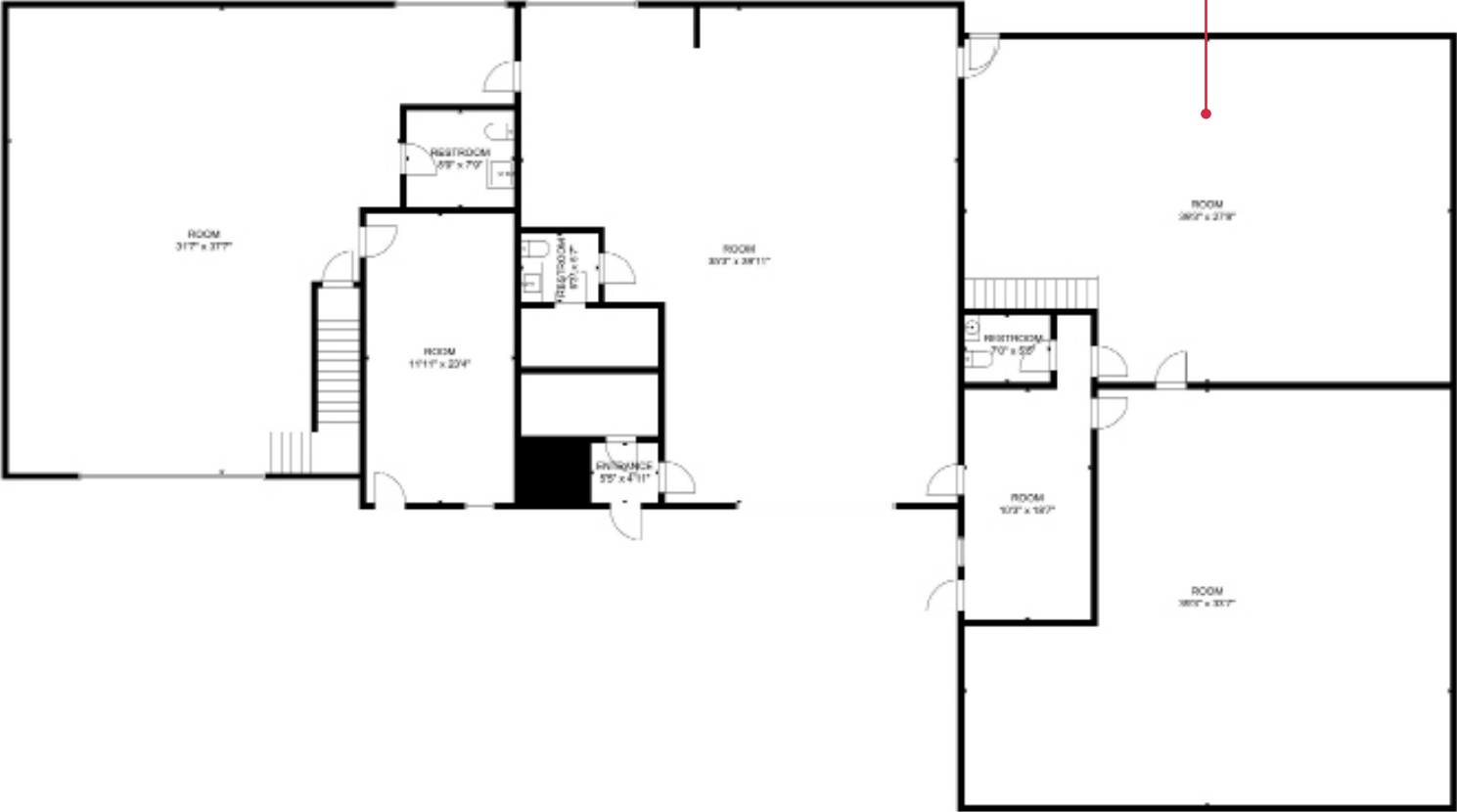
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# SUMMARY

 [CLICK HERE FOR A 3D TOUR](#)

FLOOR PLAN



TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,655 SF	\$1.00 /SF+NNN	Commercial	B

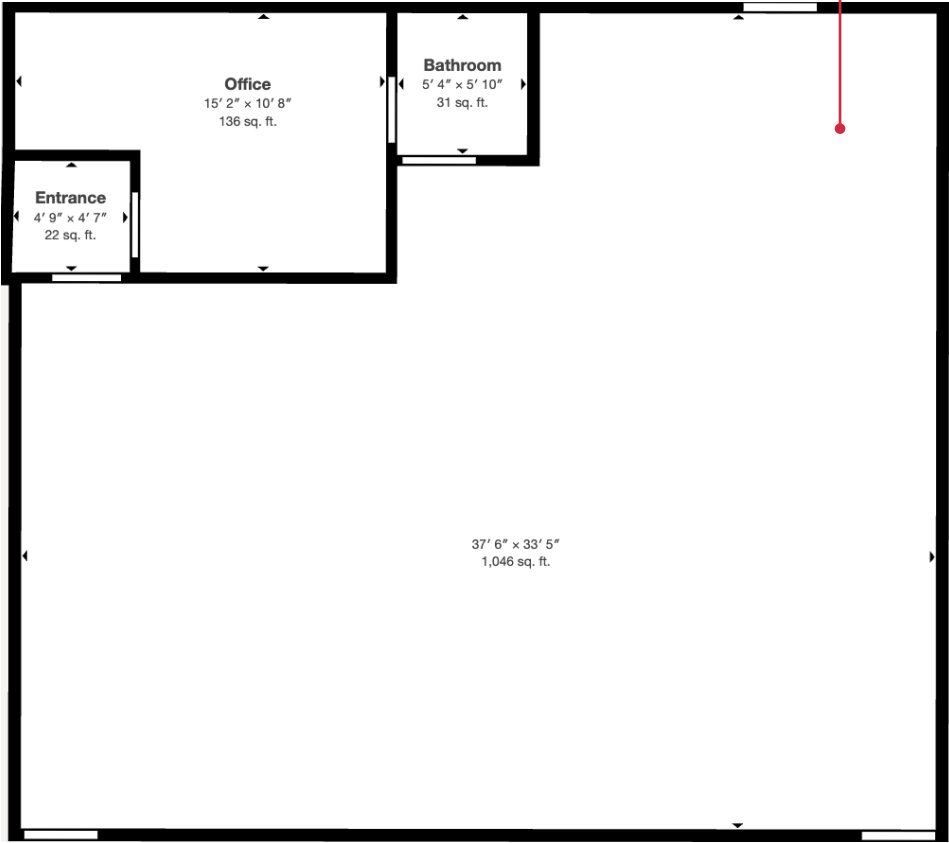
SUITE 4



PHOTOS  
STE 7



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FOR A 3D TOUR



TOTAL SF	LEASE RATE	ZONING	CLASS
± 1,456 SF	\$1.00 /SF+NNN	Commercial	B

FLOOR PLAN



SUITE 5

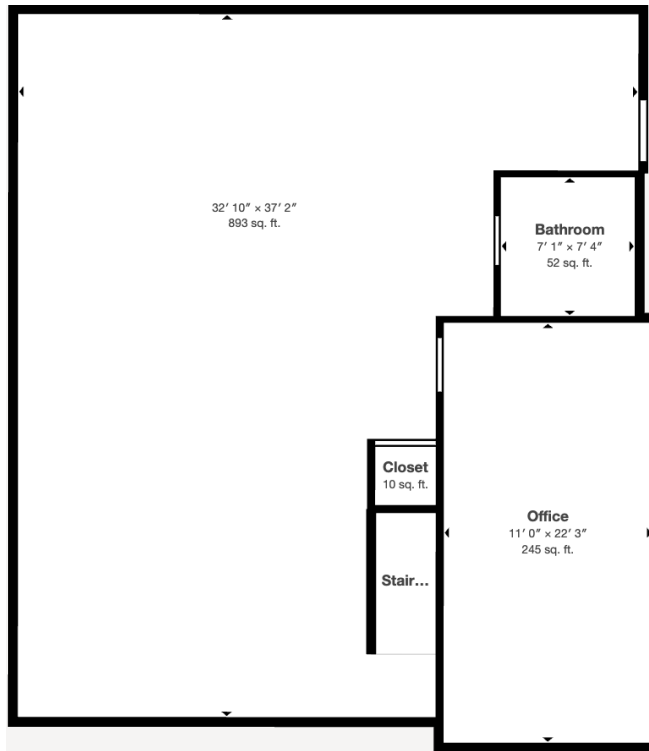


PHOTOS  
SUITE 7

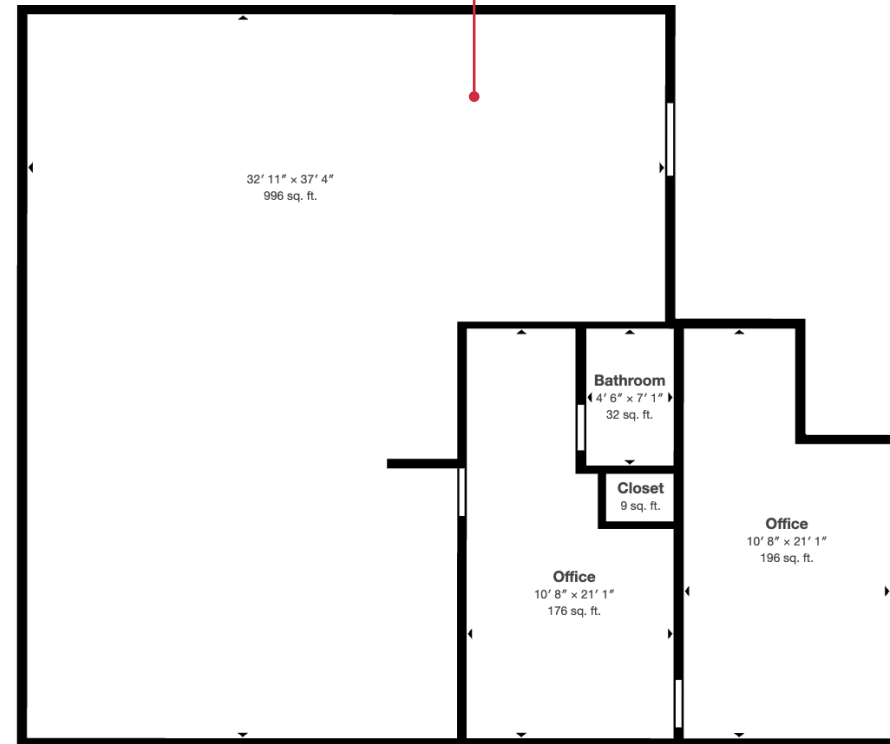


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FLOOR 1



FLOOR 2



TOTAL SF	LEASE RATE	ZONING	CLASS
± 1,825 SF	\$1.00 /SF+NNN	Commercial	B

# FLOOR PLAN



SUITE 6

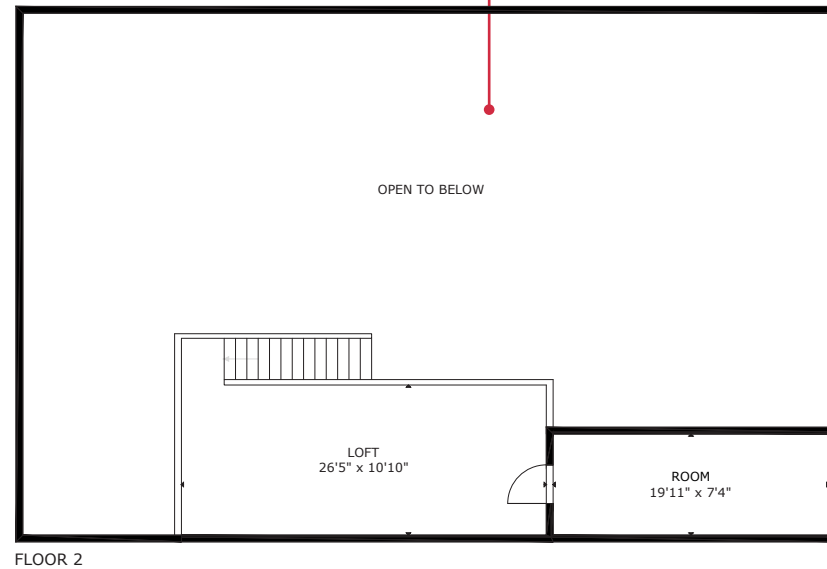
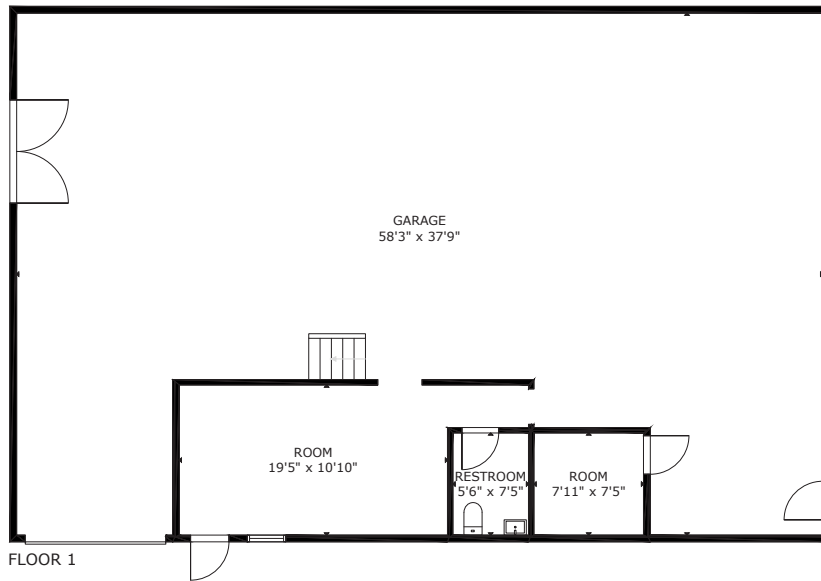


PHOTOS  
SUITE 7





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FOR A 3D TOUR



TOTAL SF	LEASE RATE	ZONING	CLASS	ADDITIONAL FEATURES
± 2,700 SF	\$0.95 /SF+NNN	Commercial	B	It has approximately 350/ SF of office downstairs and the upstairs mezzanine is approximately 508/SF

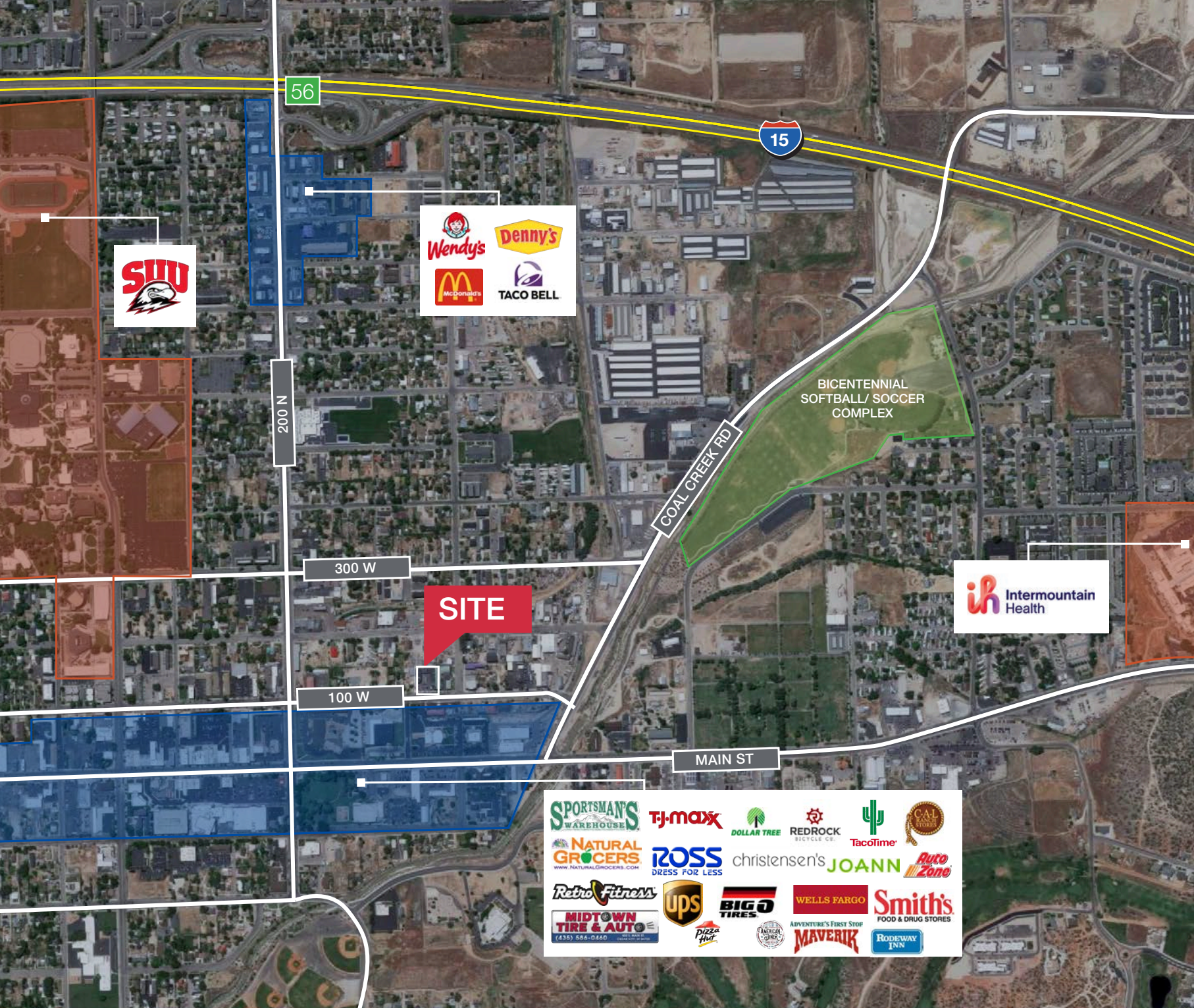
SUITE 7



PHOTOS  
STE 7



# AREA MAP







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,085	34,521	46,268
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,129	11,849	15,459
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$61,703	\$81,909	\$85,548

## Traffic Counts

STREET	AADT
N Main St	30,520
300 West	3,36

## Cities Nearby

Salt Lake City, Utah	251 miles
Phoenix, Arizona	435 miles
Los Angeles, California	439 miles
Reno, Nevada	441 miles
Denver, Colorado	579 miles
San Antonio, Texas	1,263 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.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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