

# ST. GEORGE, UT

## LEASE & GROUND LEASE OPPORTUNITY



**± 10,000 SF**  
**OUTPARCEL INLINE**  
**RETAIL**

- Inline retail building
- Located at the intersection of Red Cliffs Drive & Mall Drive
- High traffic volume, one of the busiest areas in St. George



**RED CLIFFS**

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# SURROUNDINGS

**Regional Shopping Hub:** As one of the largest shopping centers in the area, it serves as a regional draw for surrounding communities. With various national retailers, dining options, and specialty stores, this location attracts consumers who come specifically to shop, dine, and spend time in a concentrated area.



Red Cliffs Shopping Center | The Terrace

The area around the Red Cliffs Shopping Center in St. George is one of the highest-traffic zones, making it a prime spot for exposure to residents and visitors. Here's why this area is attractive for businesses:

**Traffic Volume and Accessibility:** Located along Red Cliffs Drive and close to I-15, the shopping center and surrounding areas attract heavy vehicular traffic. Red Cliffs Drive, in particular, is one of St. George's busiest streets, frequented by locals and tourists alike due to its accessibility from major roadways.

**Retail Density:** Red Cliffs Shopping Center is adjacent to other retail and commercial establishments, creating a dense retail corridor. This clustering of businesses promotes cross-shopping and draws consistent foot traffic, benefiting stores from the established commercial presence.

**Demographic Reach:** St. George has a rapidly growing population and a steady flow of visitors exploring nearby natural attractions like Zion National Park. The Red Cliffs area is well-positioned to capture this traffic, offering retailers exposure to a diverse demographic mix that includes locals, tourists, and snowbirds.

**Visibility and Signage:** The center's layout and location along Red Cliffs Drive provide excellent visibility, which is crucial for brand recognition and walk-in customers. The high-profile signage opportunities along this busy street also contribute to the area's appeal for businesses seeking exposure.

# PROPERTY SPECS

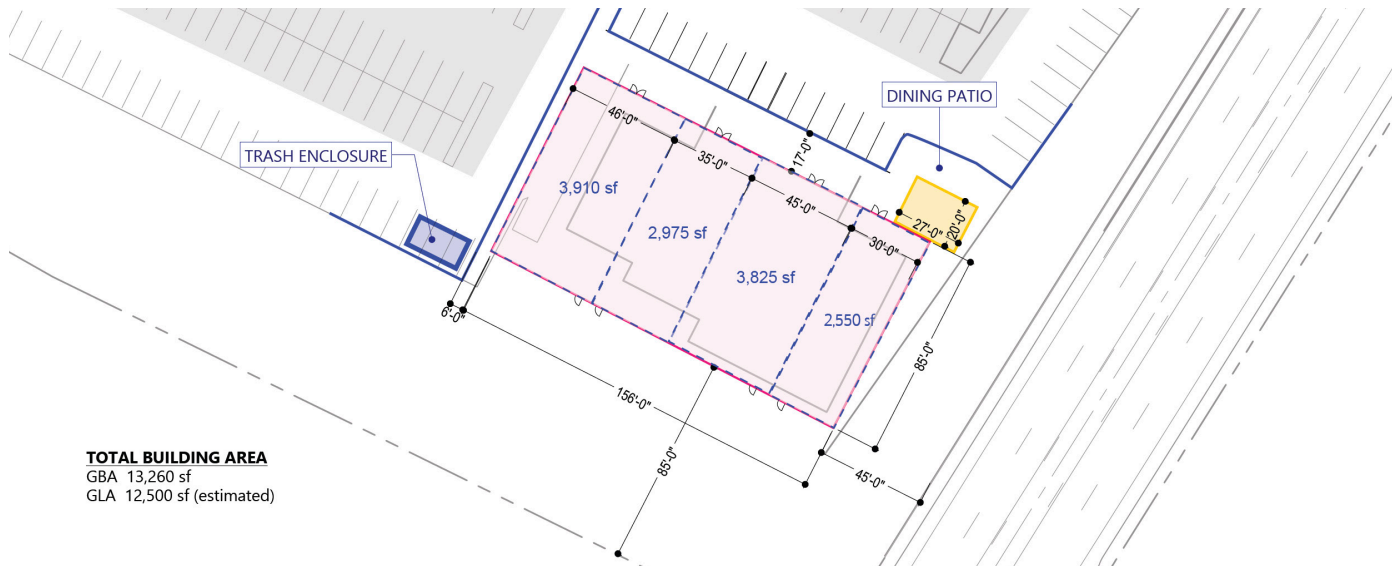
BUILDING SIZE	± 10,000 SF
USES	Retail   Restaurant   Entertainment



OUTPARCEL INLINE RETAIL CONCEPT DESIGN



# CONCEPT SITE PLAN



- Captures both local population and visitors to nearby attractions like Zion National Park.
- Excellent visibility along a busy street with high-profile signage opportunities.
- Near shopping, dining, and other businesses.
- Prime location for commercial growth and visibility
- Surrounded by various shops, promoting cross-shopping and consistent foot traffic.

