



FOR SALE

1 S Main St
St. George, UT 84770

± 19,275 SF | OFFICE
(± 12,544 SF + BSMT of 6,731 SF)

Property Specs

OFFERED PRICE **\$5,450,000**

BUILDING SIZE | SF **± 19,275 SF**
(± 12,544 SF + BSMT of 6,731 SF)

LOT SIZE **± 0.59 Acres**

YEAR BUILT **1980**

TYPE **Commercial**

- Former Wells Fargo Office building downtown St. George
- Across from the Historic Tabernacle and Town Square, next to the new St. George City Office Building
- Located at the intersection of Main Street and Tabernacle
- Public parking garage behind the building and across the street
- Rare opportunity to purchase a downtown office building
- Basement is partially above ground
- Wells Fargo Advisors will remain temporarily
- Wells Fargo to retain a drive thru for an ATM on the site
- Timeless brick building

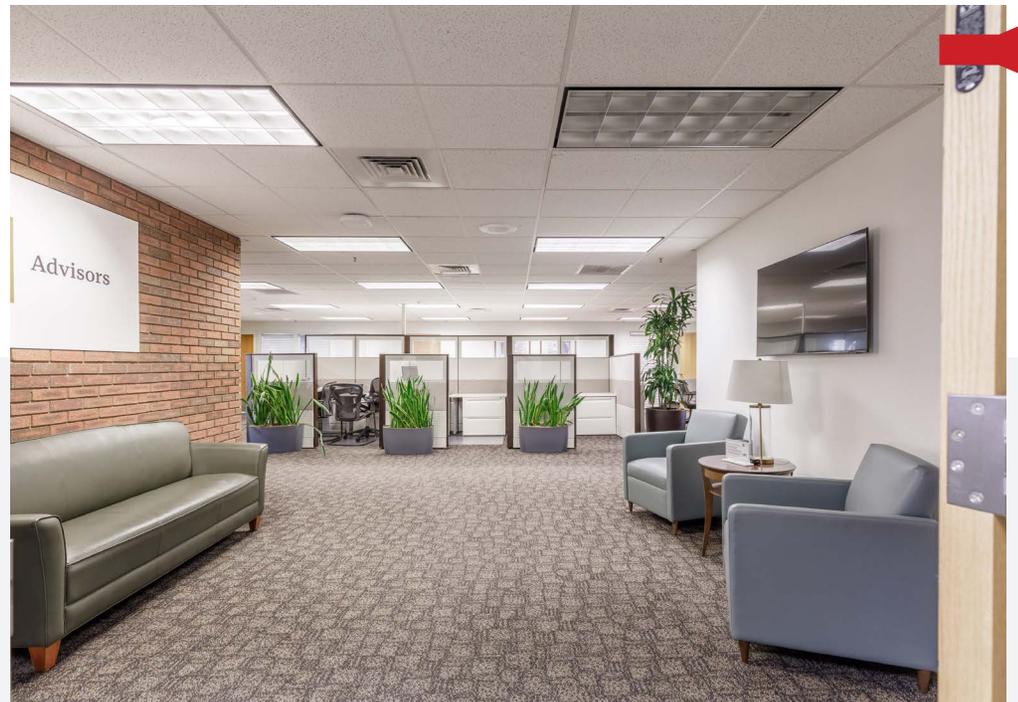


SUMMARY

Prime Downtown St. George Office Opportunity

Located on Main Street in downtown St. George, this office building occupies a highly visible, strategic position within the city's central business district. Formerly home to Wells Fargo, the property carries an established operating history as a professional and financial services location, offering credibility, recognition, and functionality for a wide range of office users. The building benefits from immediate proximity to city and county offices, courthouse, professional services, restaurants, and retail, placing it at the center of daily business activity.

Located between Salt Lake City and Las Vegas, St. George continues to post robust population gains and rising consumer demand. The city sits at the heart of a thriving tourism and outdoor recreation hub, with proximity to world-class national parks. The area benefits from major events like the Huntsman World Senior Games, the St. George Marathon, and the annual PGA tournament at the Black Desert Golf Resort bringing a steady stream of visitors year-round. Growing demographics and a diversified local economy support sustained demand for commercial development.



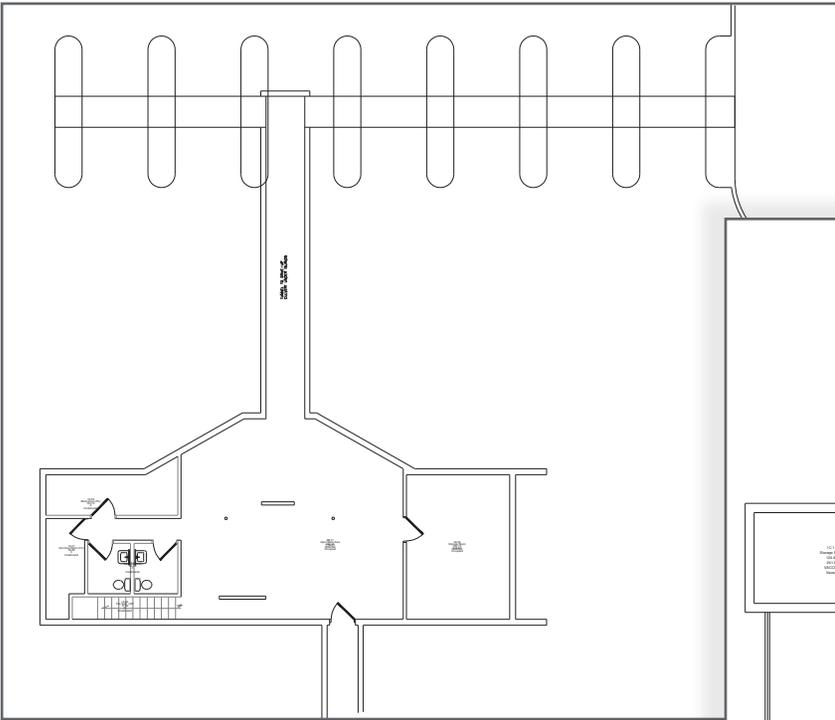
OR TEXT 1MAIN TO 39200

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

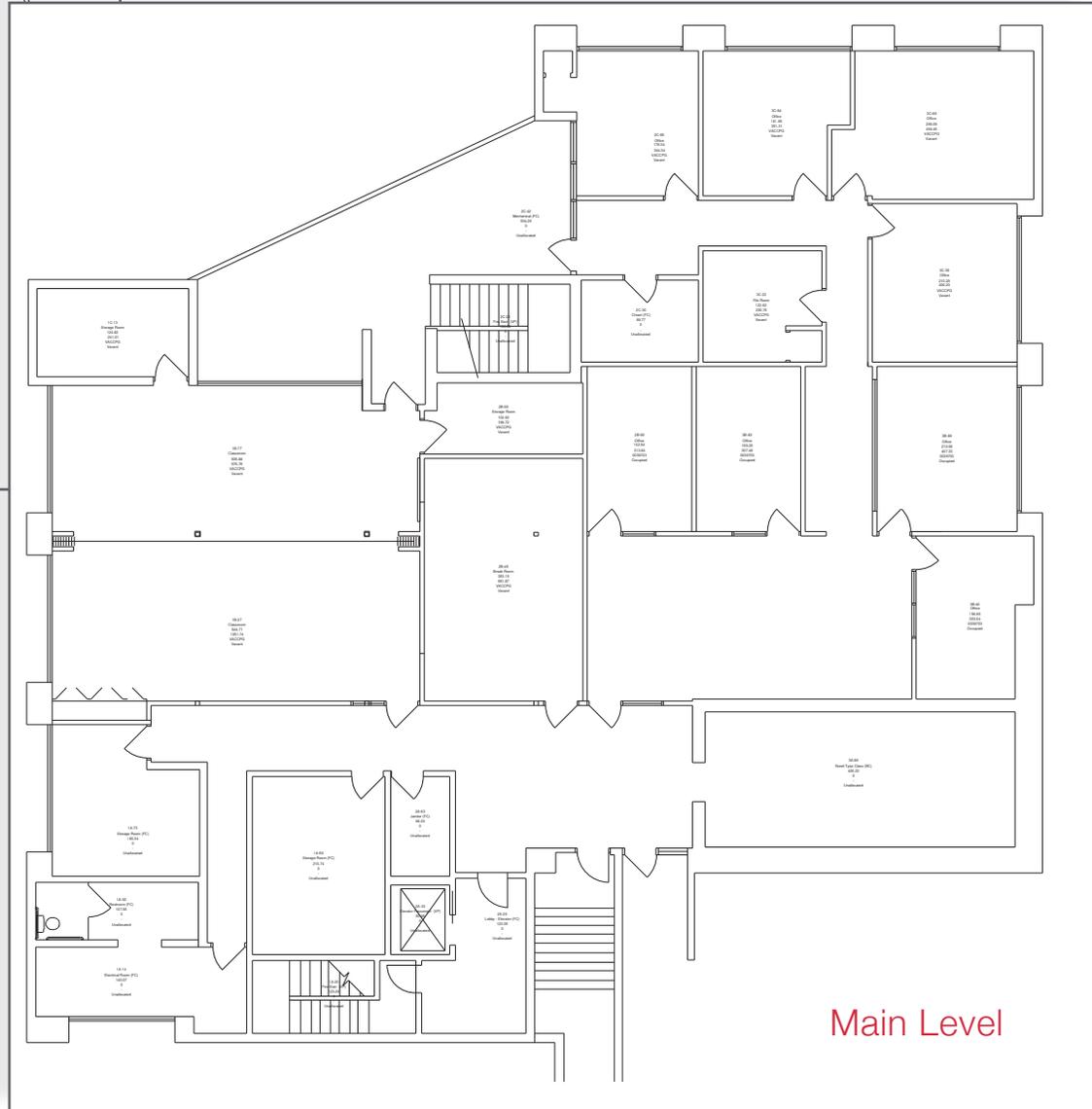
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SUMMARY

FLOOR PLAN



Basement

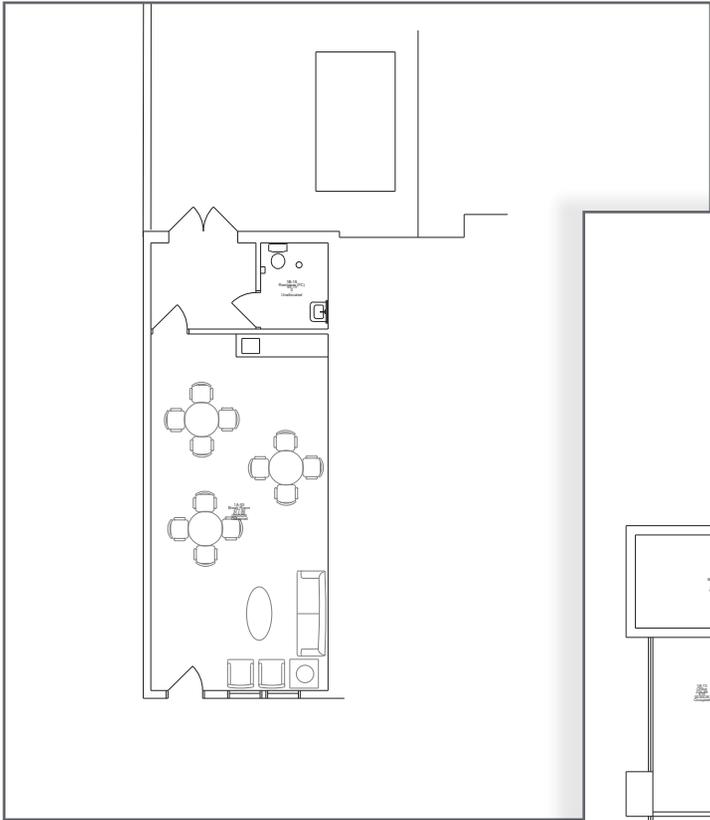


Main Level

FLOOR PLAN



2ND Floor



3RD Floor



PHOTOS





PHOTOS

1980
YEAR BUILT

A
CLASS

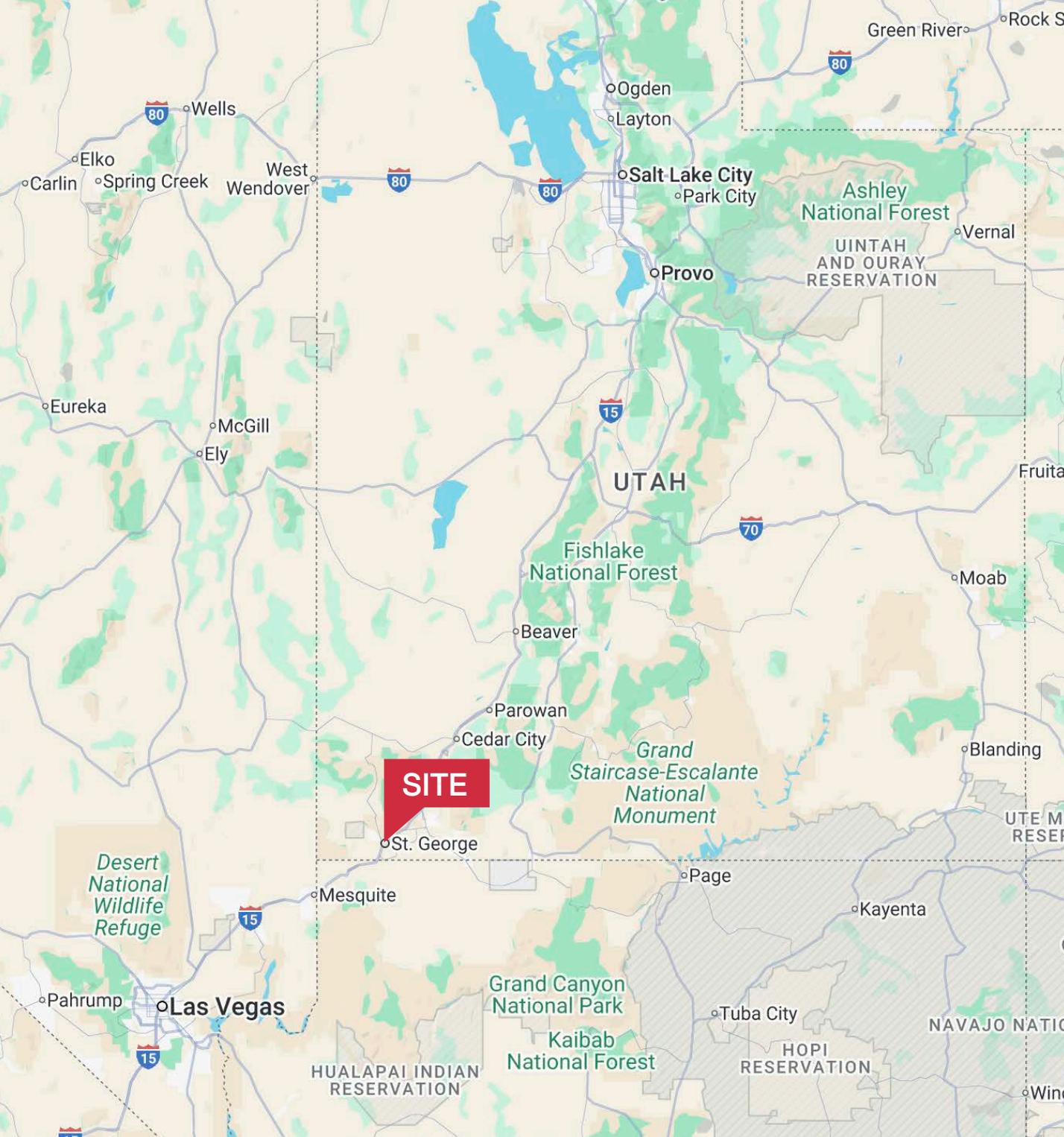
±12,554
TOTAL SF AVAILABLE



PHOTOS



AREA MAP



Cities Nearby

Las Vegas, Nevada	119 miles
Salt Lake City, Utah	302 miles
Los Angeles, California	387 miles
Phoenix, Arizona	420 miles
Denver, Colorado	630 miles

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Red Cliffs National Conservation Area

Red Cliffs Desert Reserve

DEMOGRAPHICS

POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

	1-mile	3-mile	5-mile
2025 Population	10,085	58,842	117,785
2025 Households	3,755	21,909	41,457
2025 Average HH Income	\$68,682	\$90,191	\$106,816

Traffic Counts

STREET

100 S / Main St
700 S / Main St

AADT
18,000
11,000

A High-Growth Market for Commercial Real Estate Investment

St. George, Utah stands at the intersection of rapid population growth, economic diversification, and unmatched lifestyle appeal. Located along the I-15 corridor between Las Vegas and Salt Lake City, St. George has emerged as one of the Southwest's most compelling markets for retail, industrial, office, medical, and mixed-use development.

Strategic Regional Location

Positioned along Interstate 15, the primary transportation link between Southern California, Las Vegas, and Utah's Wasatch Front

Serves as the commercial hub for Southern Utah, Northern Arizona, and Southern Nevada

Growing regional airport with expanding commercial air service

This connectivity makes St. George a powerful distribution, logistics, and service-based market.

Business-Friendly Climate

Pro-business policies and streamlined entitlement processes

Competitive tax environment

Low utility and operating costs compared to regional peers

Strong public-private partnerships supporting smart growth

Diverse Economic Drivers

Healthcare & medical services

Tourism & outdoor recreation

Education & research institutions

Logistics, construction, and manufacturing

Remote-work and technology-based businesses

This economic diversity provides long-term stability and reduces market volatility.

Strong Retail & Consumer Demand

With a rapidly expanding population and steady tourism traffic, St. George offers exceptional fundamentals for:

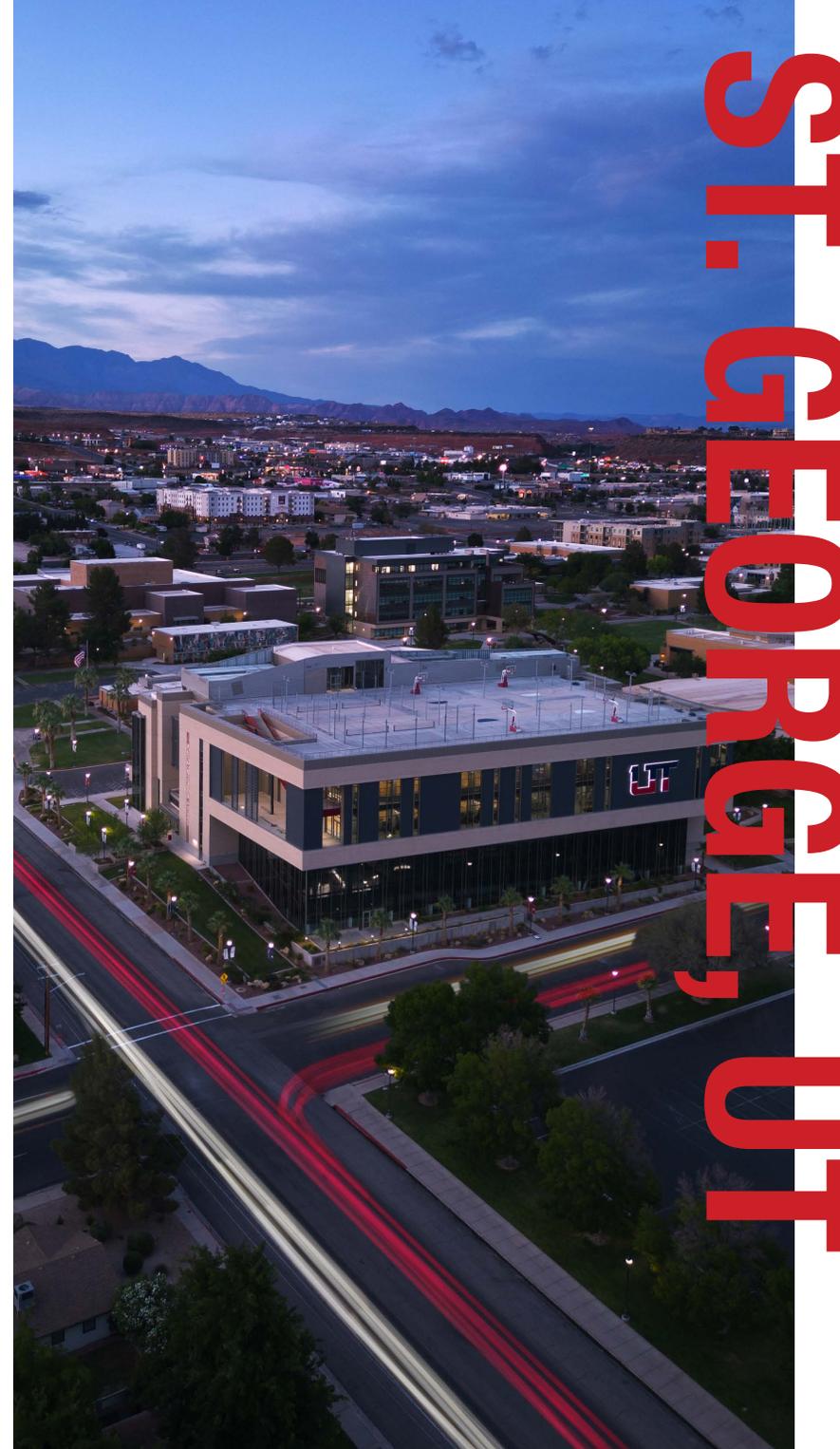
Grocery-anchored retail centers

Quick-service and fast-casual dining

Medical and professional services

Experiential retail and lifestyle centers

National retailers continue to expand their footprint throughout the trade area.



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.

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Summary Documents

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