



FOR LEASE

E Corner Snow Canyon Dr
& Snow Canyon Pkwy
Ivins, UT 84738

NEIGHBORHOOD CENTER

Property Specs

LEASE PRICE RETAIL	\$45.60/SF/YR/NNN
LEASE PRICE RESTAURANT	\$54.60/SF/YR/NNN
CAM FEES	\$5.40/SF/YR/NNN
TAXES	\$1.20/SF/YR/NNN
TOTAL NNN	\$6.60/SF/YR/NNN
AVAILABLE SF	1,250 - 1,450 SF Retail
TYPE	Retail Neighborhood Center
YEAR BUILT	2022
ZONING	RC

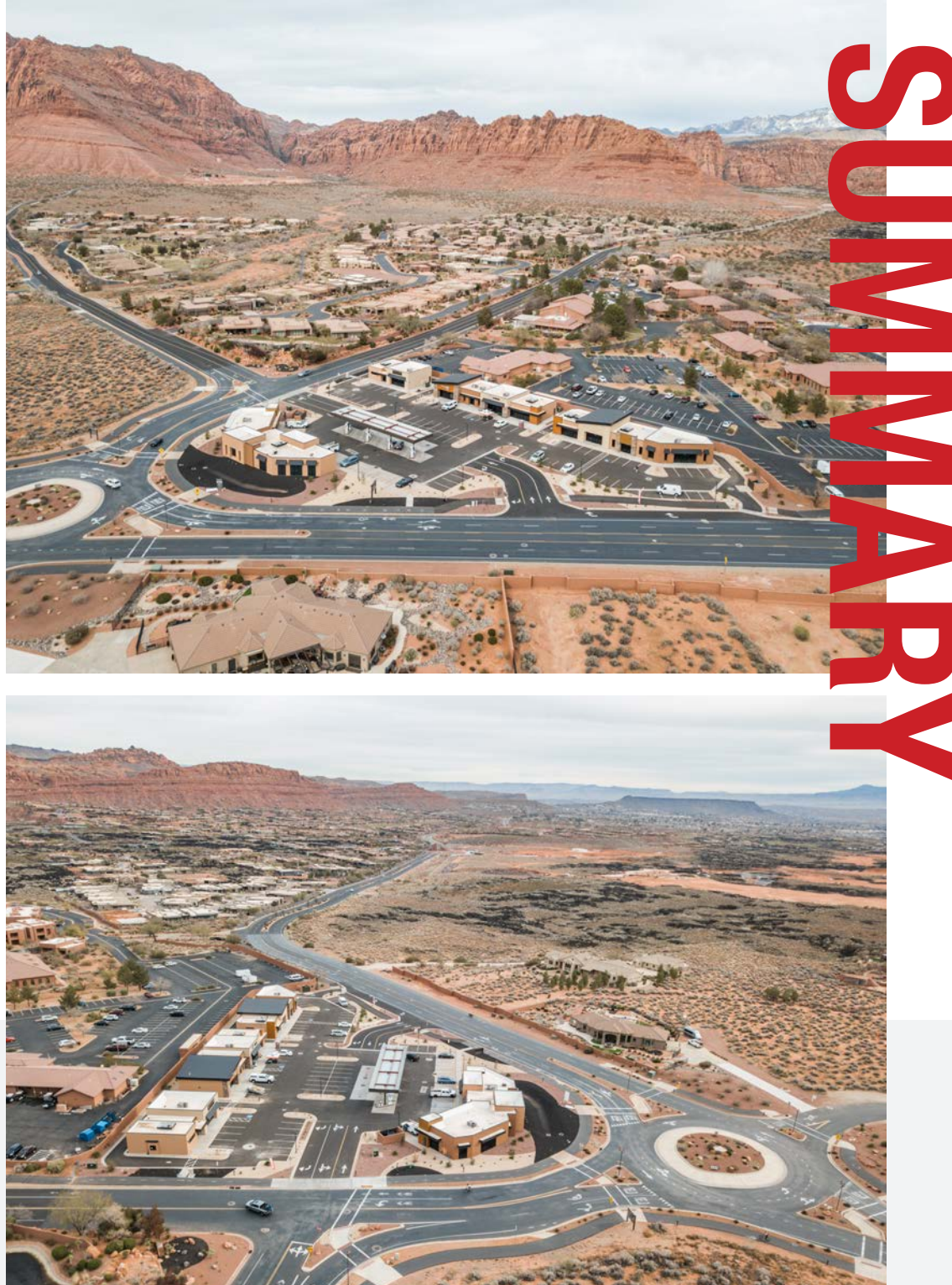
- New retail development at the base of Snow Canyon State Park and Tuacahn amphitheater.
- Modern design finishing the neighboring Red Cliff and high end community.



OR TEXT 20915 TO 39200

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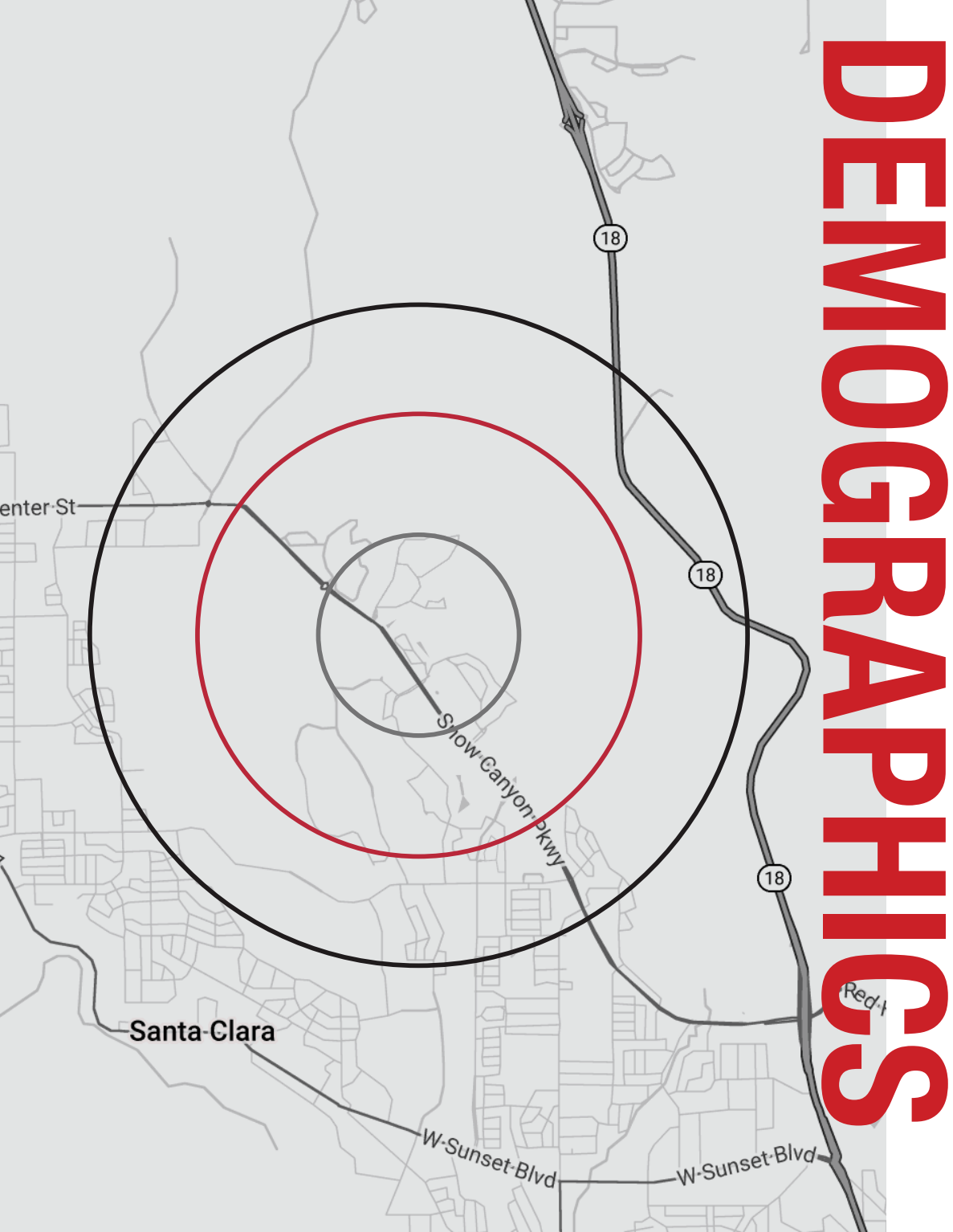




PHOTOS

AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	2,060	23,255	45,760
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	907	8,615	16,858
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$129,739	\$121,591	\$113,302

Traffic Counts

STREET	AADT
Snow Canyon Drive	3,200
Snow Canyon Parkway	6,816

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

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.

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