



# Hidden Canyon Commons

Retail For Lease

## Contact:

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### Kelsie Bowler, MRED

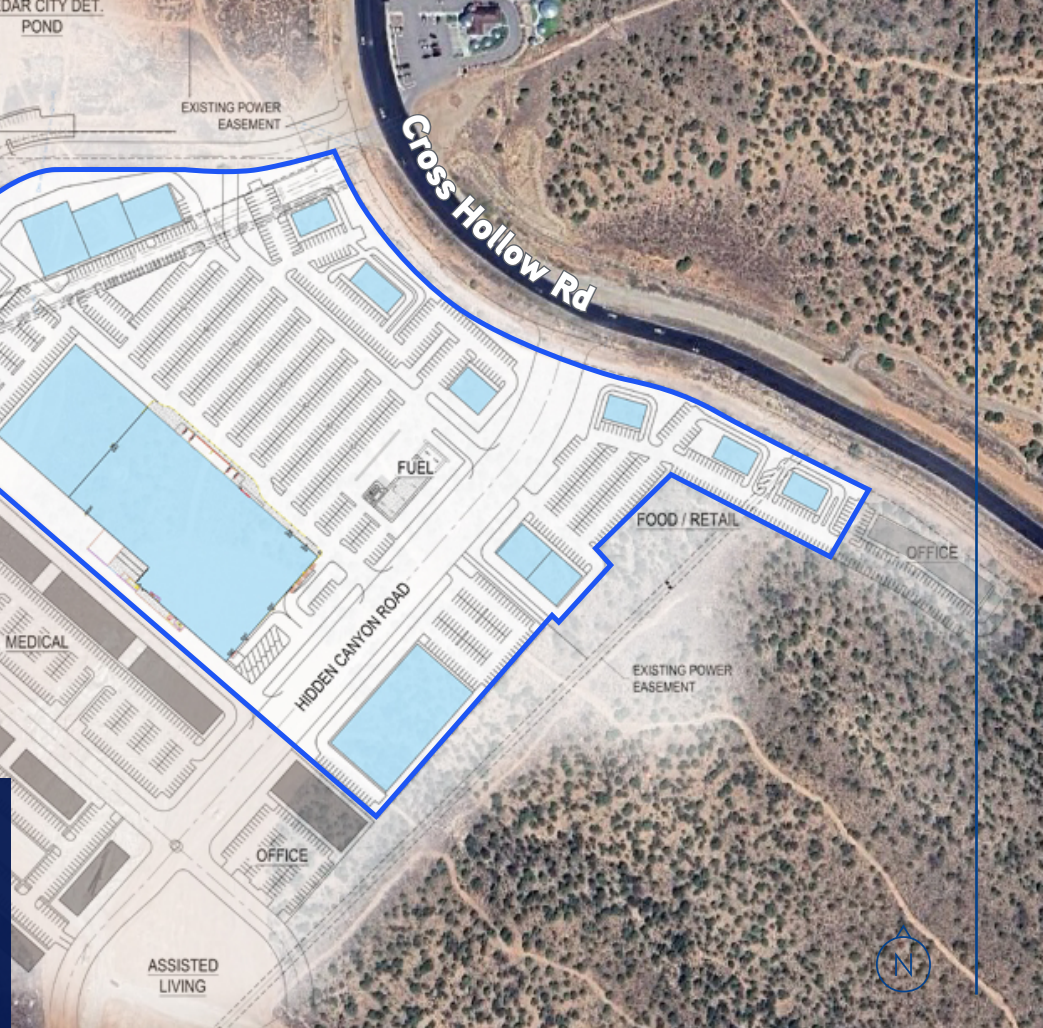
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## Developed By:

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## SWC Cross Hollow Rd & Hidden Canyon Rd Cedar City | Utah 84720

### Property Information

- New shopping center in Cedar City coming soon!
- 32 Acres of big-box, mid-box, pads, and retail shop space available
- Project includes 2,700 future housing units
- Nearby retail:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2024 Estimated	2,761	29,547	42,640
2029 Projected	3,223	33,064	47,410
Households			
2024 Estimated	843	9,897	14,379
2029 Projected	984	11,106	16,041
Income			
2024 Median HHI	\$107,905	\$64,779	\$66,375
2024 Average HHI	\$124,561	\$86,622	\$86,610

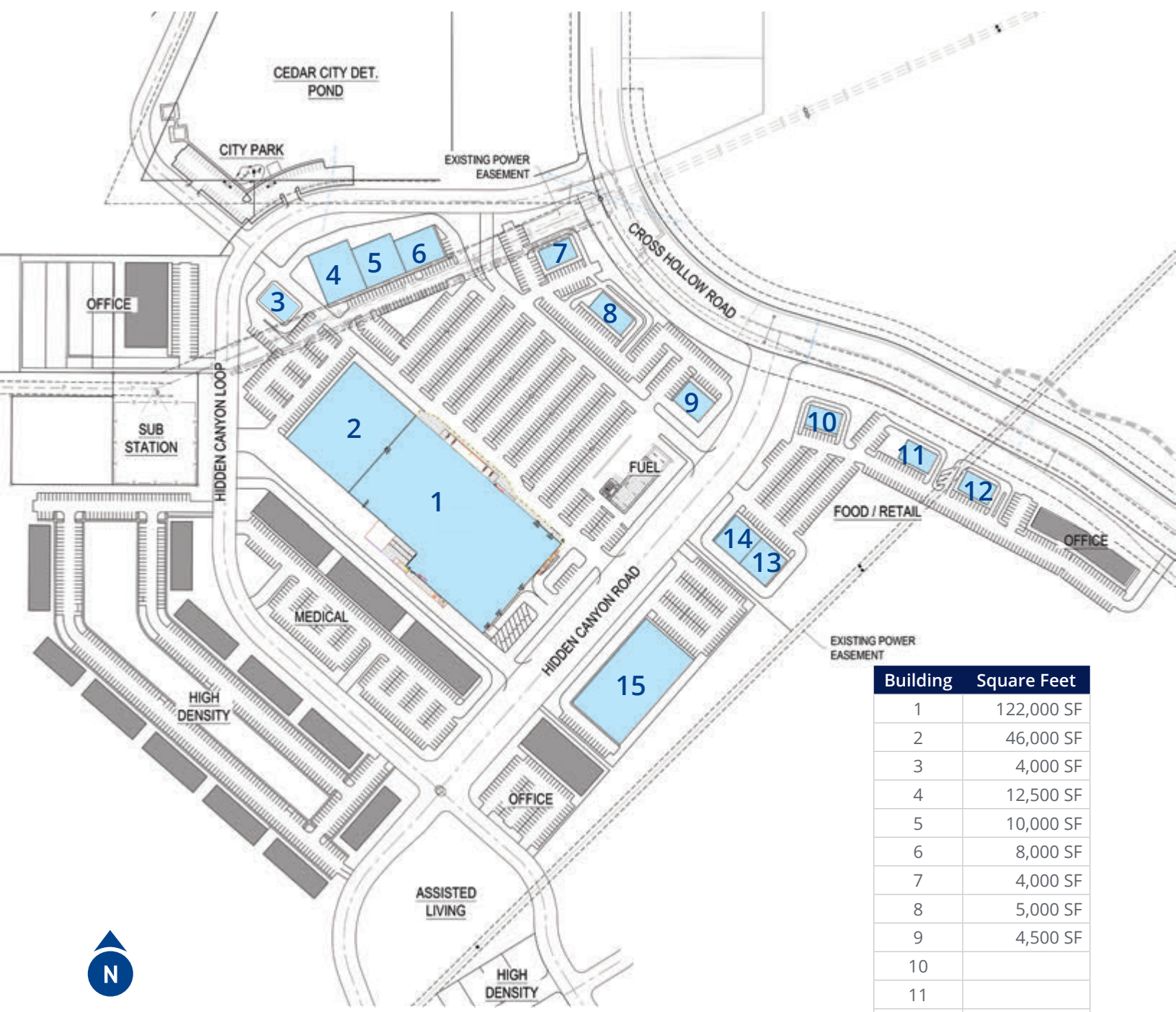
Information provided by ESRI Business Analyst

Accelerating success.



Hidden Canyon Commons

# Site Plan



Building	Square Feet
1	122,000 SF
2	46,000 SF
3	4,000 SF
4	12,500 SF
5	10,000 SF
6	8,000 SF
7	4,000 SF
8	5,000 SF
9	4,500 SF
10	
11	
12	
13	
14	
15	15,000 SF

LEGEND



Available



Leased





**SITE**

2,700 planned housing units



Hidden Canyon Commons



5,600 ADT

56

13,000 ADT W 200 N

36,000 ADT



MEGAPLEX

Walmart

DESERT INDUSTRIES

H&B CAPITAL

15,000 ADT



34,000 ADT

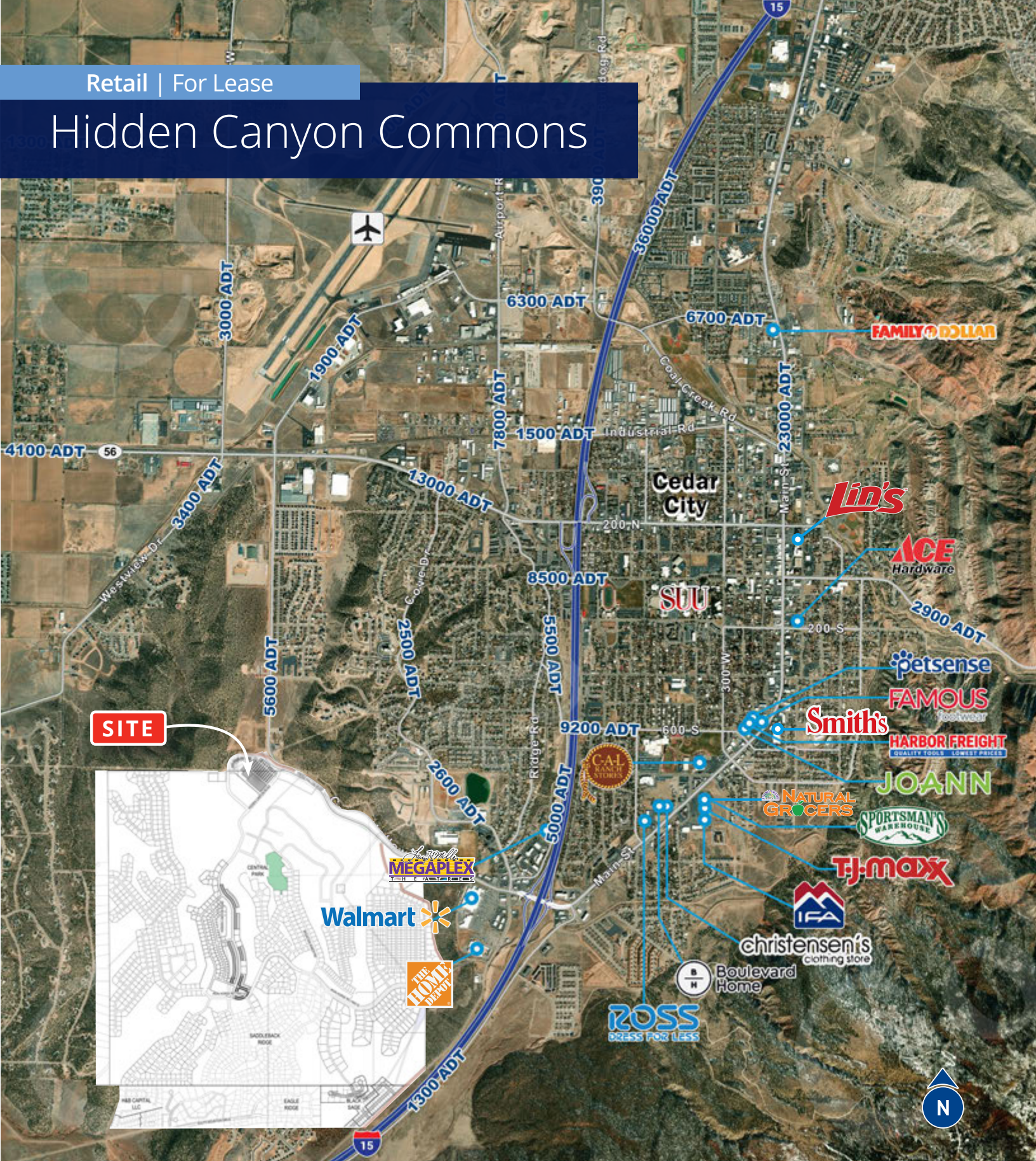
**LEGEND**

Access Roads



Retail | For Lease

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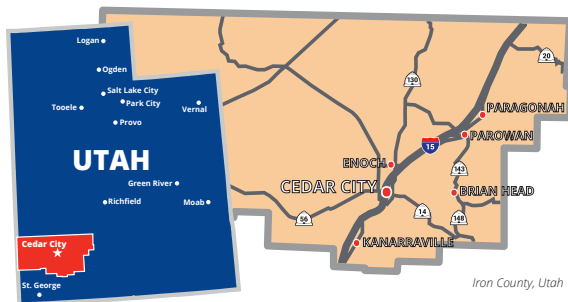
# Why Cedar City?

## Market Overview

Cedar City is located in Iron County in southwestern Utah, approximately 50 miles north of St George, Utah. The largest industries are tourism, agriculture, and mining. The city is home to Southern Utah University and Southwest Tech College, providing the area with a young and educated workforce.

Cedar City is conveniently located along Interstate 15, has easy access to railroad service, and has its own regional airport. The city is known as "Festival City, USA," hosting many events year-round including the Tony Award-Winning Utah Shakespeare Festival.

Cedar City is additionally known as the "Gateway to the Parks" as it is remarkably proximate to Utah's Mighty 5, attracting nature enthusiasts, hikers, climbers, and photographers from around the globe. With each park offering a distinct and awe-inspiring experience, Cedar City stands as a premier destination for those seeking to immerse themselves in the grandeur of America's southwestern beauty.



## Drive Times

Salt Lake City: 3 hrs	Zion National Park: 20 min
St. George: 45 min	Bryce Canyon National Park: 1.5 hrs
Las Vegas: 3 hrs	Capitol Reef National Park: 2.5 hrs

## Market Demographics



### Population

65,144 (2024)  
72,329 (2019)



### Households

21,367 (2024)  
23,755 (2019)



### Total Businesses

1,848 (2024)



### Total Employees

27,100 (2024)



### Median Household Income

\$66,925 (2024)

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