

1664 S Dixie Dr Bldg F St George, UT 84770

± 4,088 SF I OFFICE



Property Specs

OFFERED PRICE	\$1,750,000
BUILDING SIZE	± 4,088 SF
LOT SIZE	± 0.35 Acres
YEAR BUILT	2007
TYPE	Office Suburban
TAX ID	SG-DCO-4

- Medical Building for sale.
- Busy corridor, great tenant mix, high occupancy track record for submarket (desirable part of town in the path of growth).
- Possible flexibility in the creation of new leases.
- Can also be purchased jointly with Building E.



ARTI Terms of Service | ARTI Privacy Statement

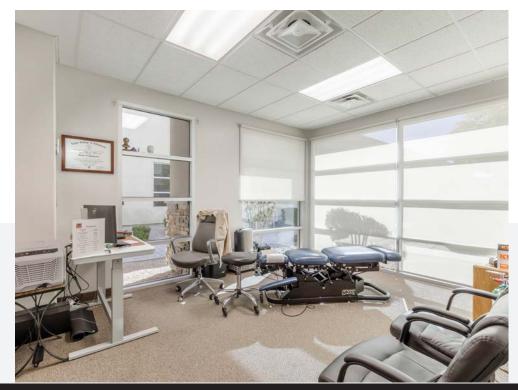




















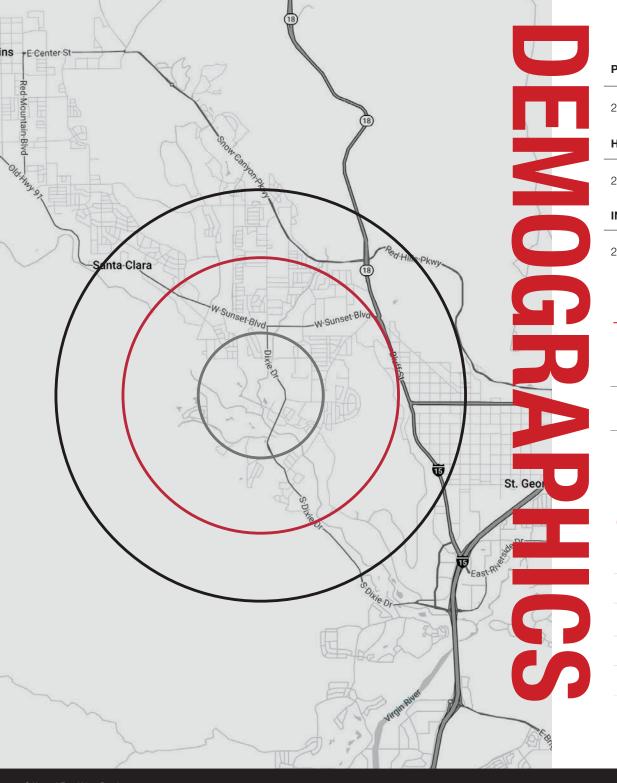
easystorage Star **LOVESAC** onset | BFLOORING C O S Y RIVERSIDE DR SITE WADE CHEVROLET RVS.com MAVERIK CHEESECAKES visionary TOPO ZOO. G Ken Garff TONAQUINT DR Hilton Garden Inn Schools

Shops/Tenants

Public Parks

Govt. Buildings

Airport



POPULATION	1-mile	3-mile	5-mile
2025 Population	7,307	45,988	87,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,005	17,147	32,315
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$98,934	\$92,928	\$97,059

Traffic Counts

STREET	AADT
Dixie Dr	31,000

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

Offered By: Wes Davis

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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.

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No Obligation

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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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