

An aerial photograph of a commercial building complex in St. George, UT. The main building is a large, single-story structure with a light-colored roof and tan walls. It has several parking spaces in front, some of which are occupied by cars. To the left, there are other commercial buildings, including one with a 'HURRY CASH' sign. The background shows a desert landscape with hills and some residential areas.

FOR SALE

1664 S Dixie Dr
Bldg F
St George, UT 84770

± 4,088 SF | 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.



OR TEXT 23420 TO 39200

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PHOTOS





PHOTOS



AREA MAP



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

FLOOR PLAN



DEMOGRAPHICS

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

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WHY NAI