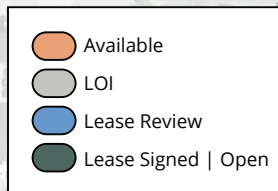


Main Street 14,000 ADT



Retail for Lease

# St. George Place

717 S Bluff Street  
St. George, UT

## Contact:

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## Property Info

- 230,000 SF premier shopping and dining destination
- Completely redesigned to better suit today's consumer and tenant requirements
- Opening late 2025
- Range of space available from mid-box to restaurant pads
- Drive-thru options available
- Tenants include:



### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated	8,610	53,633	116,339
2030 Projected	9,682	59,030	127,850
<b>Households</b>			
2025 Estimated	3,324	20,019	40,865
2030 Projected	3,847	22,522	45,670
<b>Income</b>			
2025 Median HHI	\$52,567	\$71,113	\$80,253
2025 Average HHI	\$69,441	\$93,173	\$106,676
2025 Per Capita	\$25,474	\$34,384	\$37,855



Main Street 14,000 ADT



Bluff Street 35,000 ADT

Bluff Street



Available

LOI

Lease Review

Lease Signed | Open

PeanutJax  
ICE CREAM • CANDY KITCHEN

4,000 SF

4,000 SF

3,200 SF

ROSS

DRESS FOR LESS

Bath&BodyWorks

4,000 SF

3,050 SF

3,050 SF

1,450 SF

Capitol

BOOKS & MORE

petco

2,700 SF

5,900 SF

zao  
ASIAN CAFE

3,000 SF

3,000 SF

HOBBY LOBBY

five BELOW

christensen's

Site Plan



# Restaurant Pads



# Construction Progress





# Washington County, Utah

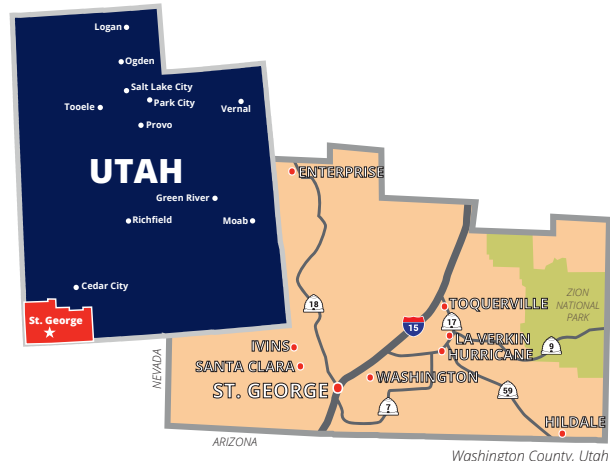
Located in the southwestern corner of Utah, Washington County comprises the St. George Metropolitan Statistical Area.

## Demographics

In 2025 Washington County had an estimated a population of 214,323 people with a median age of 39 and a average household income of \$107,691. In the next 5 years the population is expected to grow by more than 38,641 people, a 18.1% increase, or 3.37% per year.

## 2024 National Parks Visits

Zion - 4.95M visits  
Bryce Canyon - 2.5M visits  
Canyonlands - 800k visits  
Capitol Reef - 1.42M visits  
Arches - 1.47M visits  
Grand Canyon - 4.92M visits



## Highlights

- From 2020-2024, St. George ranked as the #4 fastest-growing MSA in the U.S., by percentage. Adding over 27,000 people since 2020, a 11.85% increase over the past four years, Washington County's population continues to grow at near this same pace, at about 3.6% annually.
- St. George was ranked as the second best-performing small city by The Milken Institute in 2025.
- St. George was also awarded the #2 best small city for starting a business by WalletHub.
- Aviation, Healthcare, Education and Tourism are major industries in Washington County.

### Washington County, Utah

	2024	2029
Population	214,323	231,718
Households	73,254	83,522
Average Household Size	2.8	2.74
Median Age	38.1	39.4
Median Household Income	\$82,760	\$102,625
Average Household Income	\$112,164	\$134,054
Per Capita Income	\$39,528	\$48,413

### Most Populous Cities

1	St. George	(110,270)
2	Washington	(35,439)
3	Hurricane	(21,235)
4	Ivins	(10,525)
5	Santa Clara	(8,420)
6	La Verkin	(4,476)
7	Enterprise	(2,344)
8	Toquerville	(1,970)
9	Hildale	(1,324)

Ranked

# #1

in Job Growth by  
Forbes Magazine

Daytime Population

# 209,348

in Washington County

Median Age is

# 38.1

in Washington County





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