



**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
435.628.1609 | [naixel.com](http://naixel.com)

169 W 2710 S Cir | St. George, UT

**Curren Christensen**  
435.627.5752  
[currenc@naixel.com](mailto:currenc@naixel.com)

# Property Summary

LEASE PRICE **Starting at \$24/SF/Mo/NNN**

BUILDING SIZE | SF **8,000 ±**

YEAR BUILT **2006**

TYPE **Office | Medical Office**

ZONING **PD-C**

- Great location near the St. George Bloomington Wal-Mart.
- Class A finishes.
- Parking garage w/reserved parking.
- Furnished offices w/ nice furniture.
- Several medical users in building.
- Great space for any professional or medial use.
- Do not disturb tenants.
- Call Curren to schedule.

FOR MORE INFORMATION



**CLICK HERE**

OR TEXT 20715 TO 39200



# Area Map





# Floor Plan









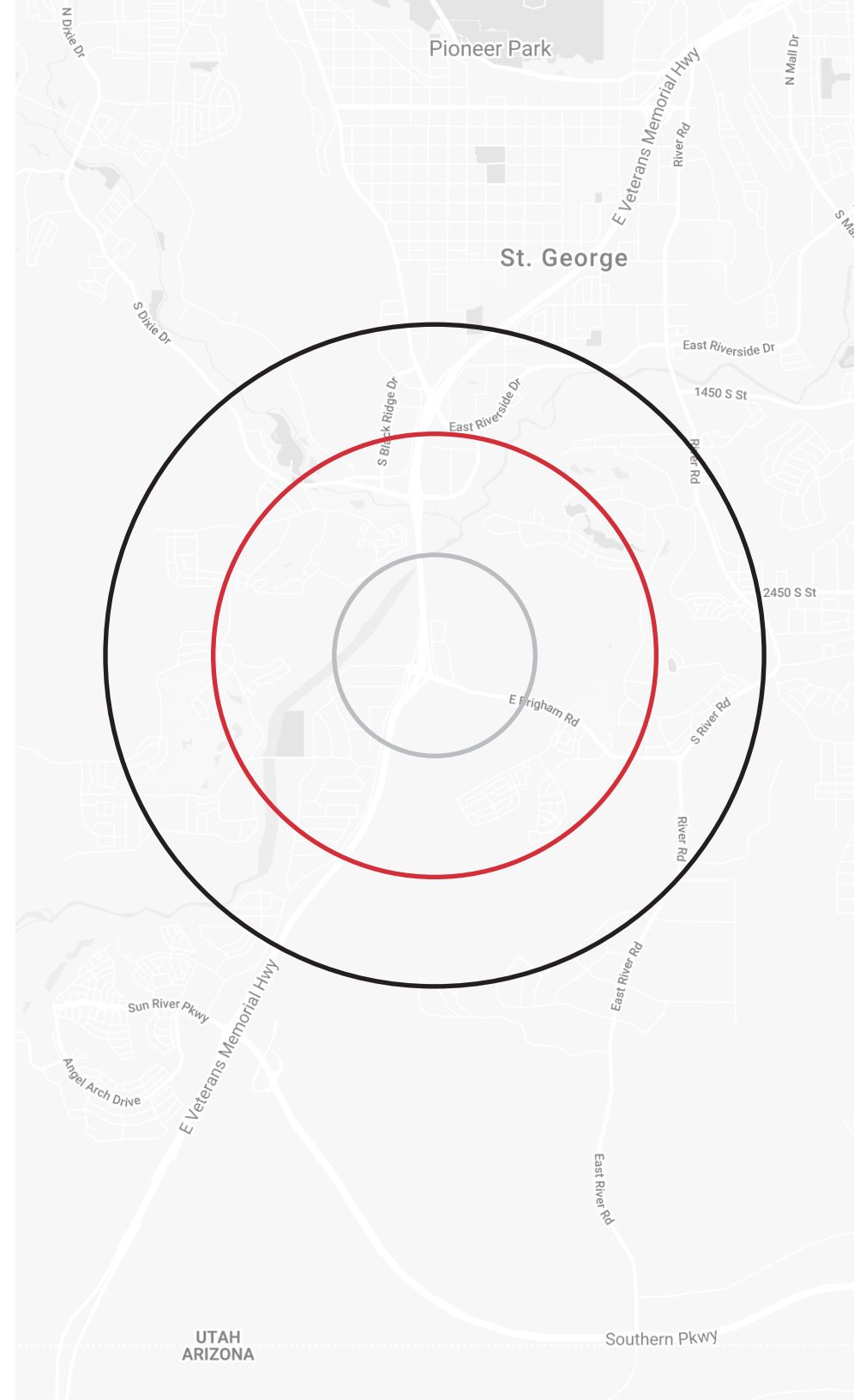


# Demographics

| <b>POPULATION</b>      | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
|------------------------|---------------|---------------|---------------|
| 2020 Population        | 3,259         | 39,787        | 90,690        |
| <b>HOUSEHOLDS</b>      | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
| 2020 Households        | 1,298         | 14,479        | 31,029        |
| <b>INCOME</b>          | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
| 2020 Average HH Income | \$86,727      | \$79,458      | \$77,462      |

## Traffic Counts

| <b>STREET</b>            | <b>ADT</b> |
|--------------------------|------------|
| Pioneer Road / 2700 S St | 11,175     |
| I- 15 / E Brigham Rd     | 54,000     |
| E Brigham Rd             | 16,834     |





## Distance to Major Cities

|                         |           |
|-------------------------|-----------|
| Salt Lake City, Utah    | 300 miles |
| Las Vegas, Nevada       | 117 miles |
| Los Angeles, California | 385 miles |
| San Diego, California   | 447 miles |
| Denver, Colorado        | 628 miles |
| Phoenix, Arizona        | 417 miles |

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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