



NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Offering Memorandum

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 Excel. 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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

OFFER PRICE	\$ 3,995,000
BUILDING SIZE SF	3,368 ±
LOT SIZE ACRES	0.3 ±
YEAR BUILT	1963
TYPE	Retail Free Standing
ZONING	Central Commercial

- Longstanding business for sale with real estate.
- Potential rental income with onsite apartment.
- Owners willing to help with transition.
- Financials to be released to qualified individuals with signed NDA.

FOR MORE INFORMATION

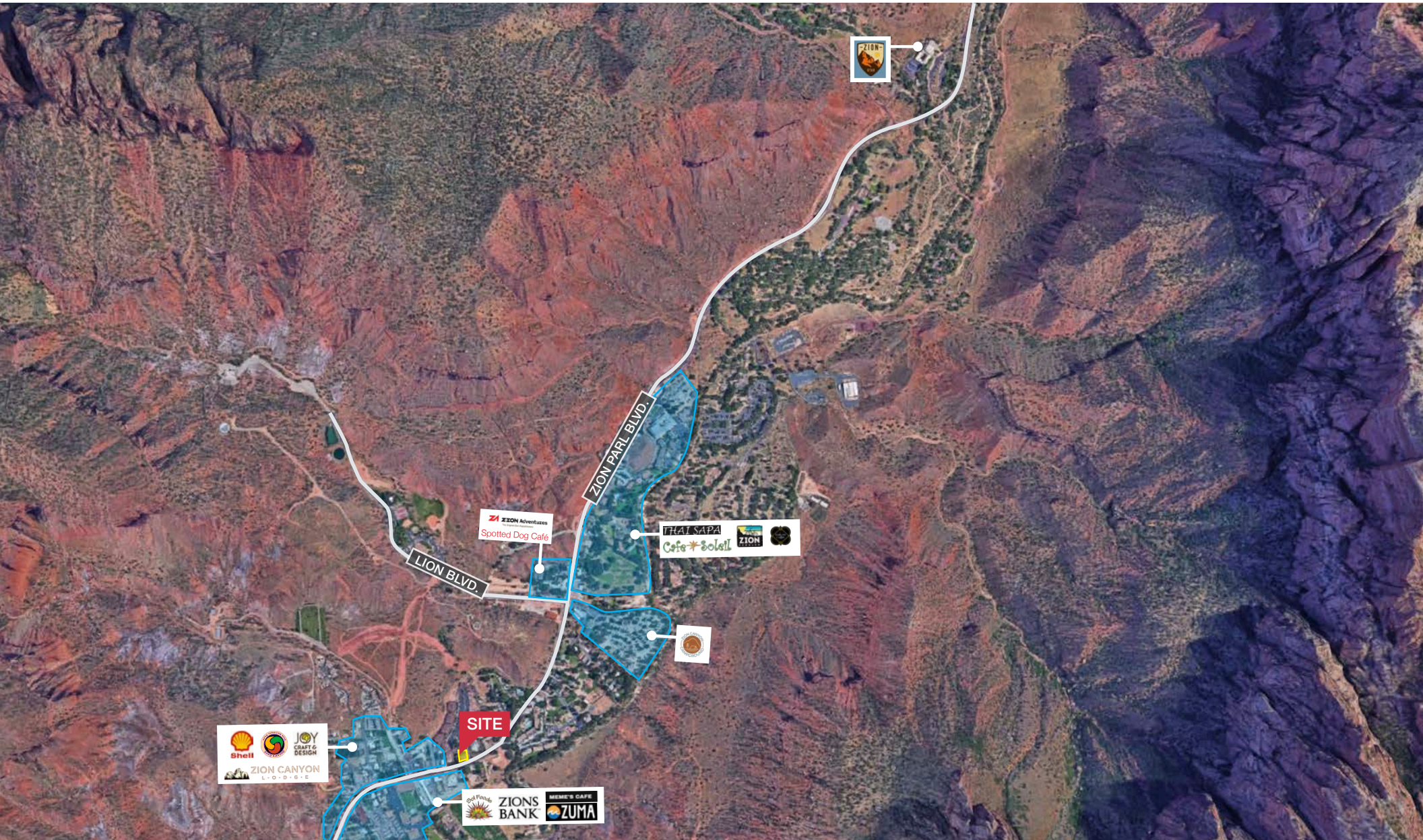


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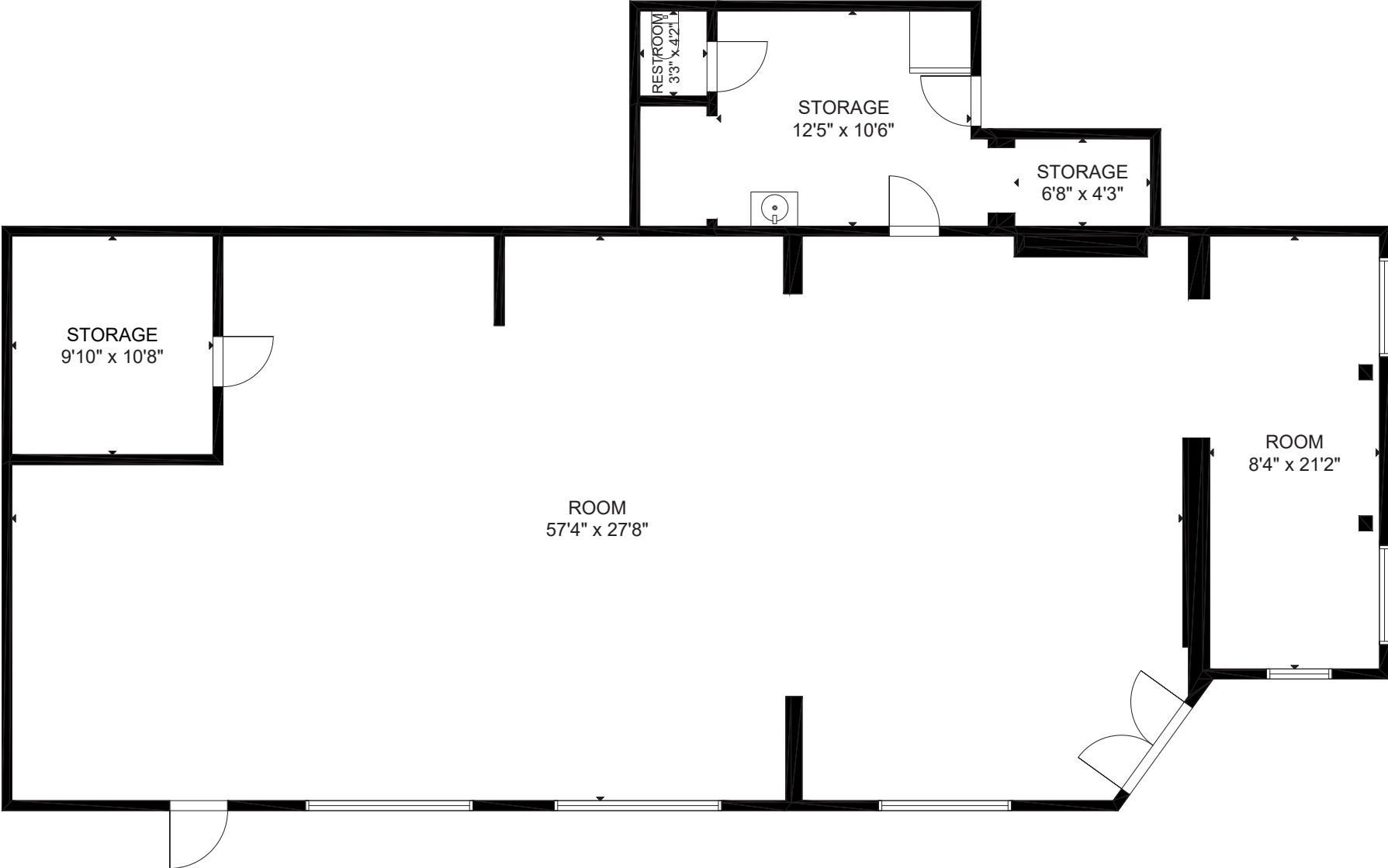
Area Map



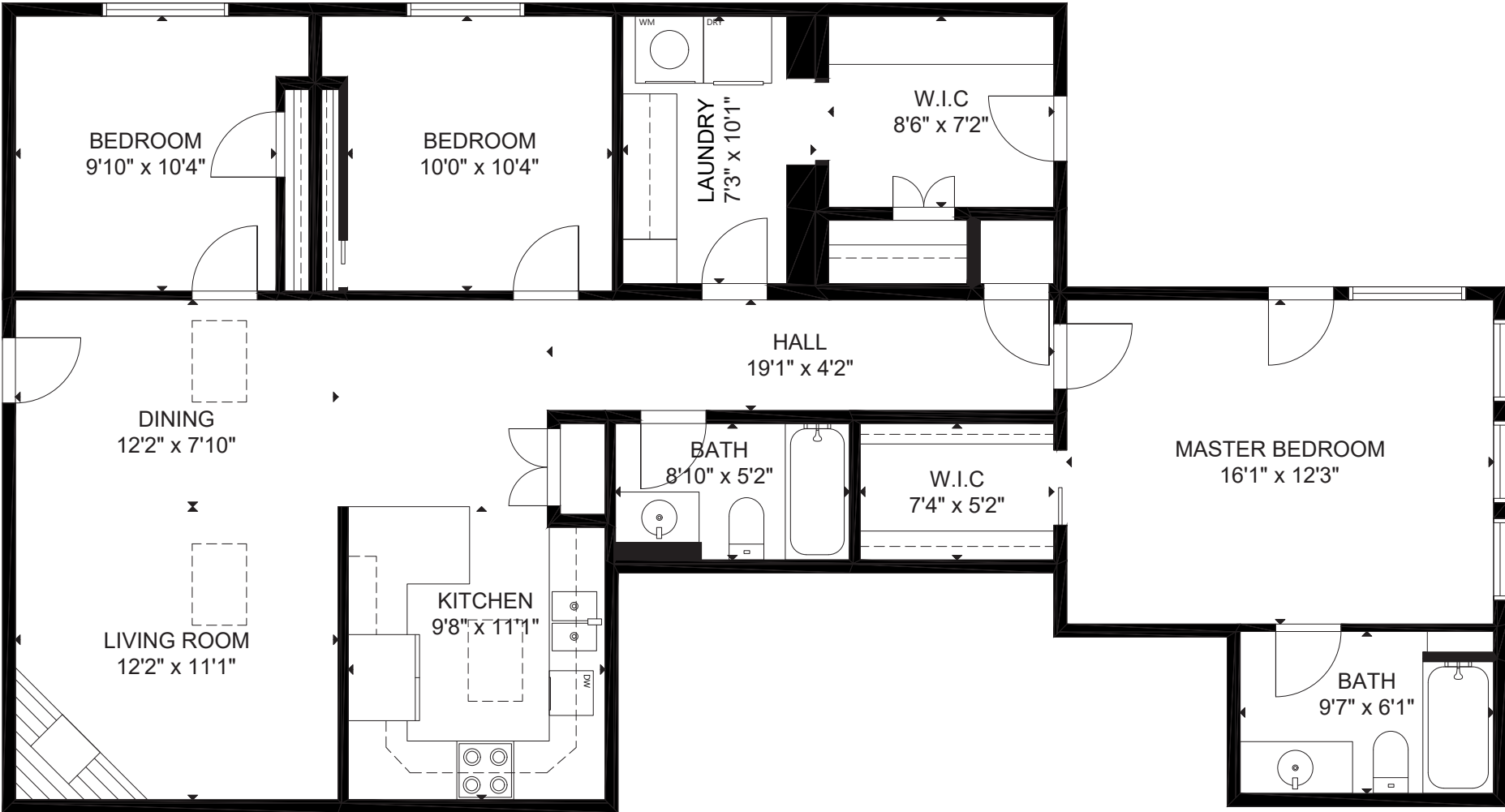




Floor Plan | Store



Floor Plan | Housing



National Parks Visitor Log

ZION NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	139,827	168,499	446,308	491,625	539,172	569,975						
2021	172,747	160,232	429,455	469,775	610,301	675,799	581,496	466,928	483,180	469,379	308,560	211,983
2020	126,994	133,718	207,400	40,396	178,194	377,425	449,518	450,183	520,987	559,342	319,853	227,244
2019	98,828	102,269	296,316	372,349	529,553	594,896	629,802	535,322	497,443	429,604	230,180	171,706



Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	583	758	958
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	293	381	481
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$74,068	\$73,907	\$74,016

Traffic Counts

STREET	AADT
Zion Park Boulevard	6,638*

*ESRI data from 2018





Distance to Major Cities

Salt Lake City, Utah	307 miles
Las Vegas, Nevada	165 miles
Los Angeles, California	432 miles
San Diego, California	494 miles
Denver, Colorado	635 miles
Phoenix, Arizona	393 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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