

FOR LEASE

±630 – ±3,000 SF
M1 ZONING

653 & 677 N 3050 E
St. George UT 84770

NAExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

64524

Property Summary

LEASE PRICE	Suite 301 \$1.15/SF/NNN
LEASE PRICE	Small Yard \$300/mo
TOTAL AVAILABLE	Suite 301 ±3,000 SF Small Yard ±630 SF
TYPE	Industrial Office/Retail Warehouse
YEAR BUILT	1994
PARCEL	Sg-5-2-22-1333
ZONING	M1
CLASS	B

- Great opportunity to lease space at the R&R
- Industrial Park just south of Costco in St. George.
- Two suites available.
- High traffic, great visibility, easy access.

FOR MORE INFORMATION



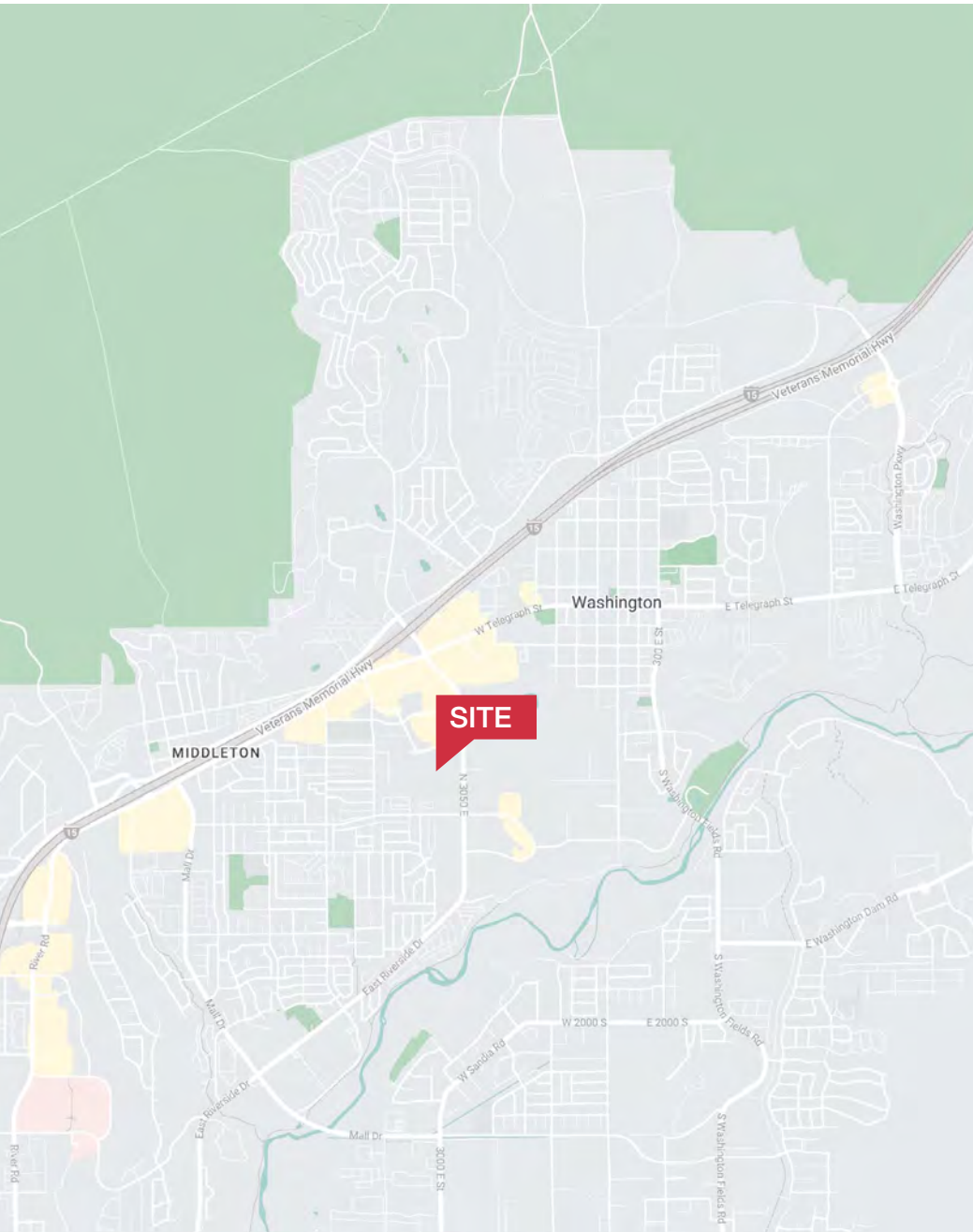
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OR TEXT 21802 TO 39200





Area Map



Area Map

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



JOANN **BEST BUY** **IN-N-OUT**
NATURAL GROCERS **DOLLAR TREE** **KOHL'S**
WWW.NATURALGROCERS.COM **SONIC** **Red Robin**
SHOE CARNIVAL

STARBUCKS **TACO BELL**
Auto Zone
jiffy lube

SPORTSMAN'S WAREHOUSE **BURGER KING** **SAL HART'S**
MOUNTAIN AMERICA **Albertsons** **HARBOR FREIGHT**
Wendy's **Freddy's** **CAL POLY**

COSTCO WHOLESALE
GREASE MONKEY

Walmart **IHOP** **Jack in the box**
petco **McDonald's** **THE HOME DEPOT**
ZIONS BANK **CHASE**

SITE

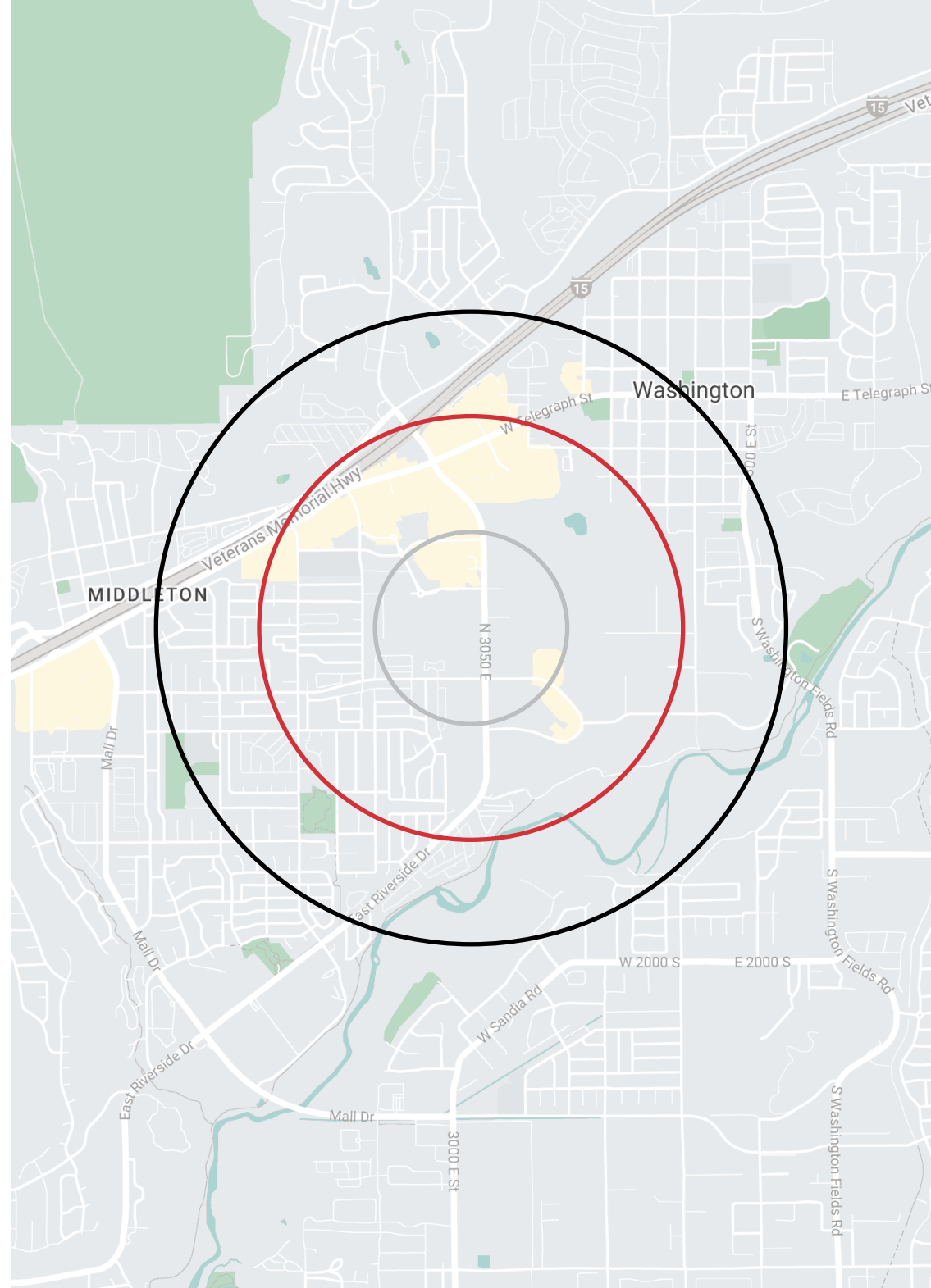
PINE VIEW HIGH SCHOOL

Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	9,473	45,762	86,205
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	3,219	14,840	28,340
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$60,883	\$74,788	\$77,066

Traffic Counts

STREET	AADT
3050 E	23,000
I- 15	54,000
Deseret Drive	6,700





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	121 miles
Los Angeles, California	388 miles
San Diego, California	450 miles
Denver, Colorado	674 miles
Phoenix, Arizona	422 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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