

FOR LEASE | RETAIL

# 250 Red Cliffs Dr. #3

St. George, UT 84790

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
(435) 628.1609 | [naiexcel.com](http://naiexcel.com)

Offered By:

**Curren Christensen**

office: 435.628.1609  
direct: 435.627.5752  
email: [currenc@naiexcel.com](mailto:currenc@naiexcel.com)

39396

# Property Summary

ADDRESS	250 Red Cliffs Dr. #3 St. George, UT 84790
BUILDING SIZE   SQFT	3,110±
TAX ID	SG-5-2-20-204
REMODELED	2018
ZONING	C-2

## OFFERING TERMS

LEASE PRICE

**\$24/SF/MO/NNN**

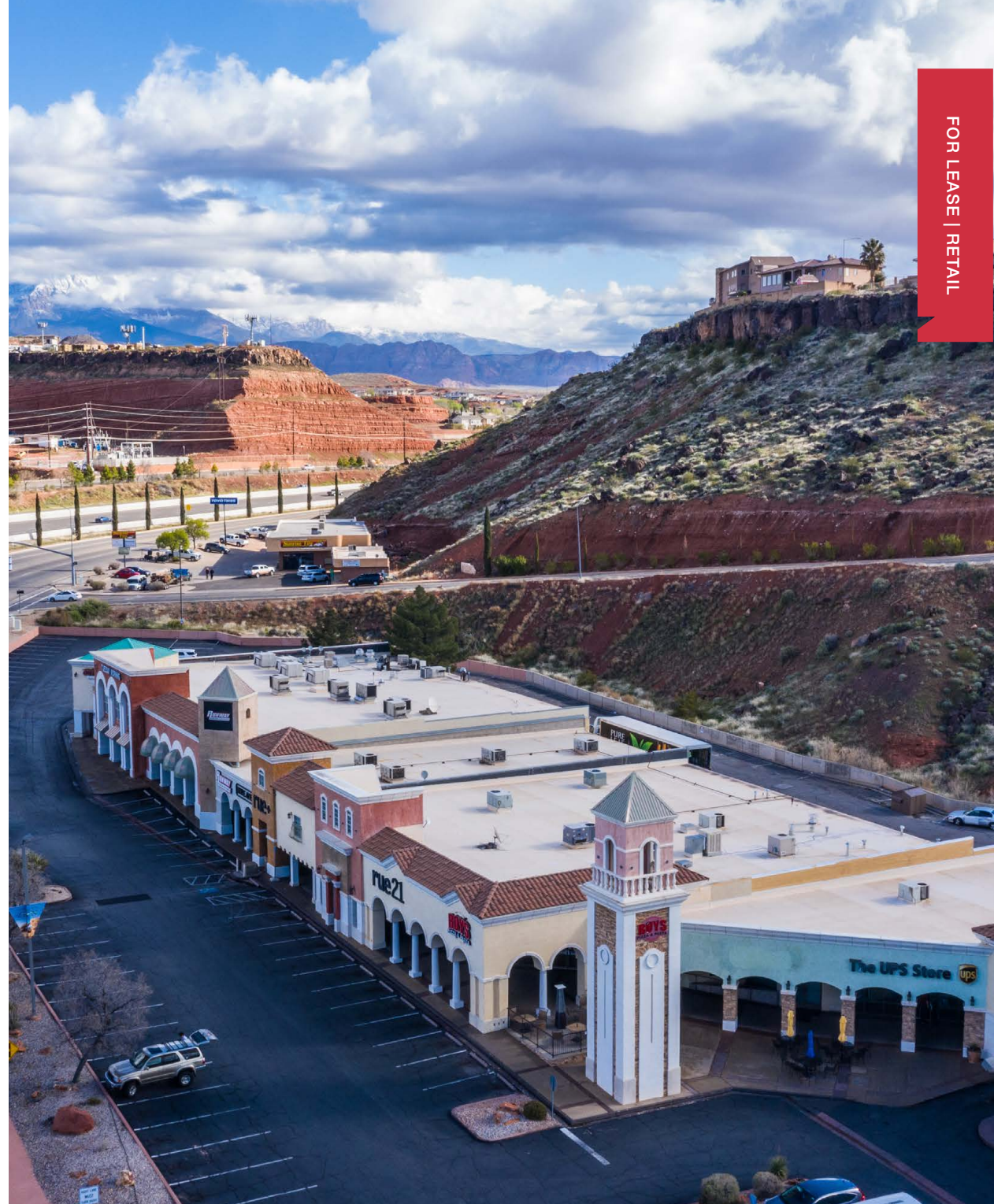
FOR MORE INFORMATION



**CLICK HERE**

OR TEXT 20377 TO 39200

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# Property Highlights

- Sublease at one of the busiest retail centers in Southern Utah!
- Restaurant Space with Outdoor Seating
- FF&E Negotiable
- Grease Interceptor in place, Hood Vent possible with Landlord Approval
- Sublease through 3rd Quarter of 2022
- Contingent Upon Landlord Approval of Sublease
- Exclusive Uses apply, call Curren to Verify compatible Use with Center



# Area Map

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E RED HILLS PKWY

E ST. GEORGE BLVD.

E ST. GEORGE BLVD.

100 S

100 S

N 900 E

N 1000 E

RIVER ROAD

**DSU**  
DIXIE STATE UNIVERSITY  
ST. GEORGE, UTAH

Carls Jr. CHIPOTLE  
RED LOBSTER STAPLES  
Capriotti's STARBUCKS  
chiji's ups rue21

KFC  
BIG O TIRES

McDonald's

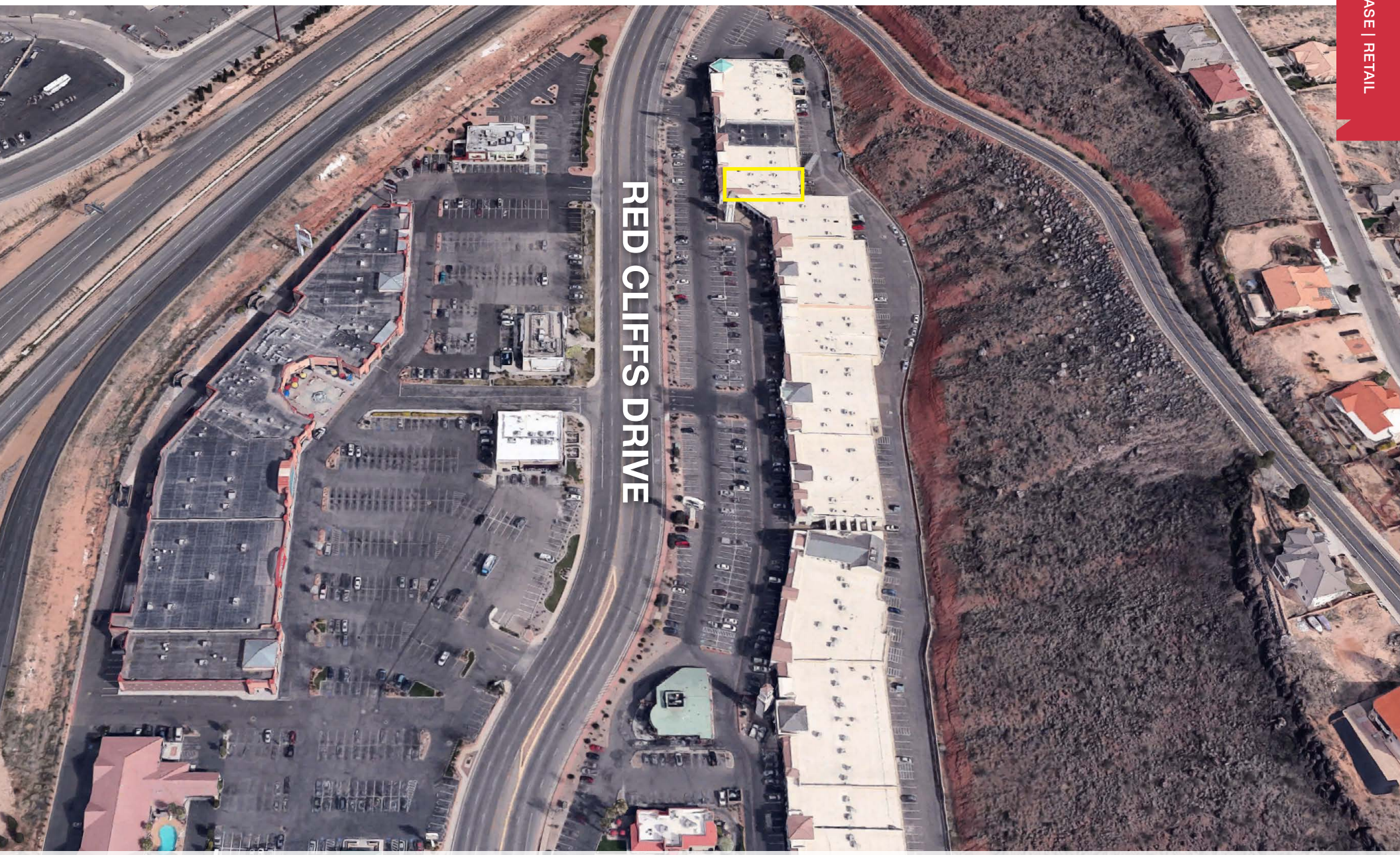
Habit Burger Grill planet fitness  
Chevron FIVE GUYS  
FIREHOUSE SUBS GAP OUTLET Chick-fil-e  
ULTA OLD NAVY FedEx Express

Target Michaels ROSS DRESS FOR LESS  
Olive Garden BUFFALO WILD WINGS  
verizon LOWE'S  
DOLLAR TREE CVS pharmacy

SITE

RED CLIFFS DR.

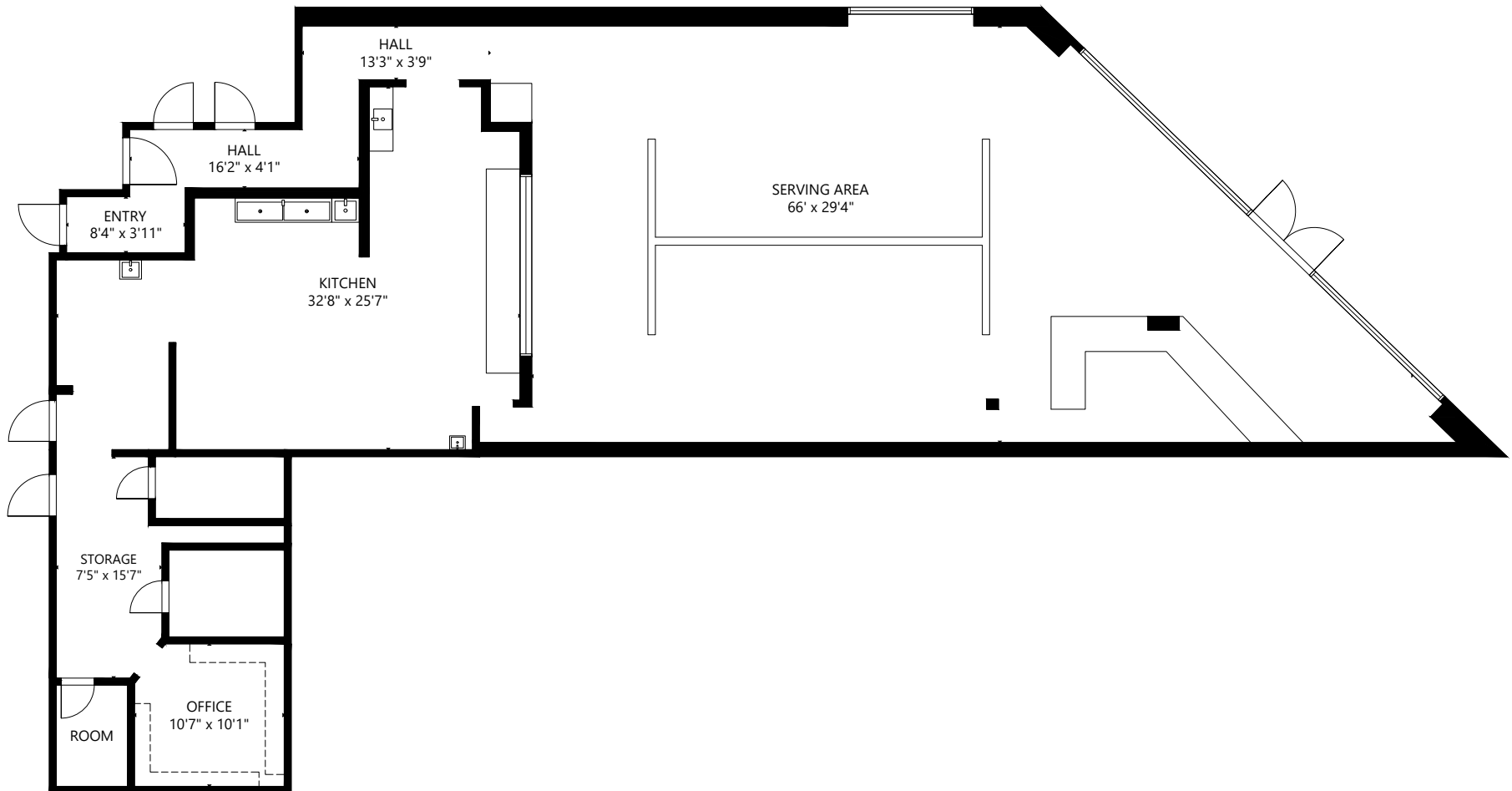
# Site Map



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# Floorplan

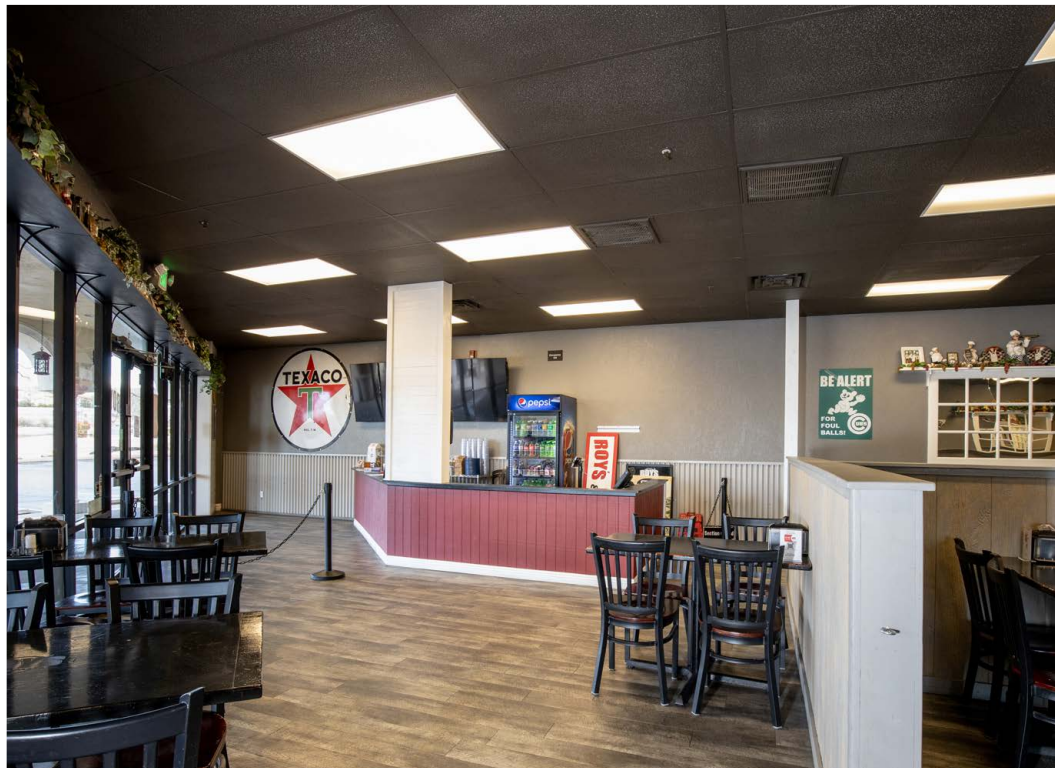
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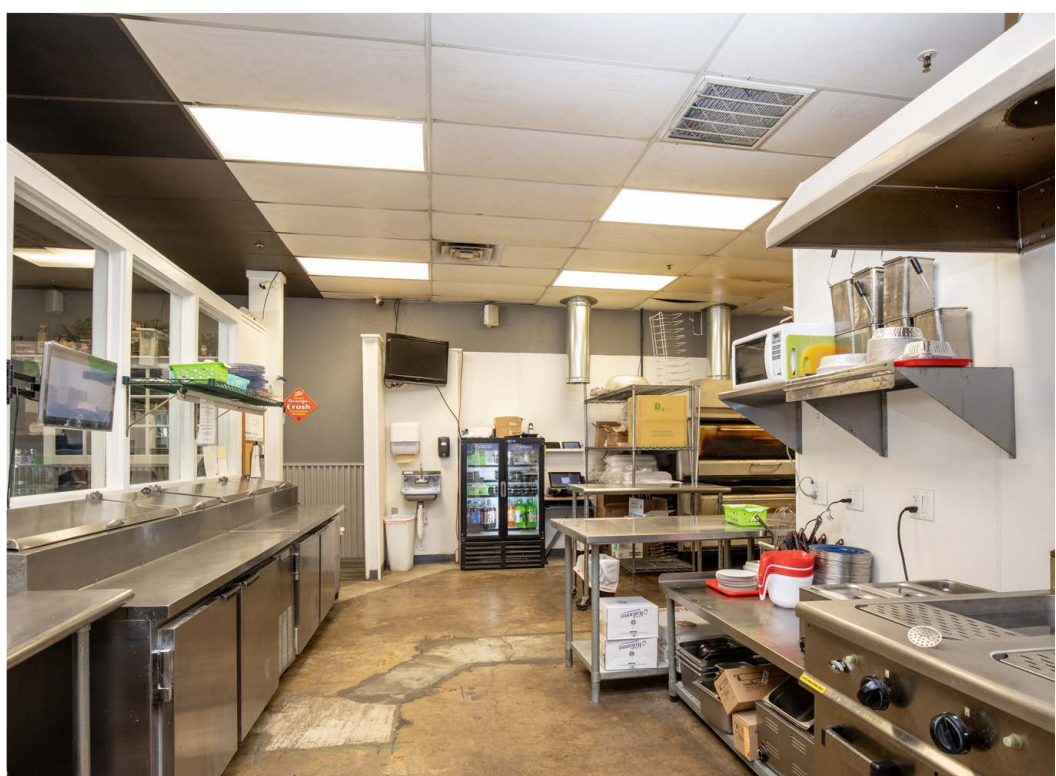
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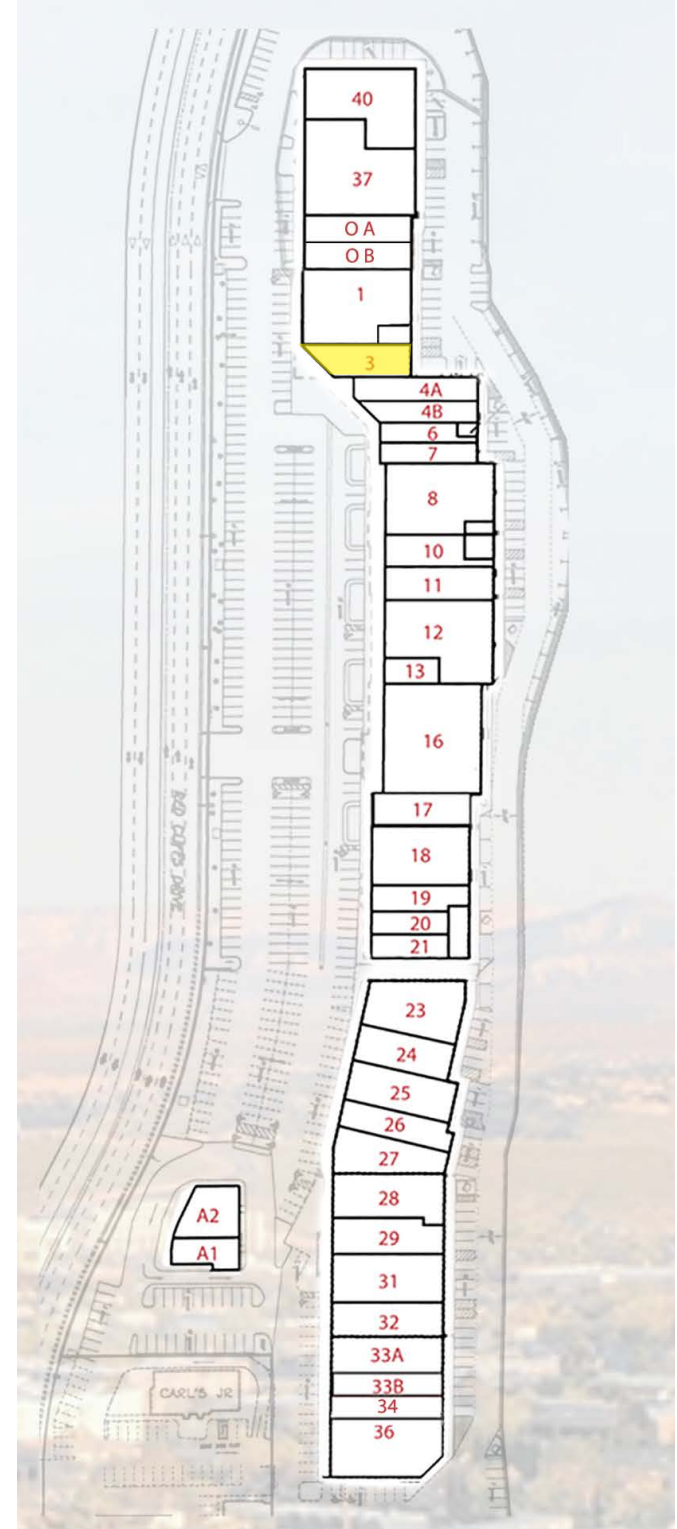
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# The Shoppes At ZION

CAPRIOTTI'S	13
COWBOYS & INDIANS	18
DEL SOL/ CARILOHA	10
DOWNEAST OUTFITTERS	28
EDDIE BAUER	12
FAMOUS FOOTWEAR	29
GENX	36
HOPE AVE	0B
HUHOT MONGOLIAN GRILL	23
JNK FORMALS	26
JUSTICE	19
LEVI'S	17
QT NAIL & SPA	27
OUTBACK STEAKHOUSE	40
PHAT AXE	17
REDSTONE OLIVE OIL	33B
ROCKY MTN. CHOCOLATE FACTORY	20
RUE21	1
RUNWAY FASHION EXCHANGE	0A
SKECHERS	25
SMASHBURGER	A2
STANDARD OPTICAL	7
STARBUCKS	A1
SUNGLASS HUT	21

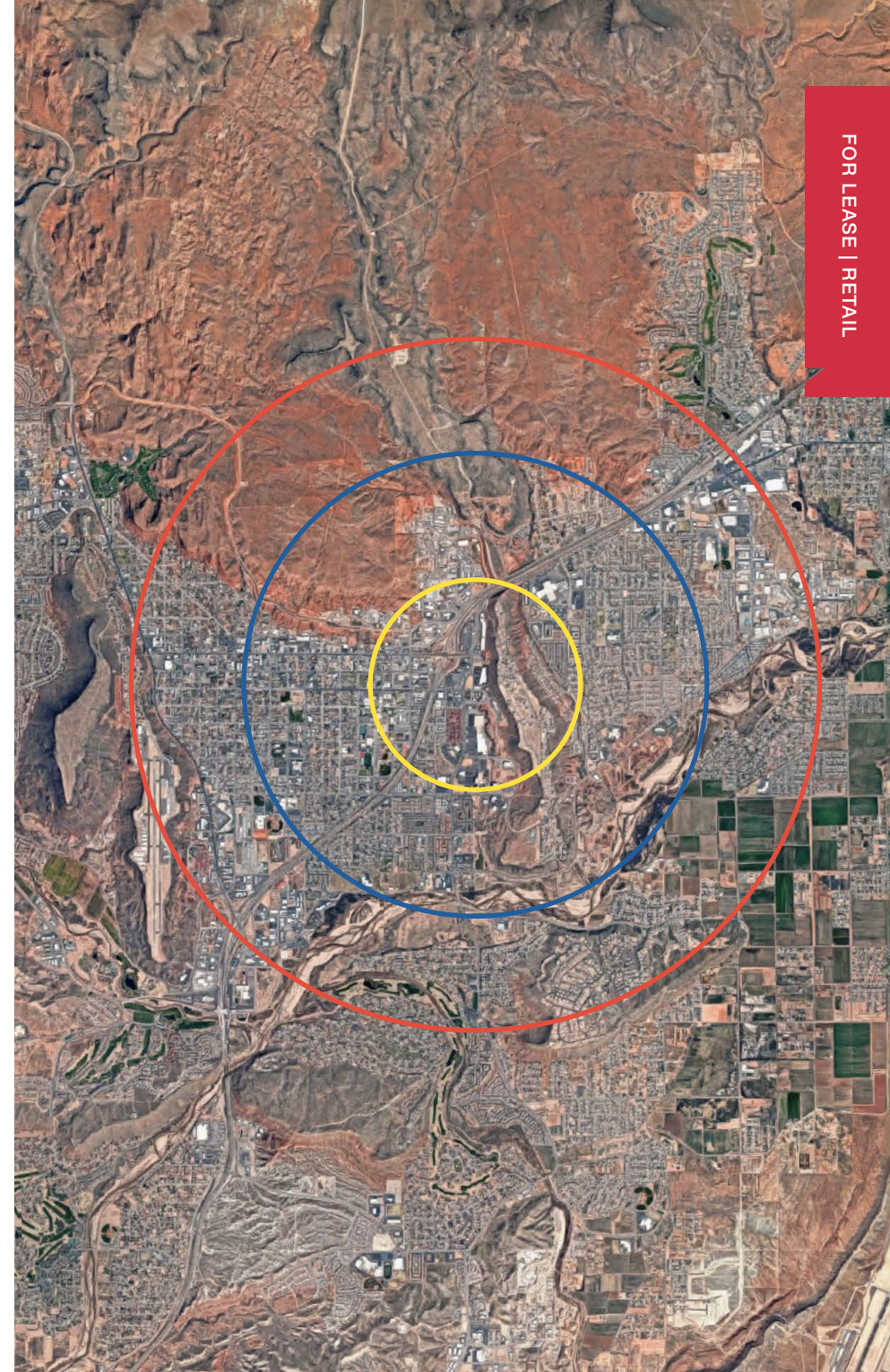
SWEET ROLLED TACO	6
THE CHILDREN'S PLACE	8
THE UPS STORE	4B
TUESDAY MORNING	37
VAN HEUSEN   IZOD GOLF	11
WING NUTZ	24



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# Demographics

	1 Mile	3 Mile	5 Mile
Population	<b>4,498</b>	84,872	251,107
Average Household Size	<b>2.71</b>	3.14	3.20
Total Businesses	<b>968</b>	5,292	9,894
Total Employees	<b>19,538</b>	70,704	124,465
Average Household Income	<b>\$100,892</b>	\$105,256	\$109,902
Median Household Income	<b>\$97,273</b>	\$98,872	\$101,189
Per Capita Income	<b>\$37,696</b>	\$33,362	\$33,956



# Tourism

- Tour buses welcome at the Shoppes at Zion

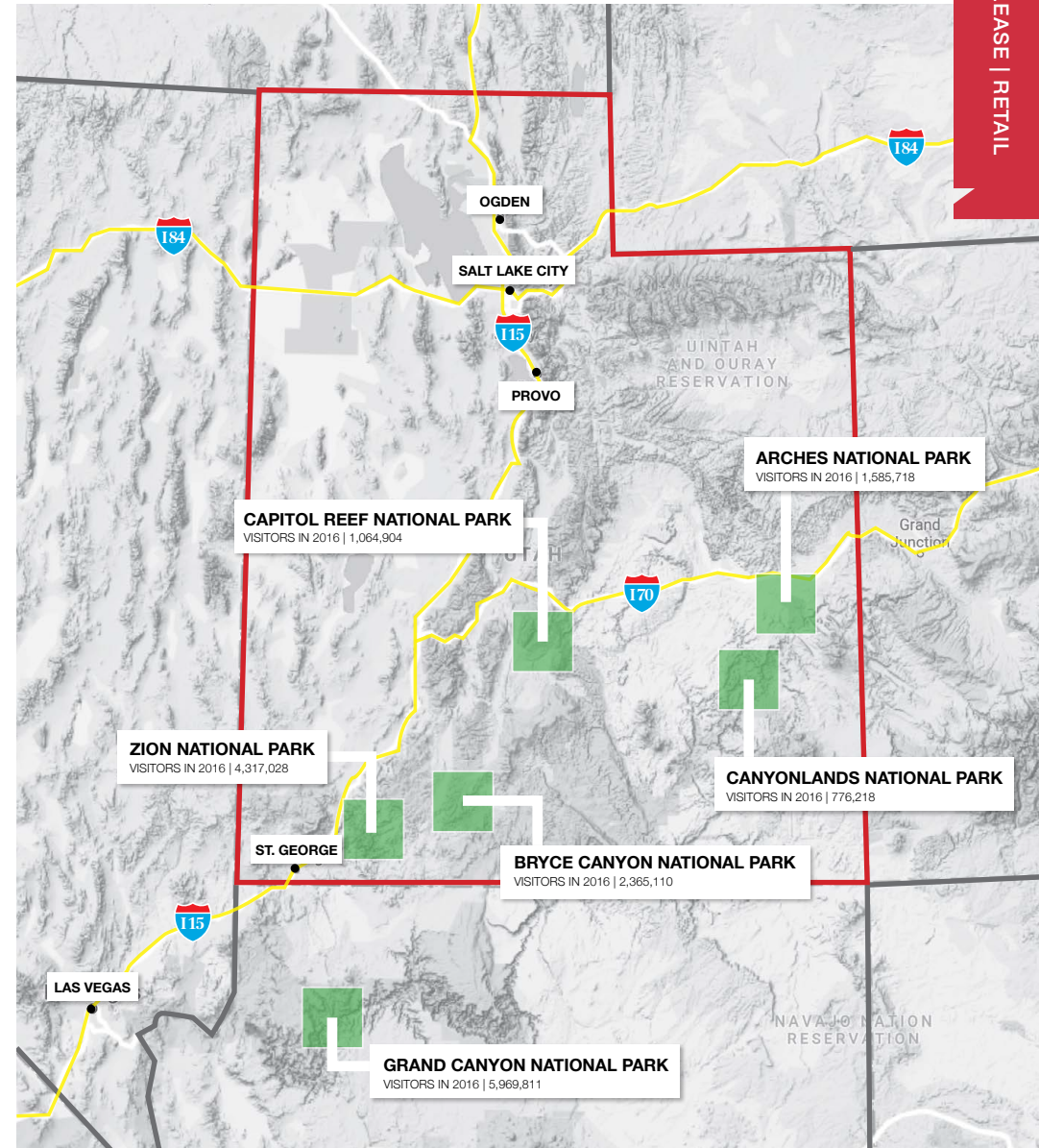


## Distance to Major Cities

	FROM ST. GEORGE
Salt Lake City, Utah	291 MILES
Las Vegas, Nevada	137 MILES
Los Angeles, California	405 MILES
San Diego, California	466 MILES
Denver, Colorado	618 MILES
Phoenix, Arizona	393 MILES

## Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	58.1 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	77.3 MILES
Canyonlands National Park	776,218	435,908	417,560	295 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	157 MILES
Arches National Park	1,585,718	1,014,405	860,181	283 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	167 MILES





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