



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE Offered By: Wes Davis, MBA

243 E. St. George Blvd. Suite 200 St George, Utah 84770

(435) 628.1609 | naiexcel.com

office: 435.628.1609 direct: 435.627.5705

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Property Summary

ADDRESS

835 E St. George Blvd
St. George, UT 84770

BUILDING LEASE SIZE

±2,527 SF

YEAR BUILT

1970

LOT SIZE

0.58 AC

OFFERING TERMS

SALE PRICE

\$850,000

LEASE PRICE STARTING AT

\$2.08/SF/NNN

FOR MORE INFORMATION

http://helloarti.com/view/31926

TEXT 17992 TO 39200

- Do not disturb tenant
- Drive thru Blvd location AADT Blvd. 31,000
- TI negotiable
- · Ability to expand parking & possibly building
- Available summer 2019
- Partially furnished, (other furnishings negotiable)
- Owner/Agent



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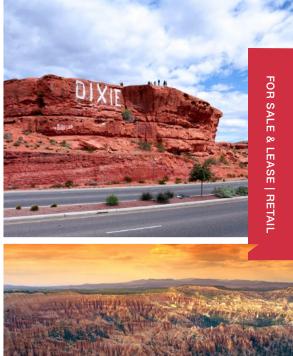














- Washington County 155,602
- St. George 76,817
- Median Income of \$49,498
- Cost of Living Index of 102
- Unemployment Rate of 3.6%
- Median house value of \$234,800

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

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

Distance to Major Cities

	FROM ST. GEORGE		
Salt Lake City, Utah	303 MILES		
Las Vegas, Nevada	123 MILES		
Los Angeles, California	387 MILES		
San Diego, California	449 MILES		
Denver, Colorado	631 MILES		
Phoenix, Arizona	417 MILES		

Days of Sunshine

- St. George 300 days a year
- United States 205 days a year

Sporting Events

- 42 major sports events bring approx. 62,000 participants & 116,000 out of town visitors — bringing approx. \$78 million to the economy (The Spectrum)
- Ironman 70.3 St. George − 2,500 triathletes
- St. George Marathon 7,800 runners
- Huntsman Senior Games 11,000 competitors
- NJCAA Softball Championship tournament 16 teams from around the nation

Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	46.5 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	141 MILES
Canyonlands National Park	776,218	435,908	417,560	347 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	209 MILES
Arches National Park	1,585,718	1,014,405	860,181	335 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	146 MILES



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