



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



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
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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







FOR SALE & LEASE | RETAIL



Population/Economy

- 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

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

> 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

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

NAI Excel

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