

FOR LEASE

1,351± SF–
2,702± SF

Home Depot
Anchored Retail



1626 W Sunset Blvd Bldg B

St. George, UT 84770

Property Features

- Home Depot anchored retail center on Sunset Blvd
- Join America First Credit Union, Carl's Jr, and Tropical Smoothie Cafe
- 2,702± SF free standing building next to Tropical Smoothie Cafe
- Projected Fall 2016 completion
- Space delivered in a gray shell
- 1,121± SF shared patio

SPACE AVAILABLE

1,351–2,702± SF

LEASE PRICE – \$1.45/SF/MO/NNN

For more information:

Jon Walter, MBA, CCIM

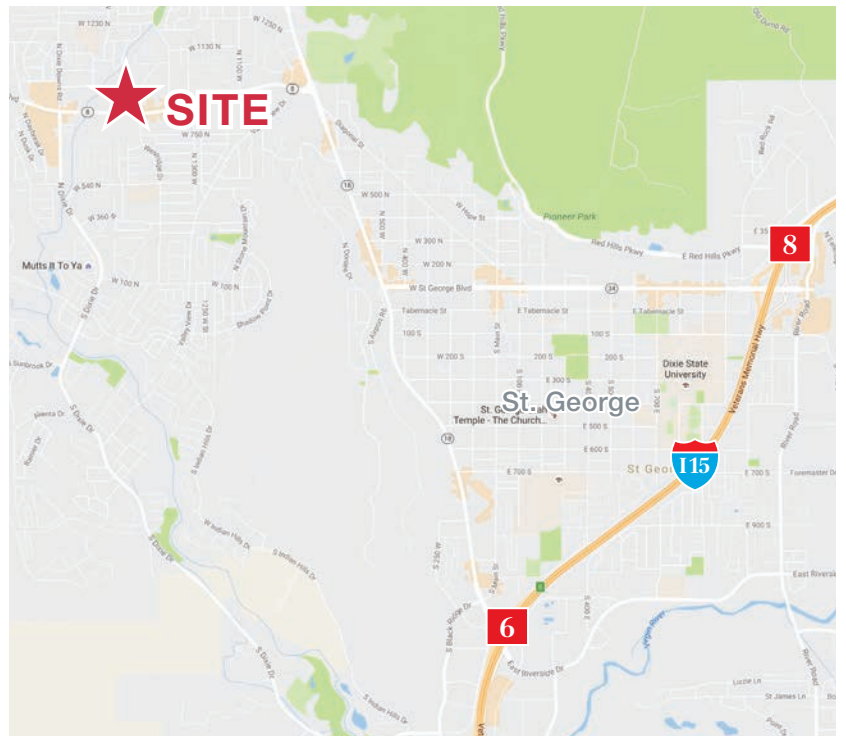
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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2016 Estimated Population	16,013	39,597	74,882
2021 Projected Population	17,603	43,186	82,392

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2016 Est. Median HH Income	\$49,964	\$50,201	\$50,786
2016 Est. Average HH Income	\$61,879	\$64,043	\$65,541
2016 Est. Per Capita Income	\$21,509	\$22,437	\$23,124

TRAFFIC COUNTS

Sunset Boulevard:

24,085 AADT

N Dixie Drive:

11,815 AADT

Dixie Downs Rd:

10,245 AADT

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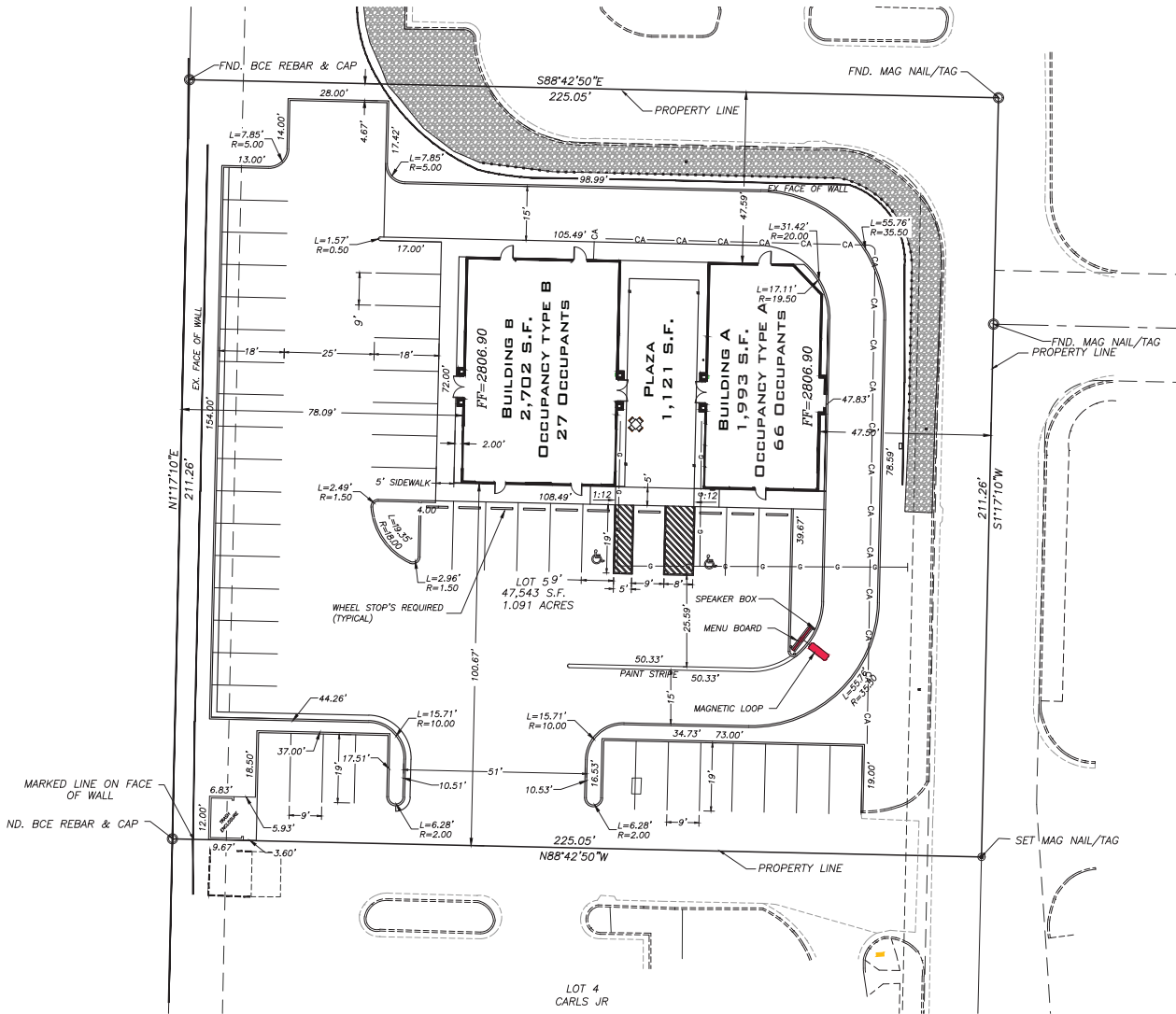


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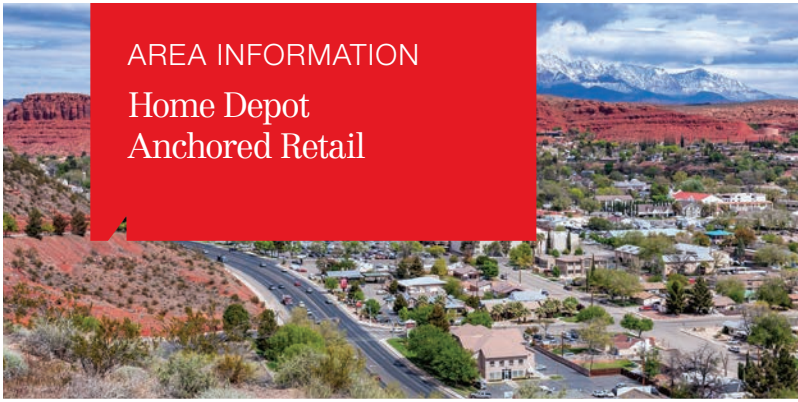
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SITE PLAN



AREA INFORMATION

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Driving Distance to Major Cities from Property

SALT LAKE CITY, UT	303 miles
LAS VEGAS, NV	123 miles
DENVER, CO	631 miles
LOS ANGELES, CA	387 miles
SAN FRANCISCO, CA	684 miles
SEATTLE, WA	1,141 miles

Location Information

WASHINGTON COUNTY is known for warm winter weather, snowbirds, and beautiful red rock scenery. It has been known as Utah's Dixie since pioneers settled here in the 1850's. Championship golf, tennis, walking paths, biking trails, hiking, warm, snow-free winters and year long low humidity all make life attractive here.

Home to the world-renowned Snow Canyon State Park and the Tuacahn Center with its 1,920 seat outdoor amphitheatre and the magnificent Zion National Park, the county has the benefit of a large, ultra-modern convention center and the 1200 seat Cox Performing Arts Theatre that is on the Dixie State University campus.

- POPULATION: Washington County - 155,602
St George - 76,817
- LAND AREA: 2,427 Square Miles
- ECONOMY: Median Income of \$49,498 with a Cost of Living Index of 102 and an Unemployment Rate of 3.6%
- HOUSING: Median house value of \$234,800

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[CLICK HERE FOR MORE INFORMATION](#)