



FOR LEASE



SUNSET BOULEVARD & BLUFF STREET ST. GEORGE, UTAH

PROPERTY INFORMATION

- **300,000 SF Lifestyle Center**
- Highest Traffic Counts in St. George
- 56,515 Vehicles Per Day at the Intersection of Sunset and Bluff
- Anchored by Larry H. Miller Megaplex Theaters
- 230,000 Population in the St. George trade Area
- Sunset Corner is Located at the center of the Highest Incomes in the Market
- **Retail Lease Rates from \$15.00 PSF NNN**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2016 Estimated	8,488	42,904	82,096
2021 Projected	9,151	46,980	91,461
Households			
2016 Estimated	2,790	14,962	28,672
2021 Projected	3,015	16,450	32,065
Income			
2016 Median HHI	\$40,336	\$42,988	\$47,881
2016 Average HHI	\$52,879	\$57,468	\$62,201
2016 Per Capita	\$18,546	\$20,643	\$21,845

Information provided by ESRI Business Analyst

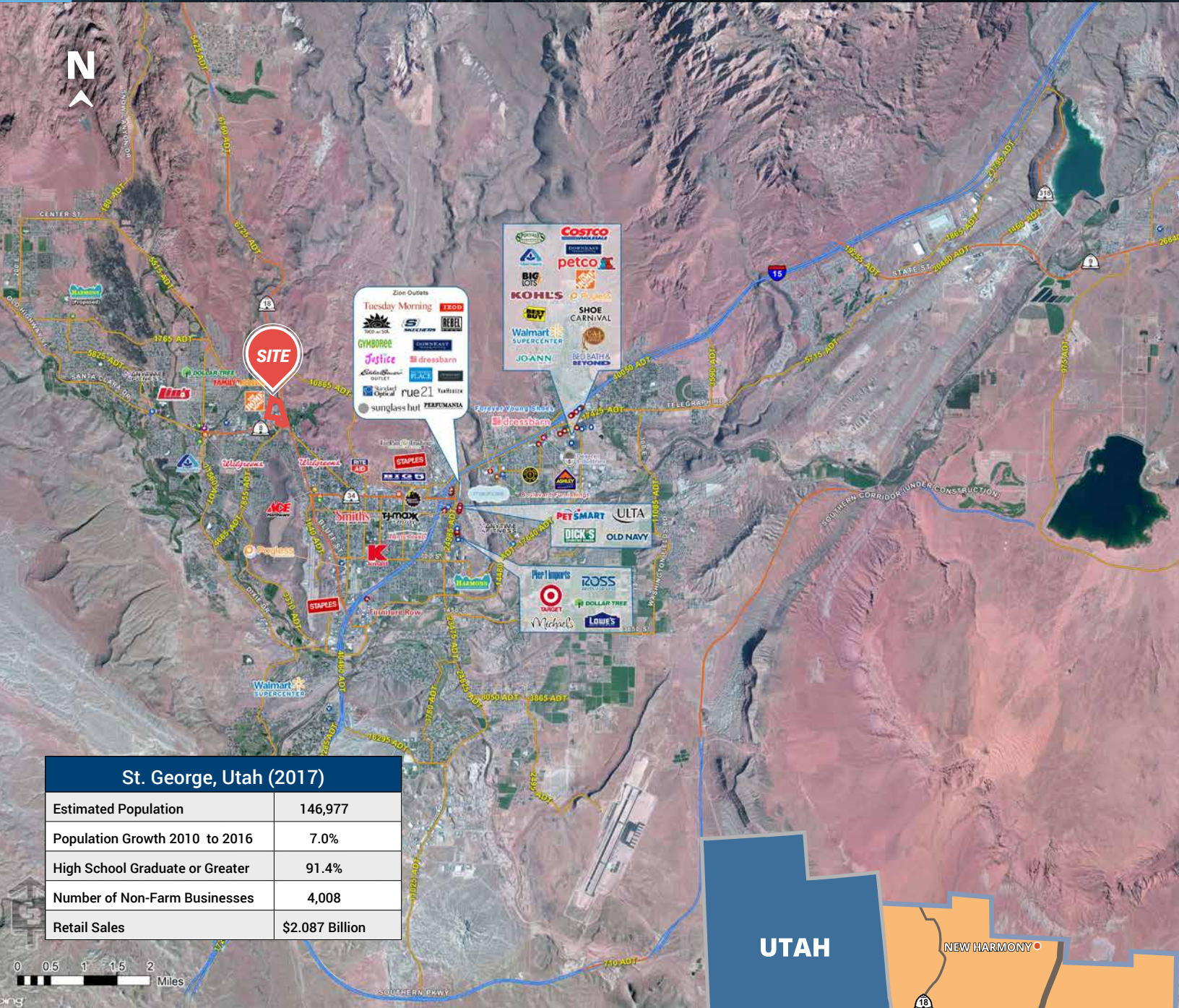
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St. George, Utah (2017)	
Estimated Population	146,977
Population Growth 2010 to 2016	7.0%
High School Graduate or Greater	91.4%
Number of Non-Farm Businesses	4,008
Retail Sales	\$2.087 Billion

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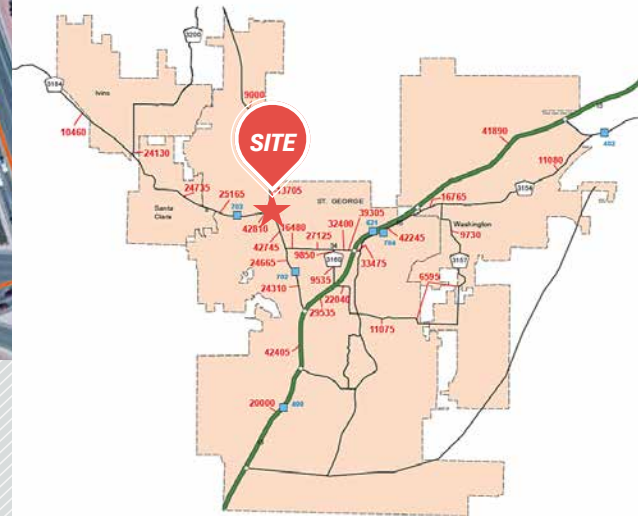


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2012 UDOT Traffic Counts



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LEGEND

- AVAILABLE
- QUIETLY MARKETED
- LEASED

SUITE	SF
801	16,938
802	1,330
803	1,444
804	1,444
805	1,444
806	1,330
807	1,330
808	1,444
809	1,444
810	1,444
811	1,330

SUITE	Tenant / SF
301 Main Flr	1,021
301- 2 nd Flr	<i>The Grubery</i>
303	981
305	<i>Massage Envy</i>
306	1,340
307	All Good Coin
308	1,817
309	European Watch
311	THE EGG&I
312	1,178



SUITE	SF
1501	10,053
1502	1,029
1504	2,379
1505	2,118

SUITE	Tenant / SF
1001	<i>Origin</i> CLOTHING COMPANY
1002	Classic Sports
1003	1,690
1004	1,779
1005	BRENT'S PHARMACY

SUITE	Tenant / SF
400	Gally's
401	LESLIE'S SWIMMING POOL SUPPLY
402	1,802
403	STARBUCKS

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