

FOR LEASE > RETAIL

Sunset Corner



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 starting from \$16.00 PSF NNN

DEMOGRAPHICS

Population

| | 1 MILE | 3 MILE | 5 MILE |
|----------------|--------|--------|--------|
| 2018 Estimated | 8,854 | 43,994 | 85,470 |
| 2023 Projected | 9,523 | 47,908 | 95,337 |

Households

| | | | |
|----------------|-------|--------|--------|
| 2018 Estimated | 2,864 | 15,059 | 29,391 |
| 2023 Projected | 3,071 | 16,379 | 32,731 |

Income

| | | | |
|------------------|----------|----------|----------|
| 2018 Median HHI | \$47,489 | \$51,702 | \$55,255 |
| 2018 Average HHI | \$65,650 | \$69,641 | \$75,894 |
| 2018 Per Capita | \$22,807 | \$24,797 | \$26,401 |

Information provided by ESRI Business Analyst

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LEGEND

- AVAILABLE
- LEASED

| LOWER LEVEL SUITES | Tenant / SF |
|--------------------|-----------------|
| 801 | 16,938 |
| 802 | 1,330 |
| 803 | 1,444 |
| 804 | 1,444 |
| 805 | 1,444 |
| 806 | 1,330 |
| UPPER LEVEL SUITES | |
| 808 | 1,330 |
| 809 | Smiles RESTORED |
| 810 | |
| 811 | |
| 812 | |



| SUITE | Tenant / SF |
|-------|--------------------|
| 1501 | ELEVATION FITNESS |
| 1502 | |
| 1504 | 2,379 |
| 1505 | Axiom Chiropractic |

| SUITE | Tenant / SF |
|-------|----------------------------------|
| 1001 | Affordable Long Range |
| 1002 | EnviroGuarc Pest Control |
| 1003 | Netos Panaderia |
| 1004 | 1,779 |
| 1005 | BRENT'S PHARMACY & DIABETES CARE |

| SUITE | Tenant / SF |
|-------|-----------------------------------|
| 404 | PORKBELL'S MEATERY & CATERING CO. |
| 401 | LESLIE'S SWIMMING POOL SUPPLIES |
| 402 | 1,802 |
| 403 | STARBUCKS COFFEE |

| SUITE | Tenant / SF |
|-------|----------------------------|
| 505 | Orthodontics of St. George |

| SUITE | Tenant / SF |
|--------------|-----------------------------|
| 301 1st Flr | Sloth & Sons Cookies |
| 301 2nd Flr | The Egg & I |
| 302 Main Flr | Elan Hair Salon |
| 303 | cricket |
| 305 | Massage Envy |
| 306 | Kristin K Woods Attorney |
| 307 | All Good Coin |
| 308 | 1,817 |
| 309 | European Watch |
| 311 | The EGG&I Breakfast & Lunch |
| 312 | The French Bakery |

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