

700 S 13,000 ADT

Available

LOI

Lease Review

Lease Signed / Open



Retail for Lease

St. George Place

717 S Bluff Street
St. George, UT

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Colliers

6440 S. Millrock Dr., Suite 500
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Property Info

- 230,000 SF premier shopping and dining destination
- Completely redesigned to better suit today's consumer and tenant requirements
- Opening late Summer 2025
- Range of space available from mid-box to restaurant pads
- Drive-thru options available
- Tenants include:



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimated	8,417	53,360	115,558
2029 Projected	9,393	59,218	125,207
Households			
2024 Estimated	3,188	19,597	40,054
2029 Projected	3,708	22,403	44,448
Income			
2024 Median HHI	\$54,736	\$71,443	\$82,861
2024 Average HHI	\$74,196	\$100,966	\$113,320
2024 Per Capita	\$26,894	\$36,761	\$39,707

Main St 11,000 ADT

Bluff St 34,000 ADT

Available	LOI	Lease Review	Lease Signed / Open
Orange	Grey	Blue	Dark Green



Site Plan

Restaurant Pads



Construction Progress



Washington County, Utah

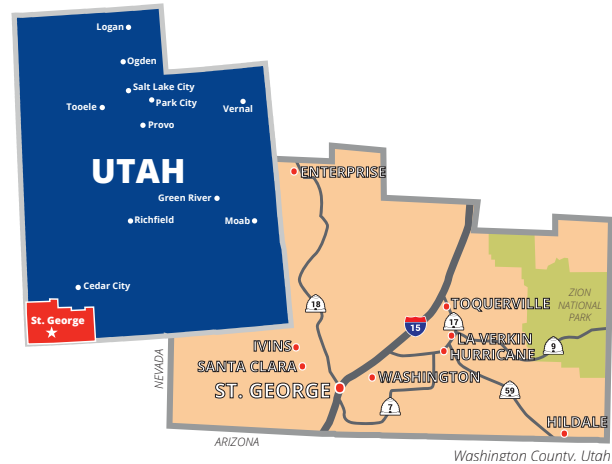
Located in the southwestern corner of Utah, Washington County comprises the St. George Metropolitan Statistical Area.

Demographics

In 2025 Washington County had an estimated a population of 214,323 people with a median age of 39 and a average household income of \$107,691. In the next 5 years the population is expected to grow by more than 38,641 people, a 18.1% increase, or 3.37% per year.

2024 National Parks Visits

Zion - 4.95M visits
 Bryce Canyon - 2.5M visits
 Canyonlands - 800k visits
 Capitol Reef - 1.42M visits
 Arches - 1.47M visits
 Grand Canyon - 4.92M visits



Highlights

- From 2020-2024, St. George ranked as the #4 fastest-growing MSA in the U.S., by percentage. Adding over 27,000 people since 2020, a 11.85% increase over the past four years, Washington County's population continues to grow at near this same pace, at about 3.6% annually.
- St. George was ranked as the second best-performing small city by The Milken Institute in 2025.
- St. George was also awarded the #2 best small city for starting a business by WalletHub.
- Aviation, Healthcare, Education and Tourism are major industries in Washington County.

Washington County, Utah

	2024	2029
Population	214,323	231,718
Households	73,254	83,522
Average Household Size	2.8	2.74
Median Age	38.1	39.4
Median Household Income	\$82,760	\$102,625
Average Household Income	\$112,164	\$134,054
Per Capita Income	\$39,528	\$48,413

Most Populous Cities

1	St. George	(110,270)
2	Washington	(35,439)
3	Hurricane	(21,235)
4	Ivins	(10,525)
5	Santa Clara	(8,420)
6	La Verkin	(4,476)
7	Enterprise	(2,344)
8	Toquerville	(1,970)
9	Hildale	(1,324)

Ranked

#1

in Job Growth by
Forbes Magazine

Daytime Population

209,348

in Washington County

Median Age is

38.1

in Washington County



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