

FOR SALE

2051 E Red Hills Pkwy
St George , UT 84770

Red Hills Pkwy



± 20,720 | RETAIL

Property Specs

OFFERED PRICE	\$7,595,000
CAP RATE	6.5%
BUILDING SIZE	±20,720 SF
LOT SIZE	± 1.8 Acres
YEAR BUILT	2006, Remodeled
CLASS	A
TYPE	Retail Regional Center

- Trophy Multi-Tenant Retail Asset with I-15 Visibility
- Long-Term Tenancies show strength of location and visibility
- Outstanding I-15 Visibility & Exposure
- Ideal for Retail, Office, Creative Use, and Flex Users
- Recently Repainted, immaculately maintained, and Abundant Natural Light with Expansive Windows
- Modern Finishes, colors, polished concrete floors, high ceilings
- I-15 Visibility, and High Traffic Counts on Red Hills Parkway, Great accessibility to Red Hills Parkway

- Suite 11 is only available space, current tenant to be vacating soon, with upside in the rents
- Proforma 6.5% CAP Rate with Suite 11 leased at an aggressive market lease rate
- I-15 Corridor continues to be the retail and office segments' strongest location market-wide
- Perfect for Partial Owner-Occupant, or Investor, with fantastic opportunity to grow your business



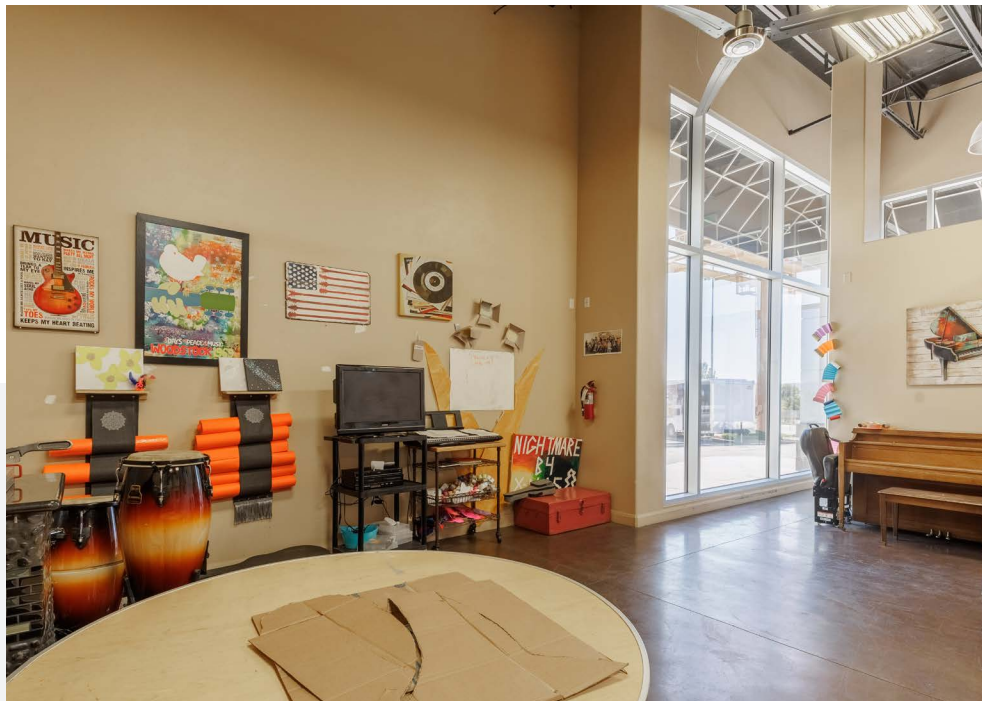
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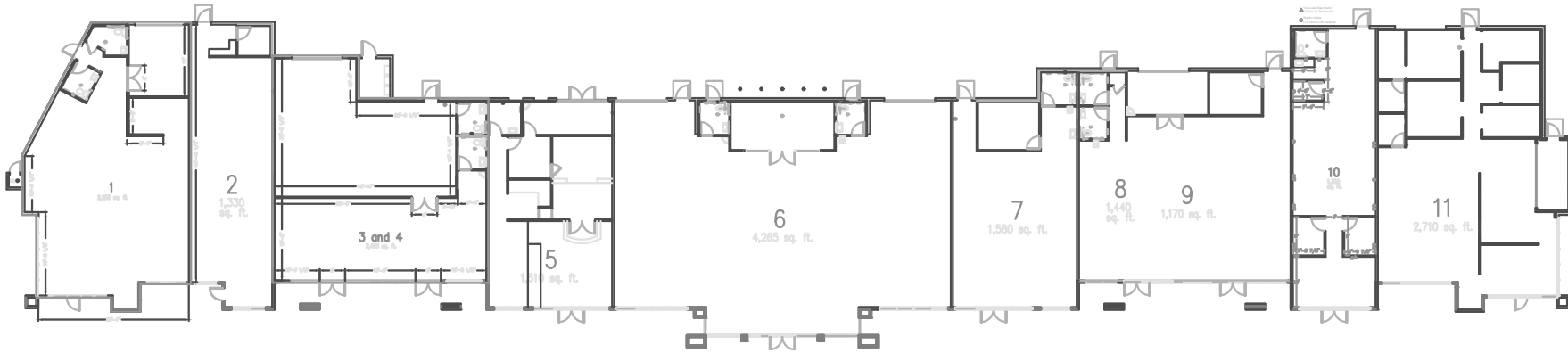
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PHOTOS



SITE PLAN



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	9,579	54,084	110,337
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,372	19,224	38,941
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$89,592	\$101,274	\$106,757

Traffic Counts

STREET	AADT
Veterans Memorial Highway	66,408
Red Hills Parkway	14,766

Cities Nearby

Reno, Nevada	530 miles
Los Angeles, California	389 miles
Salt Lake City, Utah	299 miles
Denver, Colorado	627 miles
Phoenix, Arizona	409 miles
San Antonio, Texas	1,241 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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