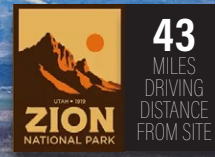


FOR SALE, LEASE OR BTS

CORAL JUNCTION RETAIL/OFFICE

Foothills Canyon Dr & Coral Canyon Blvd | Hurricane, Utah 84737



LIQUOR STORE

THE RUSH FUNPLEX
OPENS
March/April
2026



Hurricane Valley
Fire District



UNDER CONTRACT
STAY AMERICA

19.06
ACRES

~3.0
ACRES

5.82
ACRES

6.34
ACRES

32,000 ADT



HWY 9 (STATE ST) 32,000 ADT

Property Highlights

- Retail Pads & Office Available
- ~3.0 to 19.06 Acres
- Anchored by Rush Funplex & Hotel
- Easy Access to/from Interstate 15
- Major Intersection Leading to Zion National Park
- 369 Residential Units Planned Nearby
- Call Agents For Pricing

JOE MILLS 801.930.6755 TANNER OLSON 801.930.6752
jmills@legendcommercial.com tolnson@legendcommercial.com

BRANDON VASQUEZ 480.620.4738 AUSTIN PAYNE 480.322.4264
brandon.vasquez@dpcrc.com austin.payne@dpcrc.com

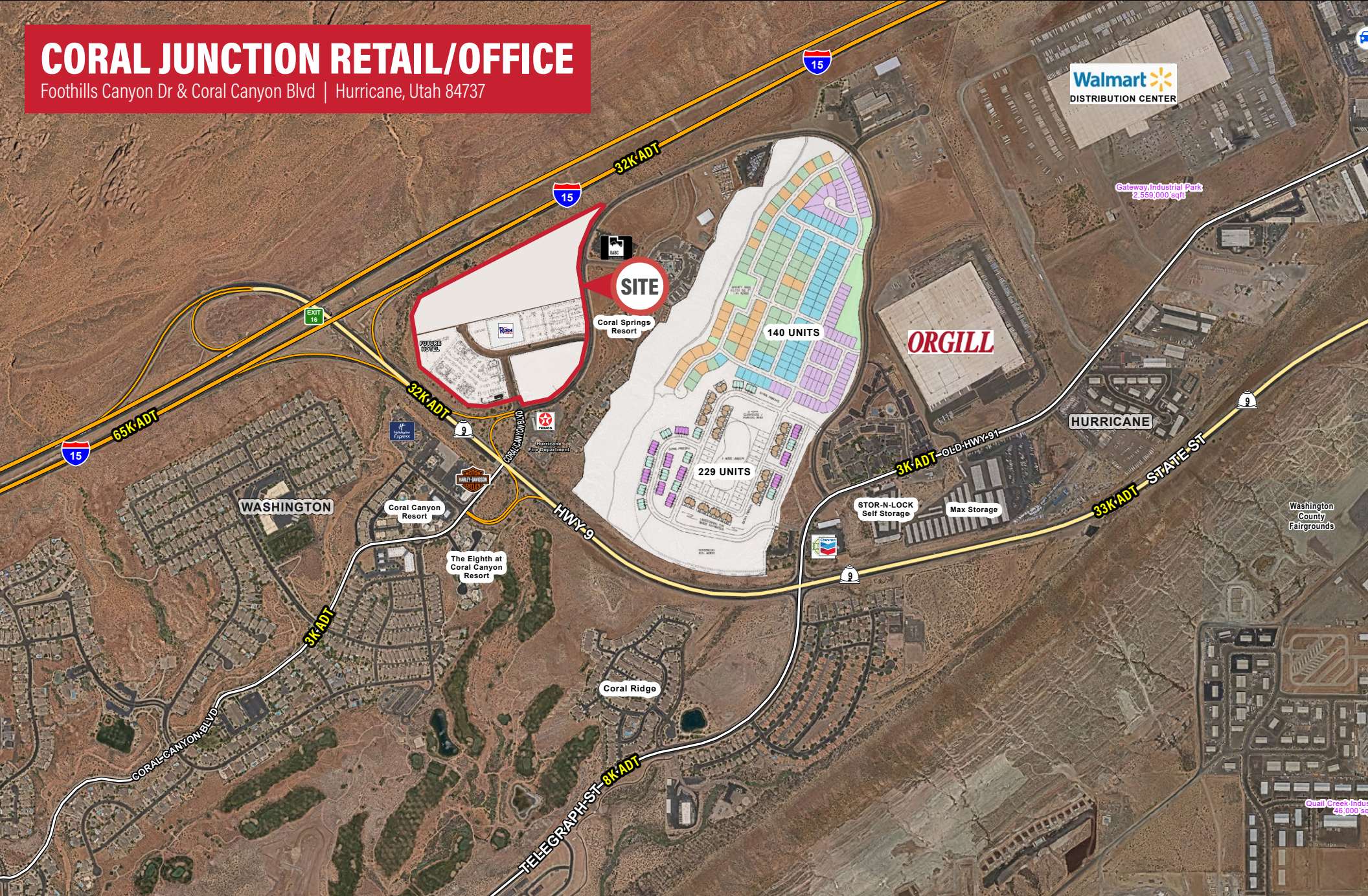


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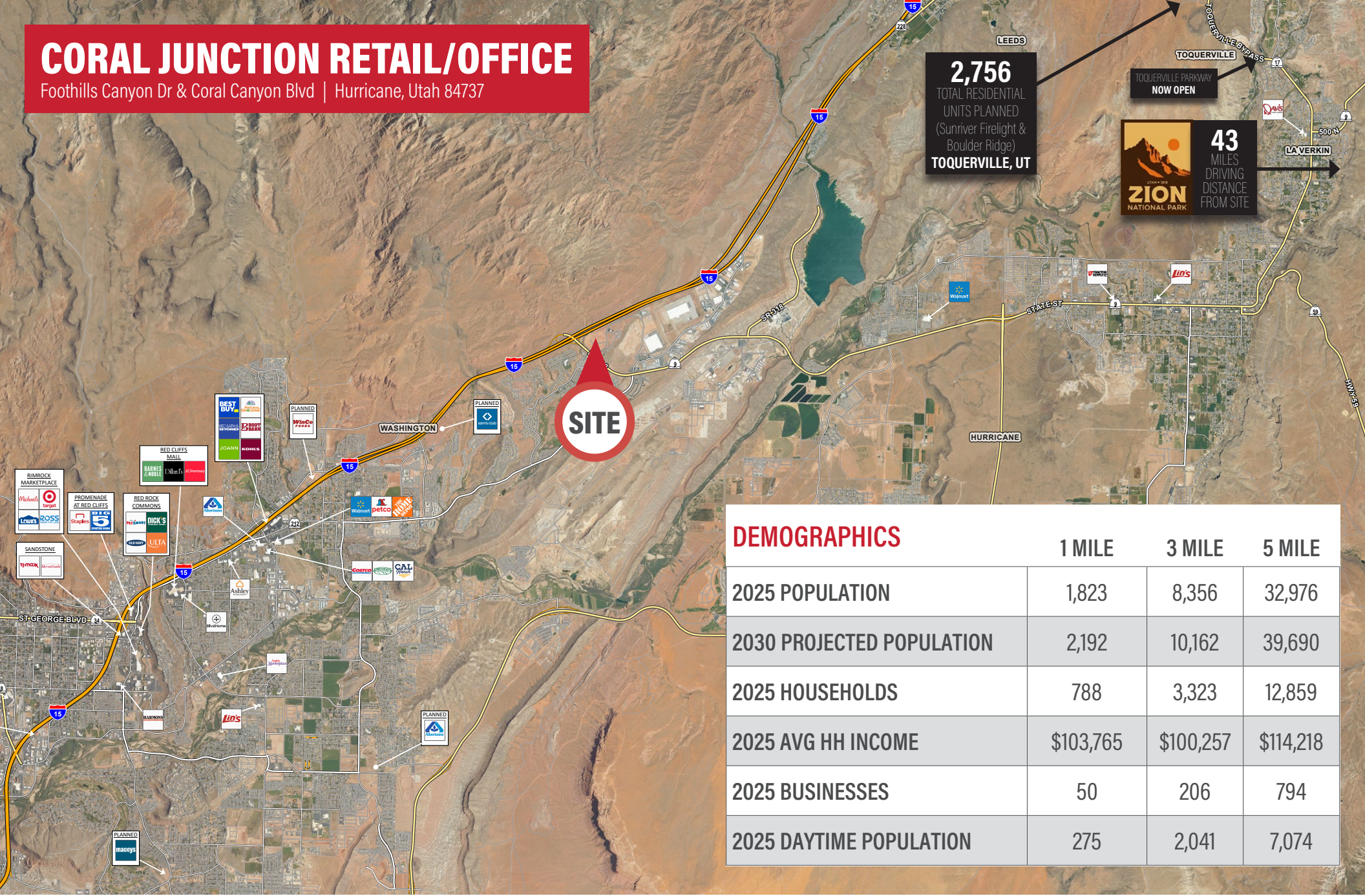


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2,756
TOTAL RESIDENTIAL
UNITS PLANNED
(Sunriver Firelight &
Boulder Ridge)
TOQUERVILLE, UT

43
MILES
DRIVING
DISTANCE
FROM SITE

ZION
NATIONAL PARK

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,823	8,356	32,976
2030 PROJECTED POPULATION	2,192	10,162	39,690
2025 HOUSEHOLDS	788	3,323	12,859
2025 AVG HH INCOME	\$103,765	\$100,257	\$114,218
2025 BUSINESSES	50	206	794
2025 DAYTIME POPULATION	275	2,041	7,074

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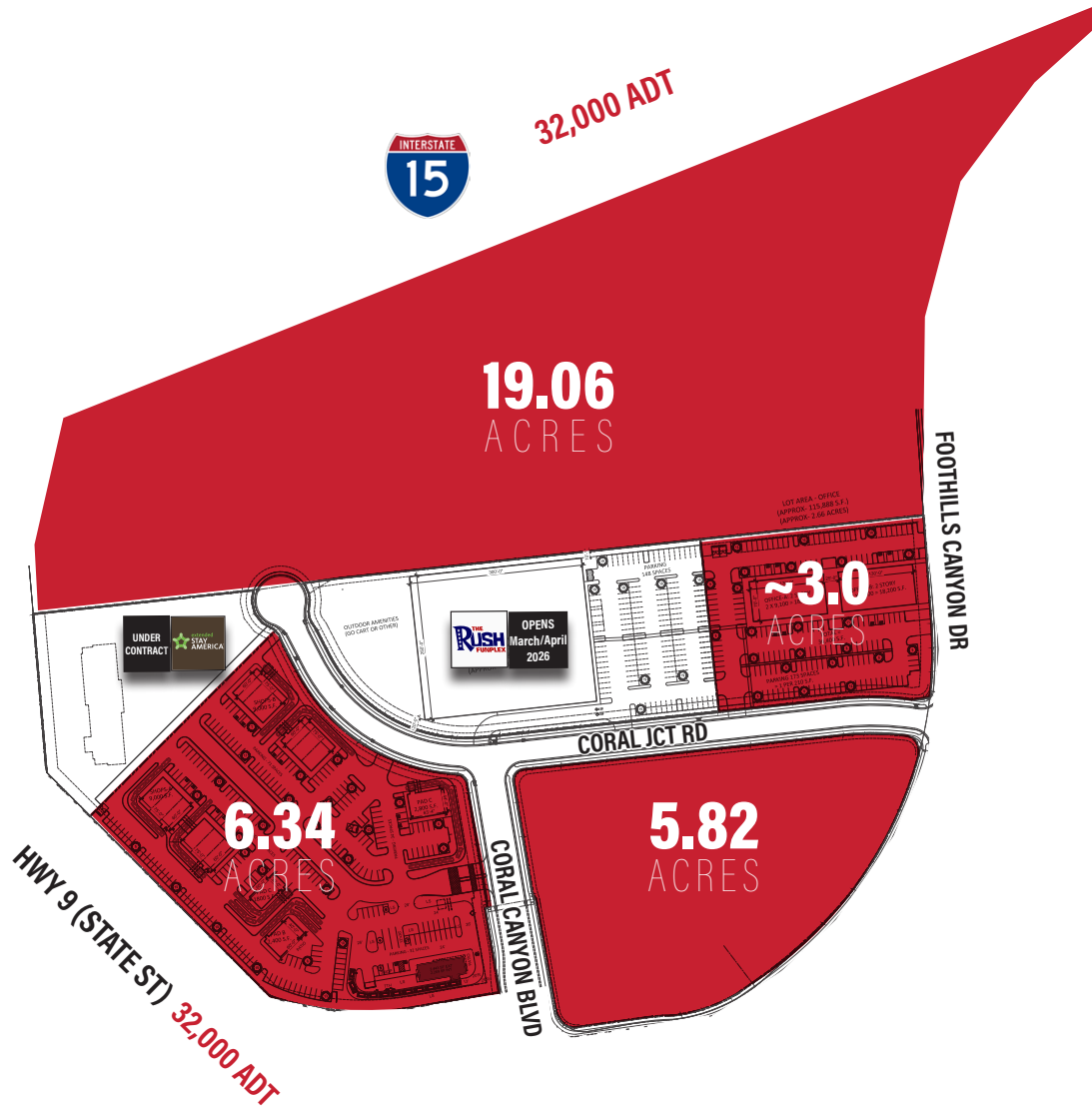


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