

FOR SALE, LEASE, OR BTS

Appox 1990 E Riverside
St George, UT 84770

± 1.05 ACRES | LAND/RETAIL



Property Specs

OFFER PRICE **\$1,950,000**

LOT SIZE | ACRES **± 1.05 Acres**

TYPE **Land | Retail/Office**

ZONING **C-3**

TAX ID **SG-5-2-28-240**

- Hard to Find Commercial Land near Dino Crossing
- Robust Commercial Growth in the area
- Shadow Anchored by Smith's Marketplace and Several other National restaurant chains and Commercial Services
- Fantastic Site for Retail, Restaurant, Medical or Professional Office
- Owner would consider a Sale, Land Lease, or Build-to-Suit
- Significant Engineering work already done on the Site



OR TEXT 21782 TO 39200

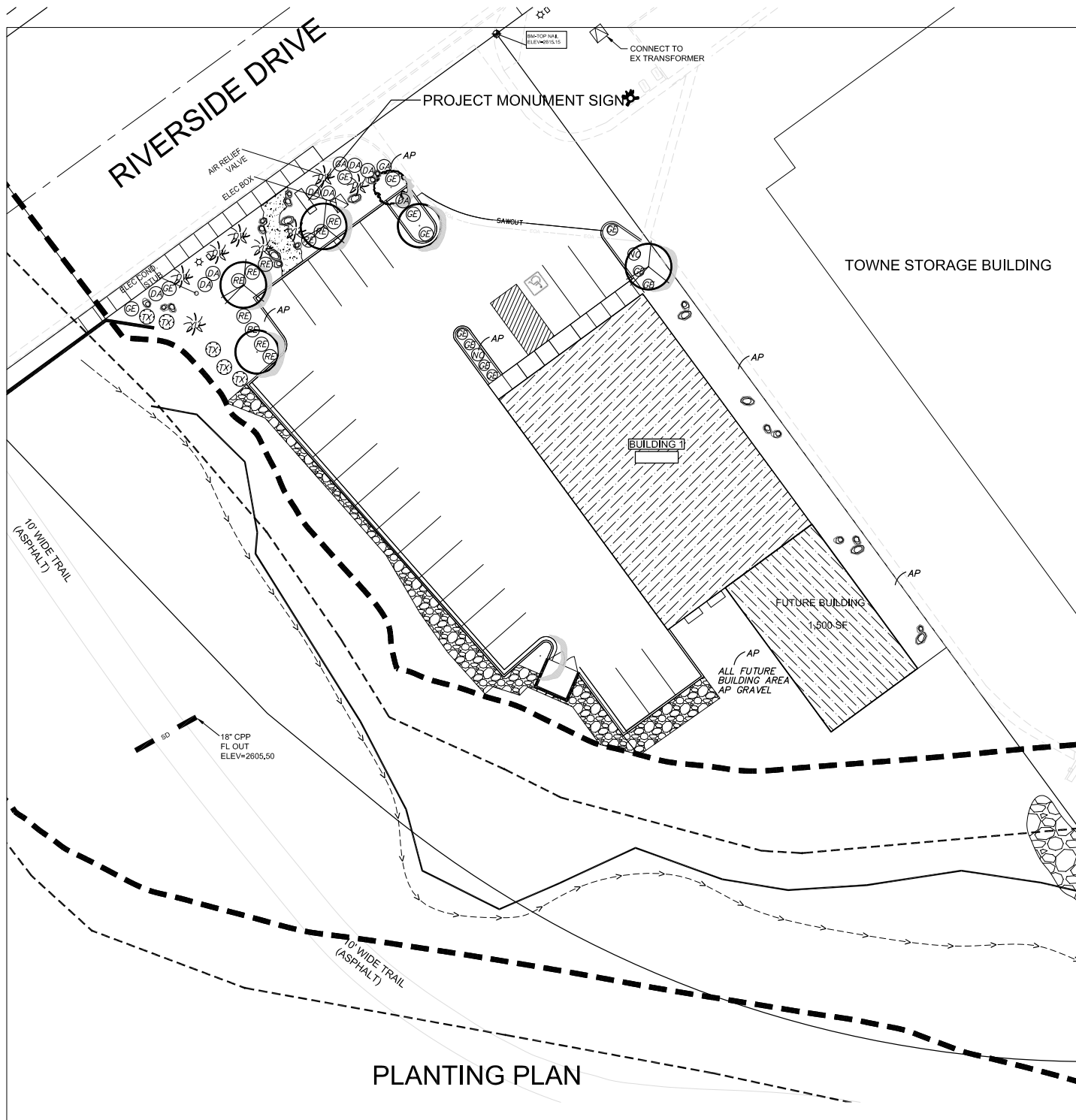
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SUMMARY

PLANT MAP





RIVERSIDE DR

AREA MAP



BARNES & NOBLE | **H&M**
JCPenney | **Tropic Gardens**
Benja's | **Dillard's**
lululemon | **The Hearty Beet**
Jag-Birds

Boulevard Home
WELLS FARGO
VASA | **Satellite**
AUTO CARE

Panorama Elementary School
Pine View Middle School

RAMADA | **CHIPOTLE** | **TJ-maxx**
ZUPAS | **DURANGO'S** | **golden corral**
Carls Jr. | **APOLLO BURGER** | **TARGET**
OUTBACK STEAKHOUSE | **chili's** | **LOWE'S**
Shoppes ZION | **CHOCOLATE FACTORY** | **Michaels**
STARBUCKS | **STAPLES** | **Capriotti's** | **ROSS**
DEES FOR LESS

PANDA EXPRESS | **Beans & Brews** | **Swig** | **Jersey Mike's** | **TACO BELL**
Smith's Marketplace | **verizon** | **ROD WORKS** | **aubergine**
KNEADERS | **Goldenwest** | **Buck's ACE Hardware**

BURKE + BECKSTROM | **mango** | **Alfred's of MICHIGAN FOOD**
St George Kids Dental | **ROY'S NAIL SPA** | **ZAGG FRANCHISE**
DESERT BLOOM PLASTIC SURGERY | **OASIS AESTHETICS** | **FIS TRAINING**

DQ | **Pizza Hut** | **tropical CAFE** | **MOUNTAIN AMERICA**
Riverside DENTAL CARE | **Quick Quack CAR WASH**
lin's FRESH MARKET | **ips i'rouve**
SIMISTER ORTHODONTICS | **Revere Health**

ih Intermountain Health

SITE
Storage | **U-HAUL**
DINO BASH | **ADVENTURE'S FIRST STOP MAVERIK**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|-----------|
| 2025 Population | 8,821 | 65,123 | 105,292 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2025 Households | 2,890 | 21,696 | 36,238 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2025 Average HH Income | \$132,686 | \$117,053 | \$109,525 |

Traffic Counts

| STREET | AADT |
|-------------------|--------|
| Mall Drive | 23,000 |
| South Sandia Road | 18,319 |

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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.

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Summary Documents

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