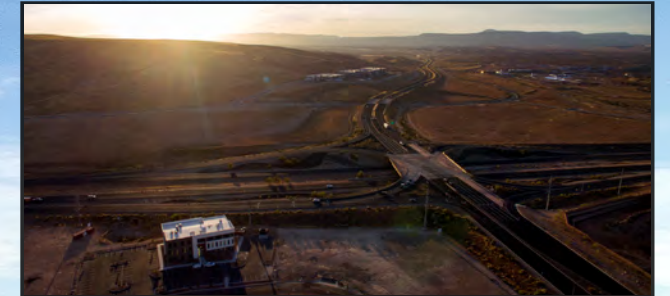


# THE *DISTRICT* AT SUNRIVER



## PROPERTY DETAILS

**79,416 TOTAL SF**  
FROM 2,000 - 50,000+ SF  
SPACES AVAILABLE

**18' ROLL-UP DOORS**  
LARGER UNITS EQUIPPED  
WITH LOADING DOCKS  
RETAIL FRONTAGE  
VISIBILITY FROM I-15

**AMAZING ACCESS AND  
LOCATION FOR FLEX SPACE**

**RESERVE YOUR SPACE NOW**



**WHITECROW**  
REAL ESTATE

*Shellee Haines*

PRINCIPAL BROKER

435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790

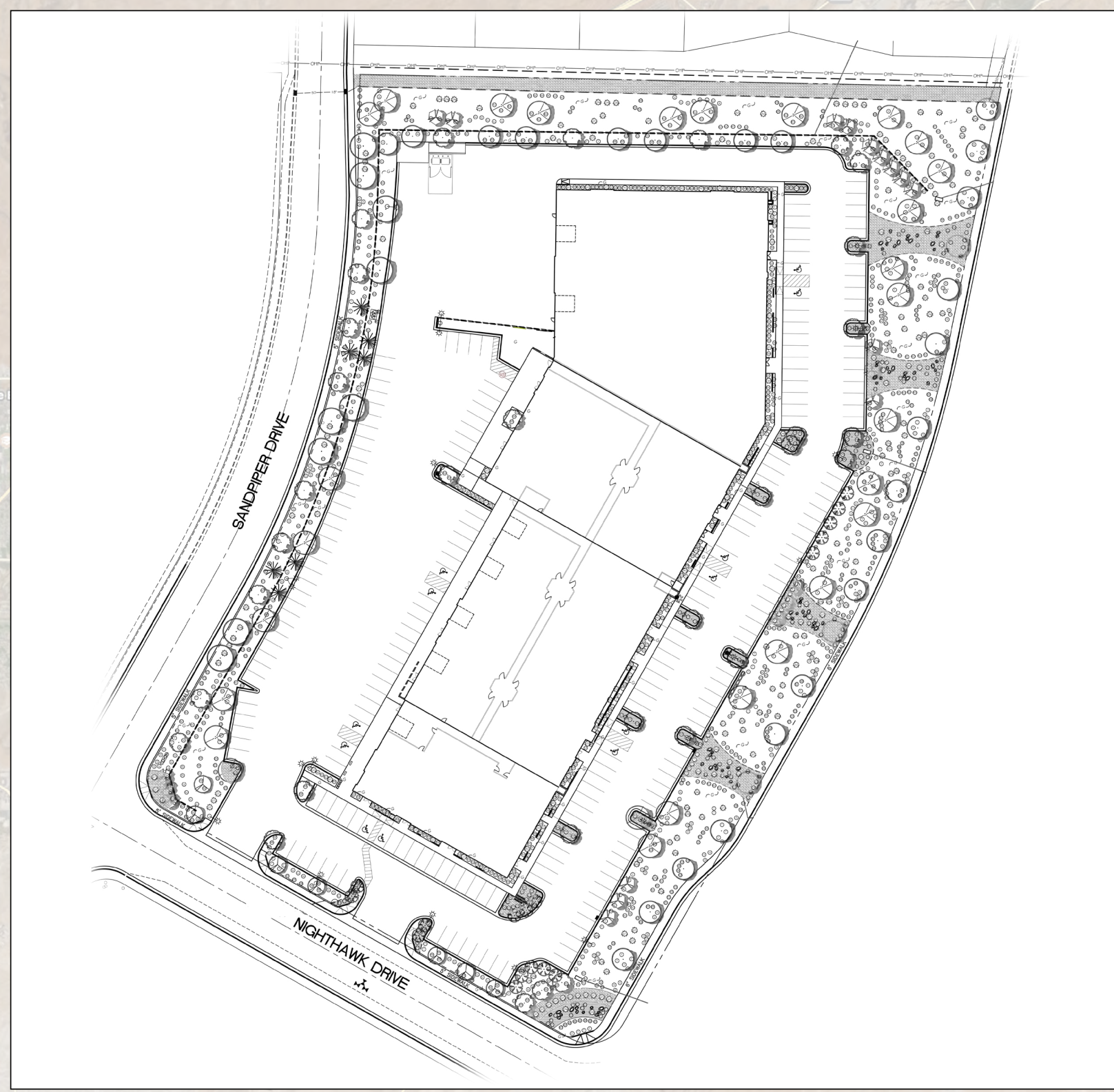
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

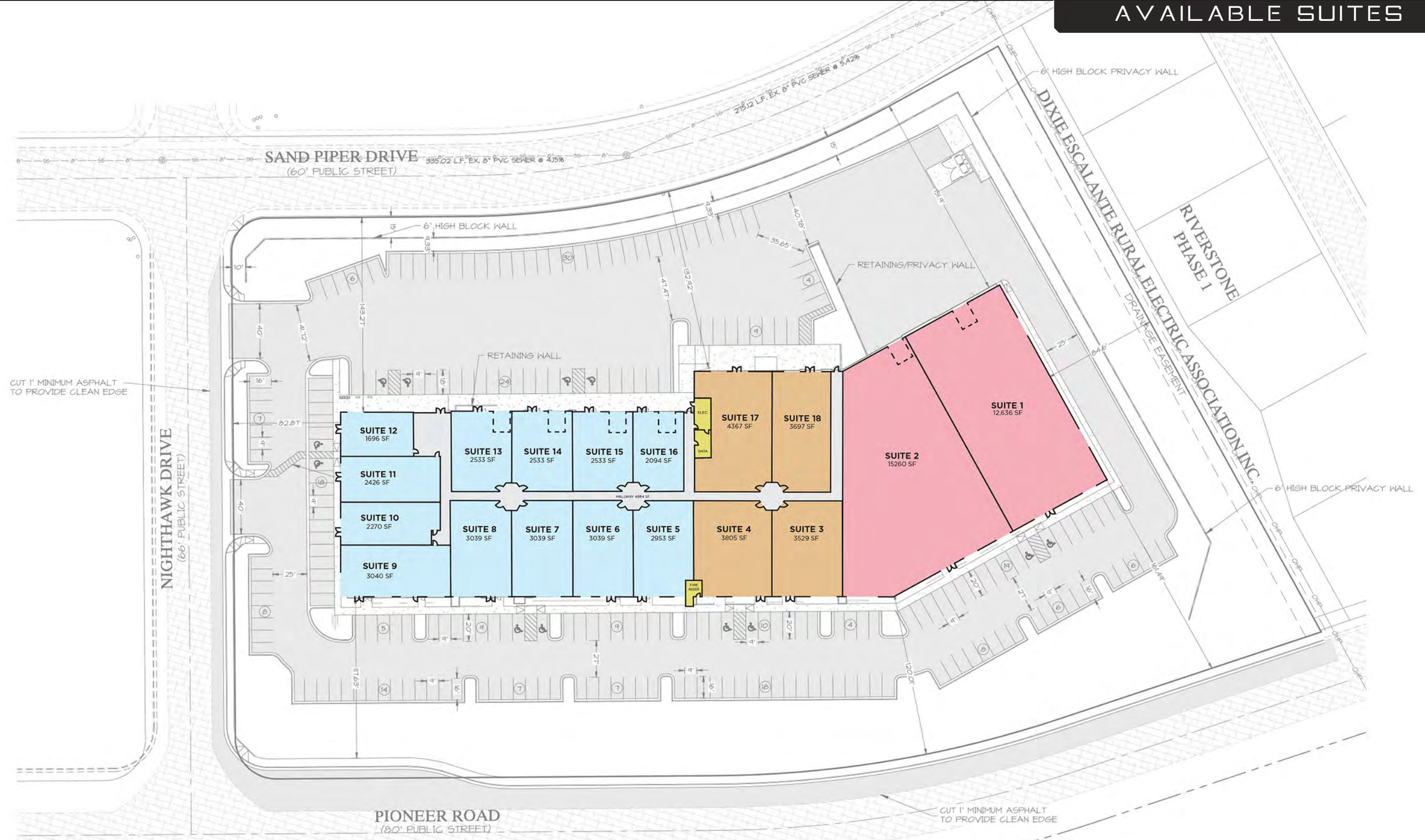
VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*  
PRINCIPAL BROKER  
435.229.2522  
4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

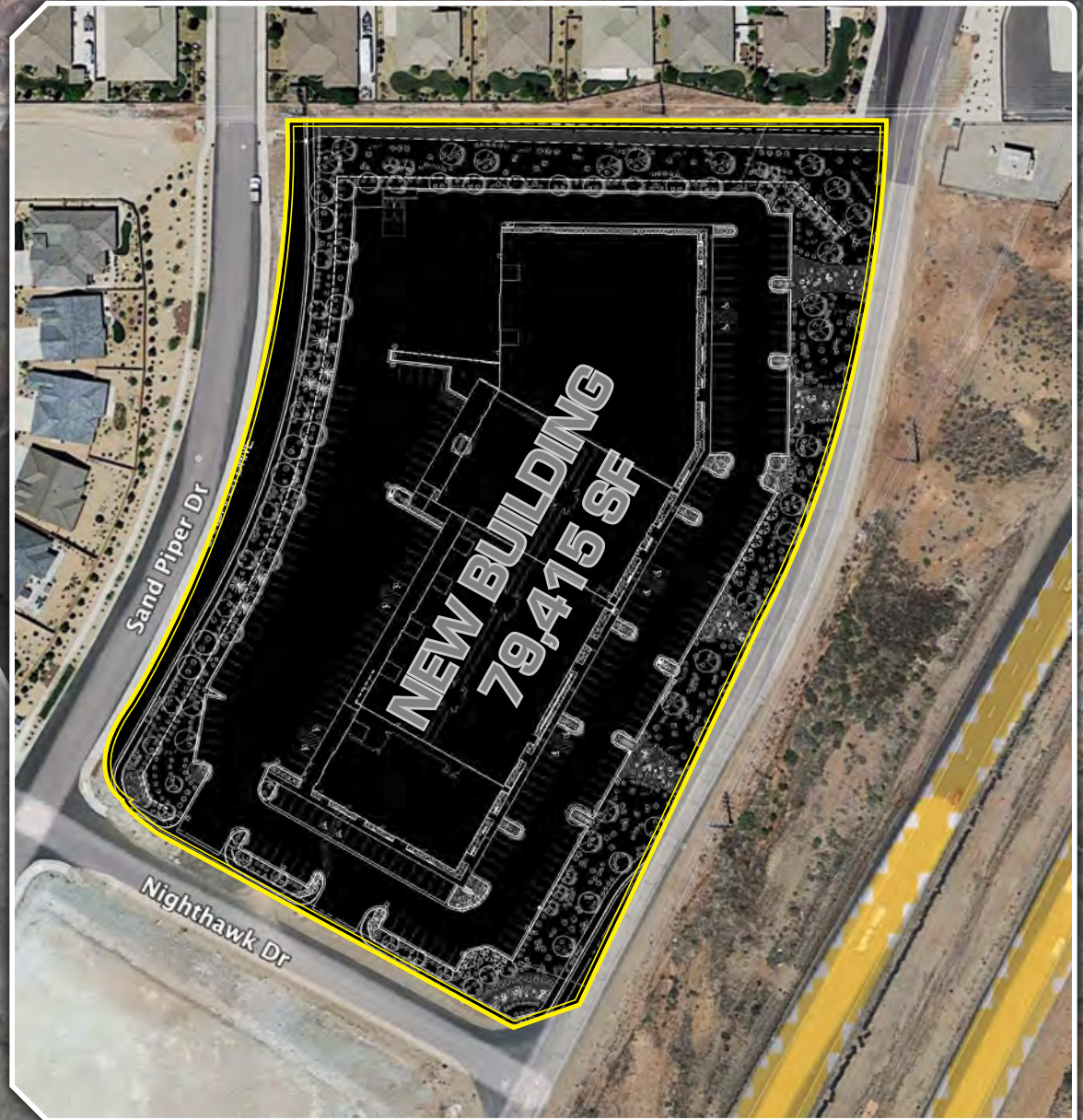
**The District at Sunriver**  
Pioneer Road, St George, UT, 84790  
VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2  
[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*  
 PRINCIPAL BROKER  
 435.229.2522  
 4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

**The District at Sunriver**  
 Pioneer Road, St George, UT, 84790  
 VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2  
[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)

SURROUNDED BY A THRIVING  
COMMUNITY OF 2,200+ NEW HOMES



**NEW BUILDING  
79,415 SF**



*Shellee Haines*  
PRINCIPAL BROKER  
435.229.2522  
4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

**The District at Sunriver**  
Pioneer Road, St George, UT, 84790  
VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2  
[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*

PRINCIPAL BROKER  
435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*

PRINCIPAL BROKER

435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790

[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*

PRINCIPAL BROKER

435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790

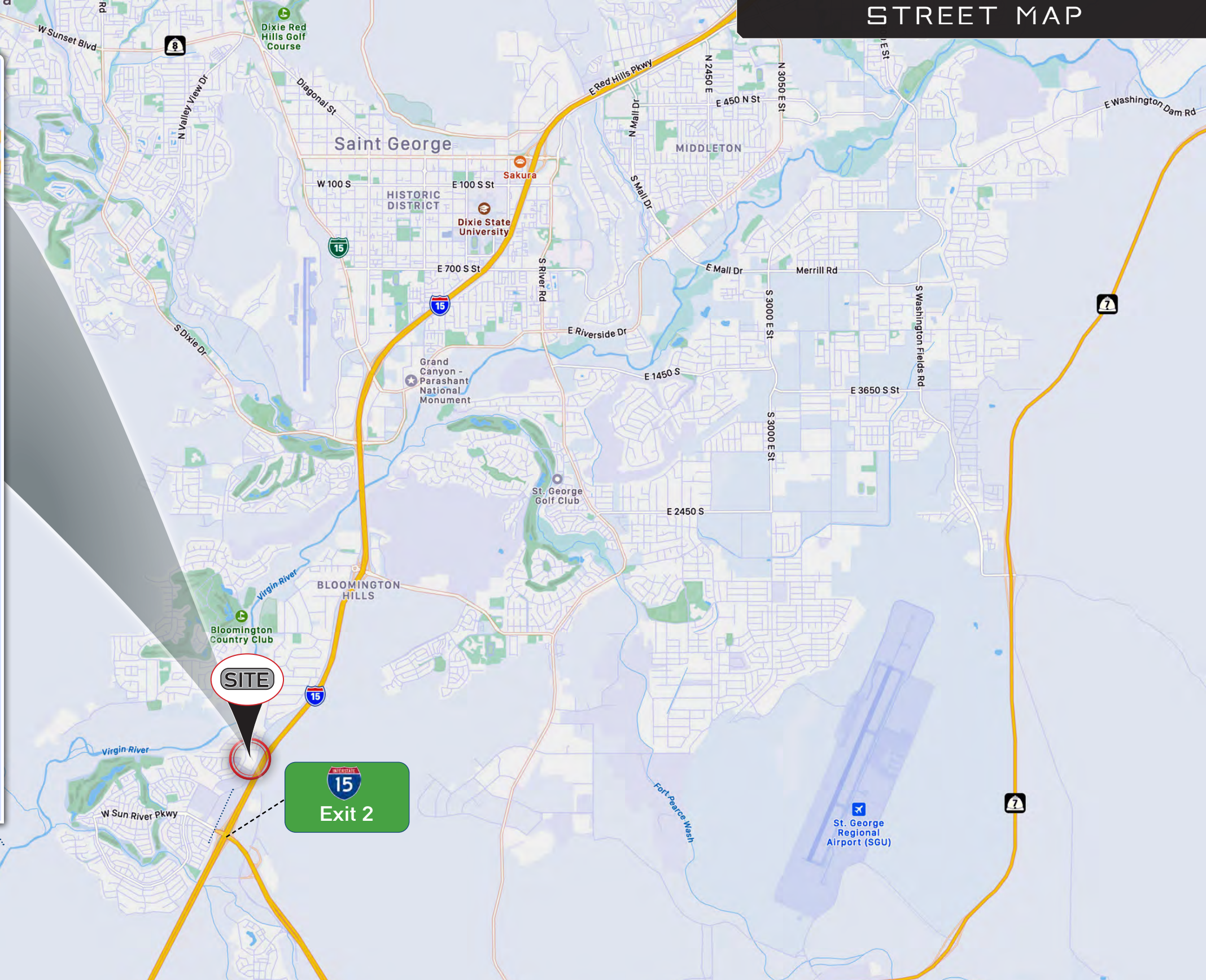
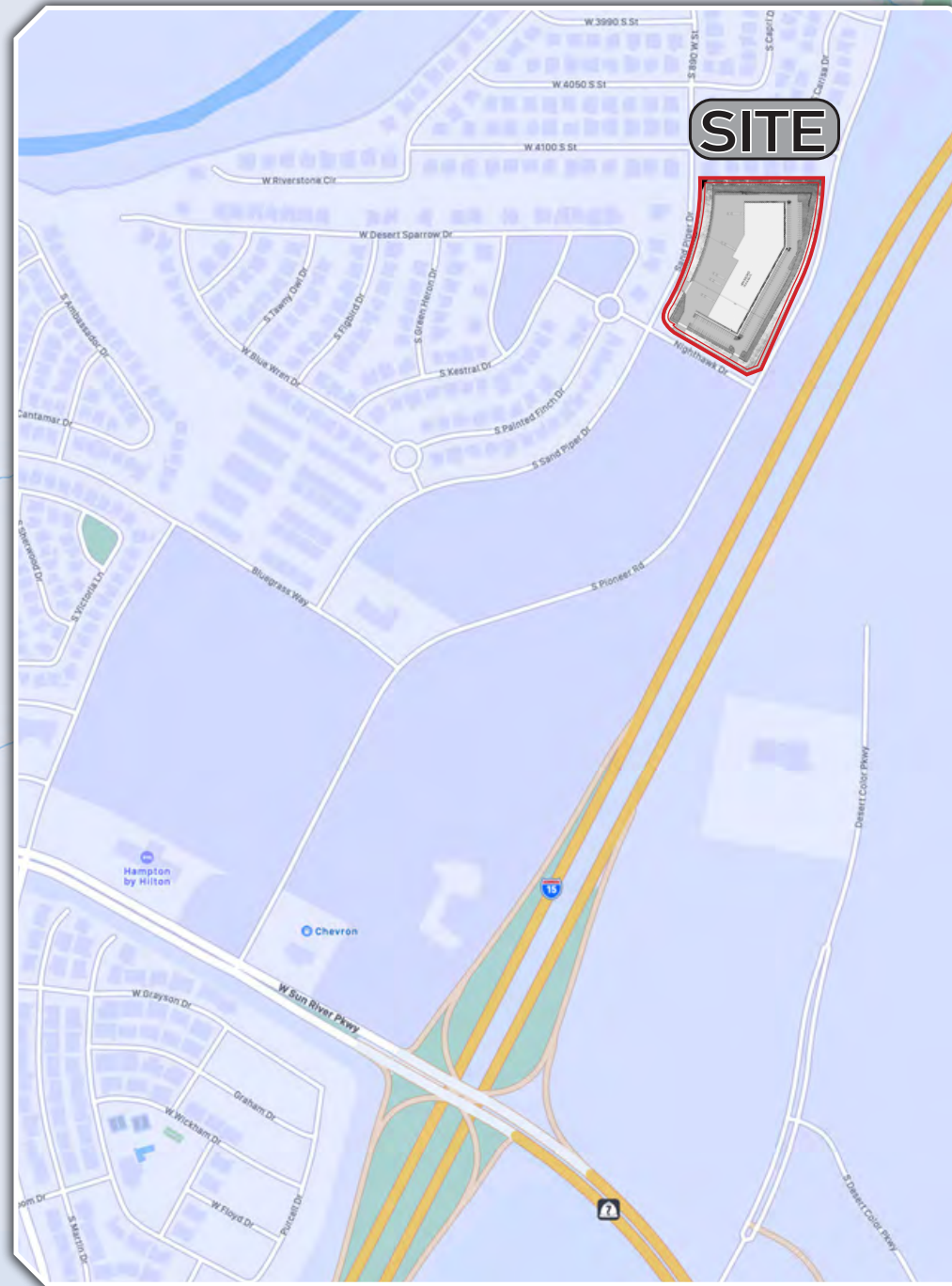
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)



*Shellee Haines*

PRINCIPAL BROKER

435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790

[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)

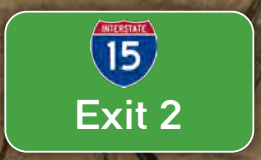
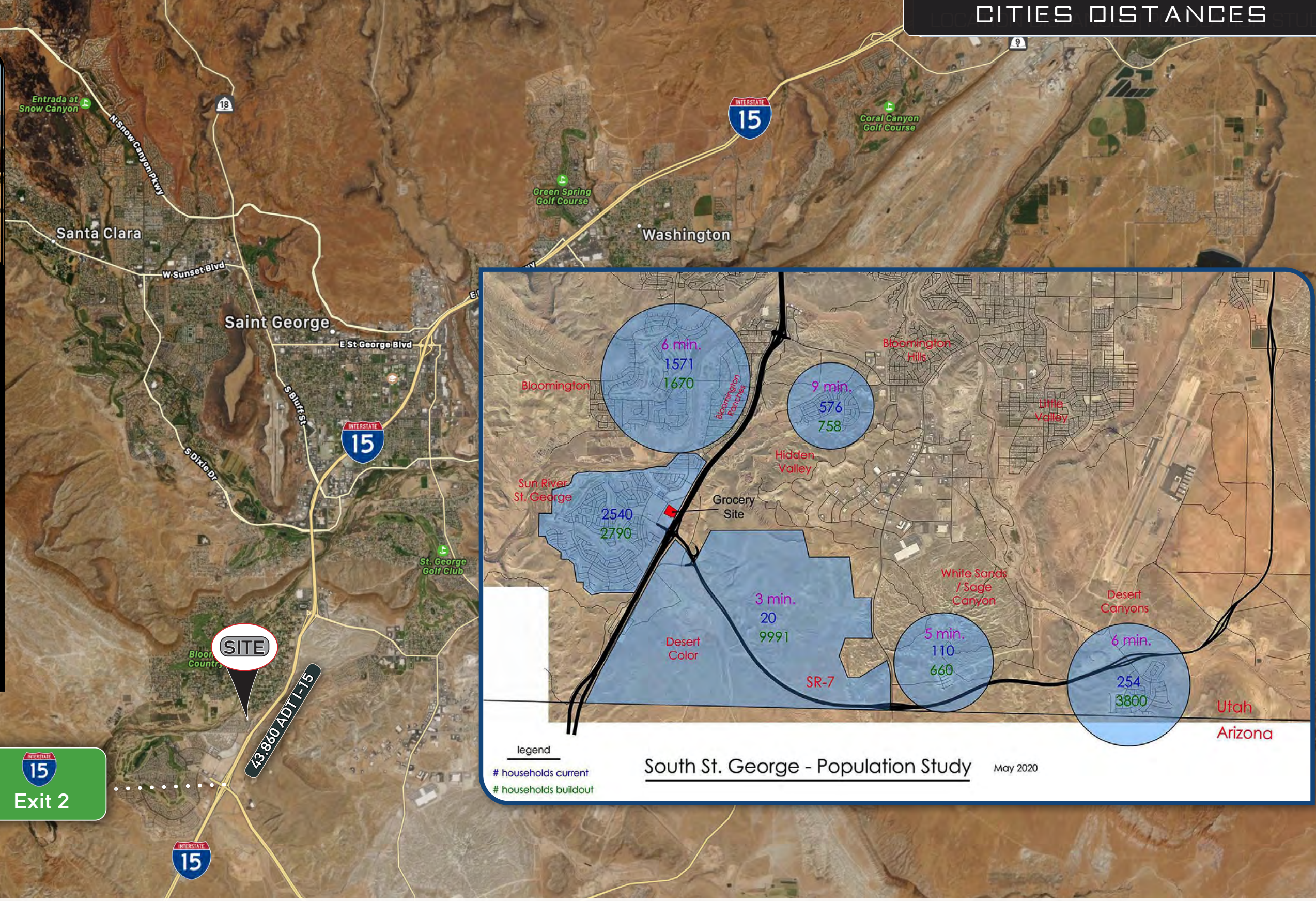


**LOCATION**

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

**DISTANCES FROM ST. GEORGE**

- Denver = 500 Miles
- Los Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City = 268 Miles



43,860 ADT I-15

legend  
 # households current  
 # households buildout

South St. George - Population Study May 2020



*Shellee Haines*  
 PRINCIPAL BROKER  
 435.229.2522  
 4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

**The District at Sunriver**  
 Pioneer Road, St George, UT, 84790  
 VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2  
[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)

### DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- **ZION NP**  
33min (23.1mi) via UT-9 E
- **BRYCE NP**  
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**  
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S
- **CAPITOL REEF NP**  
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**  
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**  
4 h 45 min (323 mi) via I-15 N and I-70 E

SITE

St George

Salt Lake City



*Shellee Haines*

PRINCIPAL BROKER  
435.229.2522

4617 S Pioneer Rd, SUITE 100 | St. George, UT 84790  
[shellee@whitecrowrealestate.com](mailto:shellee@whitecrowrealestate.com)

## The District at Sunriver

Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, EASY ACCESS FROM EXIT 2

[www.thedistrictatsunriver.com](http://www.thedistrictatsunriver.com)