



# FOR LEASE

Approx 500 E Washington Pkwy  
Washington, UT 84780

- Four (4) Retail Buildings with  $\pm 1,000^+$  SF units
- Each building is two stories to accommodate retail and office use.
- Site includes a building with drive thru.

**$\pm 60,000$  SF | RETAIL**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Brandon Price**

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## Property Specs

LEASED PRICE	<b>\$2.83/SF NNN</b>
TOTAL GLA   SF	<b>± 60,000 SF</b>
SUITE SIZE   SF	<b>± 1,000+ SF Units</b>
BUILDING SIZE	Bldg 1   ± 15,000 SF Bldg 2   ± 15,000 SF Bldg 3   ± 15,000 SF Bldg 4   ± 15,000 SF
ZONING	<b>PDC</b>
YEAR BUILT	<b>2026</b>
TYPE	<b>Retail   Anchorless Center</b>
TAX ID	<b>W-5-2-11-425</b>

- Near commercial strip center coming 2026.
- Near high growth area in both commercial and residential
- Each building is two stories to accommodate retail and office use. **Each unit is a min ±1,000 SF.**
- Site includes a building with drive thru.
- Future phase includes “Man Caves” behind the retail.



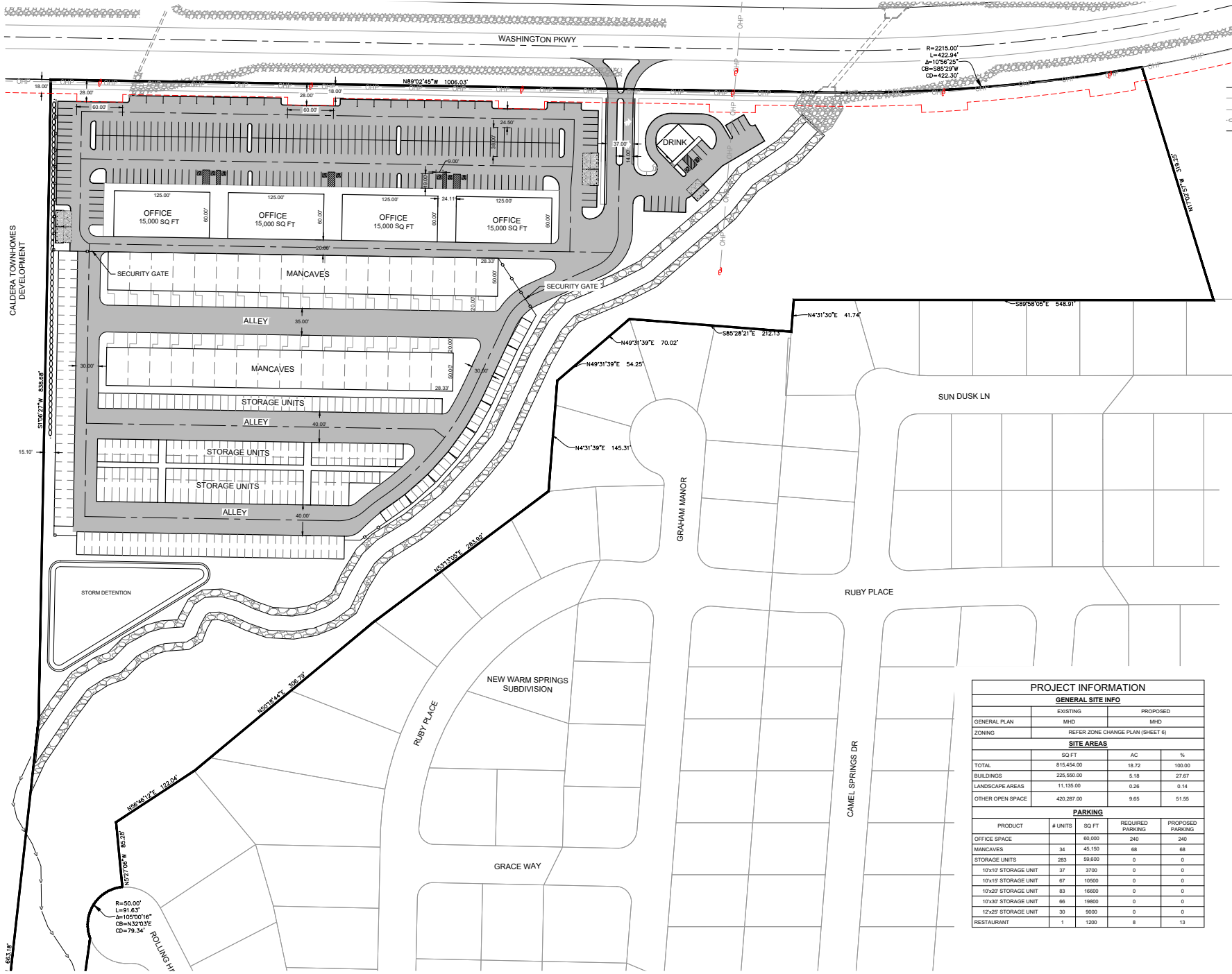
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# SITE PLAN



PROJECT INFORMATION				
GENERAL SITE INFO				
GENERAL PLAN	EXISTING	PROPOSED		
MHD	MHD	MHD		
ZONING	REFER ZONE CHANGE PLAN (SHEET 6)			
SITE AREAS				
	SQ FT	AC	%	
TOTAL	815,454.00	18.72	100.00	
BUILDINGS	225,550.00	5.18	27.67	
LANDSCAPE AREAS	11,135.00	0.26	0.14	
OTHER OPEN SPACE	420,287.00	9.65	51.55	
PARKING				
PRODUCT	# UNITS	SQ FT	REQUIRED PARKING	PROPOSED PARKING
OFFICE SPACE		60,000	240	240
MANCAVES	34	45,150	68	68
STORAGE UNITS	283	59,600	0	0
10'x10' STORAGE UNIT	37	3700	0	0
10'x15' STORAGE UNIT	67	10500	0	0
10'x20' STORAGE UNIT	83	16600	0	0
10'x30' STORAGE UNIT	66	19800	0	0
12'x25' STORAGE UNIT	30	9000	0	0
RESTAURANT	1	1200	8	13





# RENDERINGS





**±60,000**  
TOTAL SF AVAILABLE

**±18.72**  
TOTAL ACREAGE



# AREA MAP



**Findlay**  
**MAVERIK**   
**PAPA JOHN'S PIZZA**

**JOANN**   
**KOHL'S**  
**SHOE CARNIVAL**

**Walmart**   
  
**ZIONS BANK** **CHASE**

**SPORTSMAN'S WAREHOUSE**

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

# DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	5,243	30,852	62,247
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,938	11,631	21,957
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$104,936	\$99,813	\$107,556

## Traffic Counts

STREET	AADT
North Main Street	64,174

# 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.

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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.

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**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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**NAI Excel**

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