



# SUNRIVER COMMONS



*Shellee Haines*

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**Sunriver Commons**  
EXIT 2, ST GEORGE UT

# PROPERTY DETAILS

ANCHORED BY   



- Prime Gateway Location at one of St. George's most active intersections
- Retail Spaces for Lease and Pads Available for sale or ground lease, starting from  $\frac{3}{4}$  acre
- I-15 Visibility & Heavy Traffic for strong drive-by and destination exposure
- Embedded in Growth within an ever-expanding residential community
- Surrounded by Affluence, including multifamily, single-family, and hospitality developments
- Built-In Consumer Base supporting retail, service, and professional uses
- Flexible Commercial Opportunity suitable for a wide range of tenants



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AVAILABLE

Great Clips

Safe Rio  
MEXICAN GRILL

Fancy  
DRIVE THRU AVAILABLE

TERRIBLE'S



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For Sale or Lease

**SOLD**  
 **AVAILABLE**  
 **LEASE**  
 **SALE**



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- SOLD
- AVAILABLE
- LEASE
- SALE

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**Building 1**

**Building 2**



**Building 1**

**Building 2**

**Building 1**



**Building 2**



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## BUILDING 1



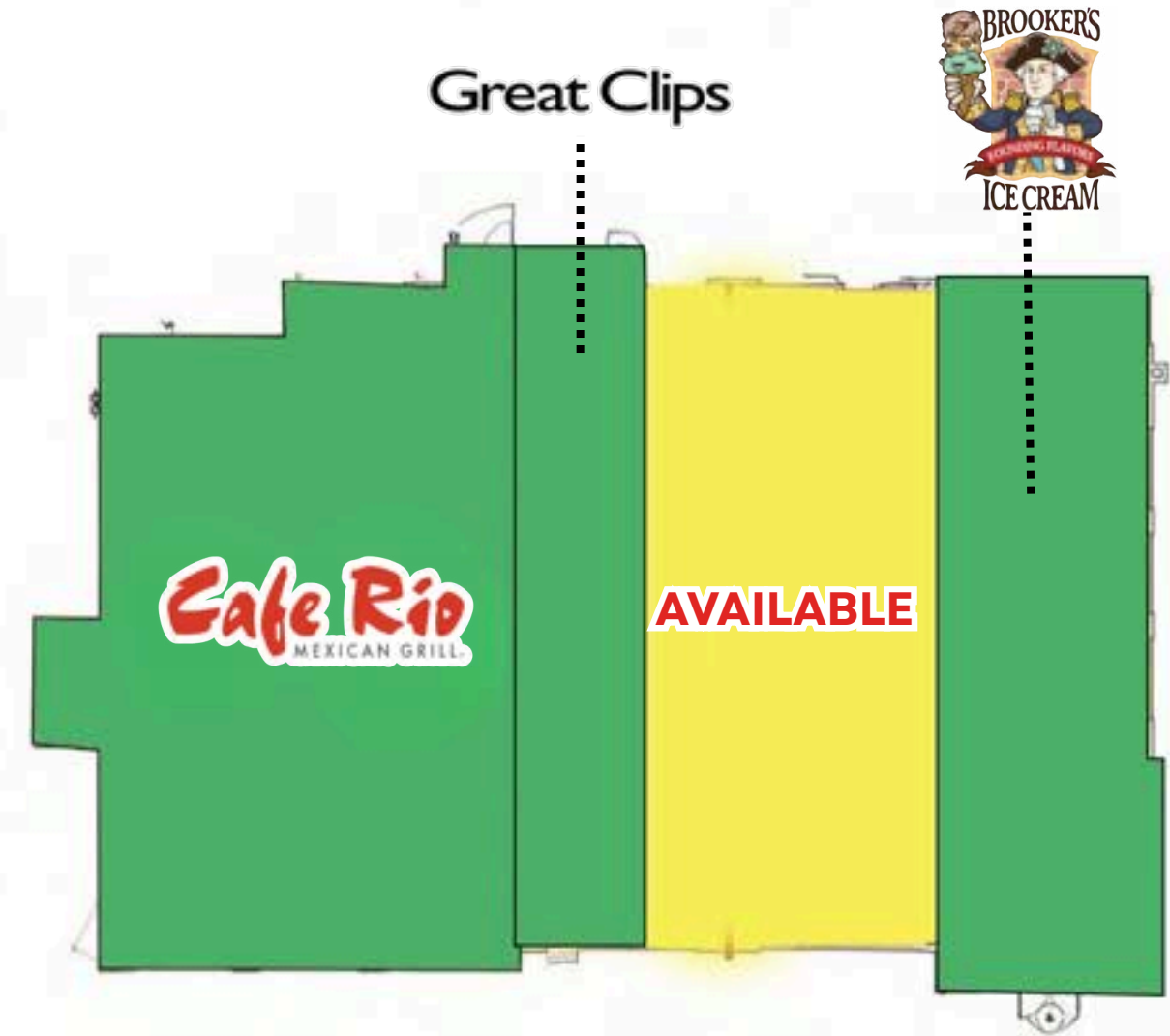
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## BUILDING 2



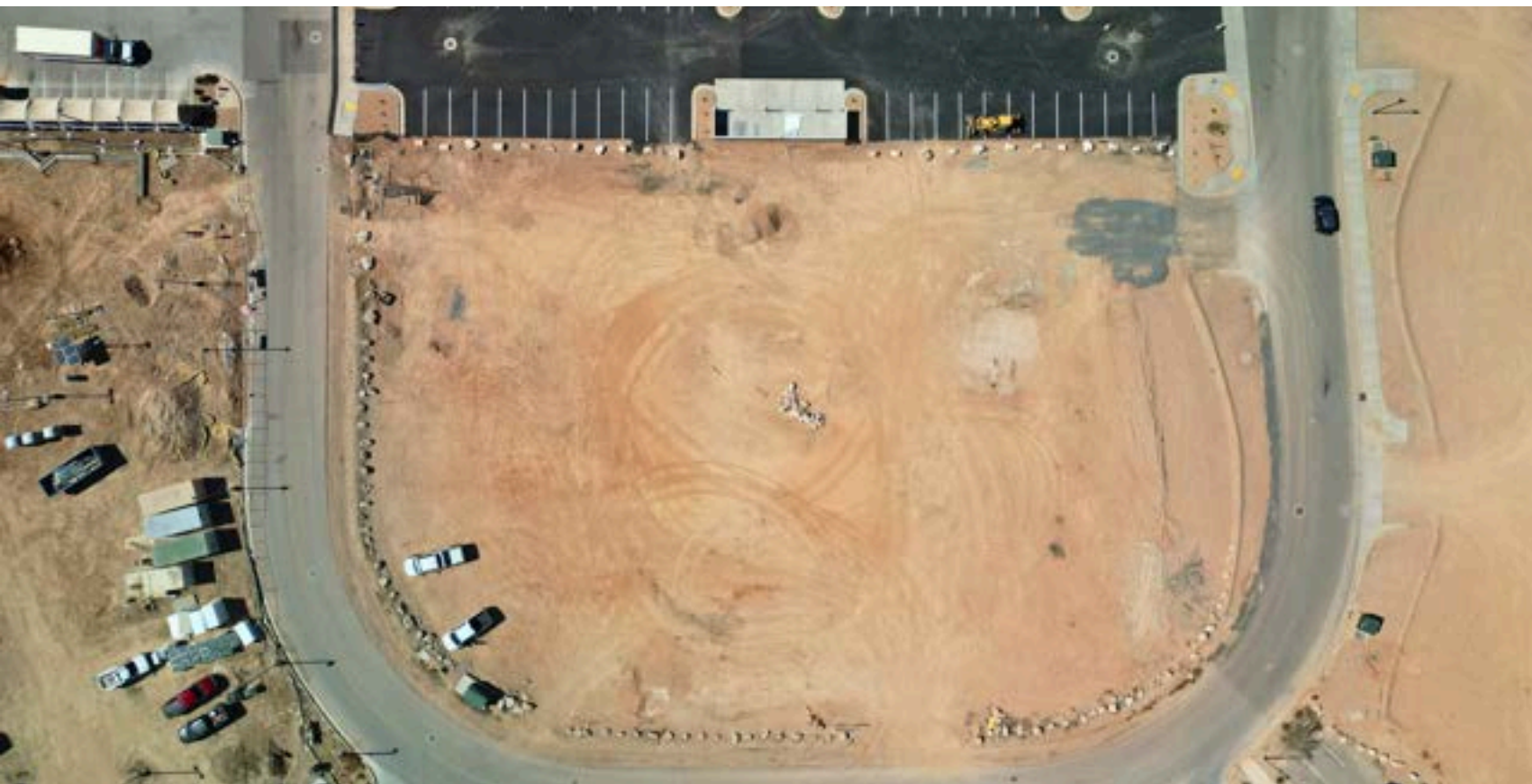
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**PRE LEASING NOW  
OFFICE**



**PRE LEASING NOW  
RETAIL SPACE**



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First Level Option A



First Level Option B



Second Level



Third Level



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**PADS, RETAIL, AND OFFICE  
FOR LEASE  
COMING 2026**



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# NOW PRE LEASING

RETAIL SIDE



OFFICE SIDE

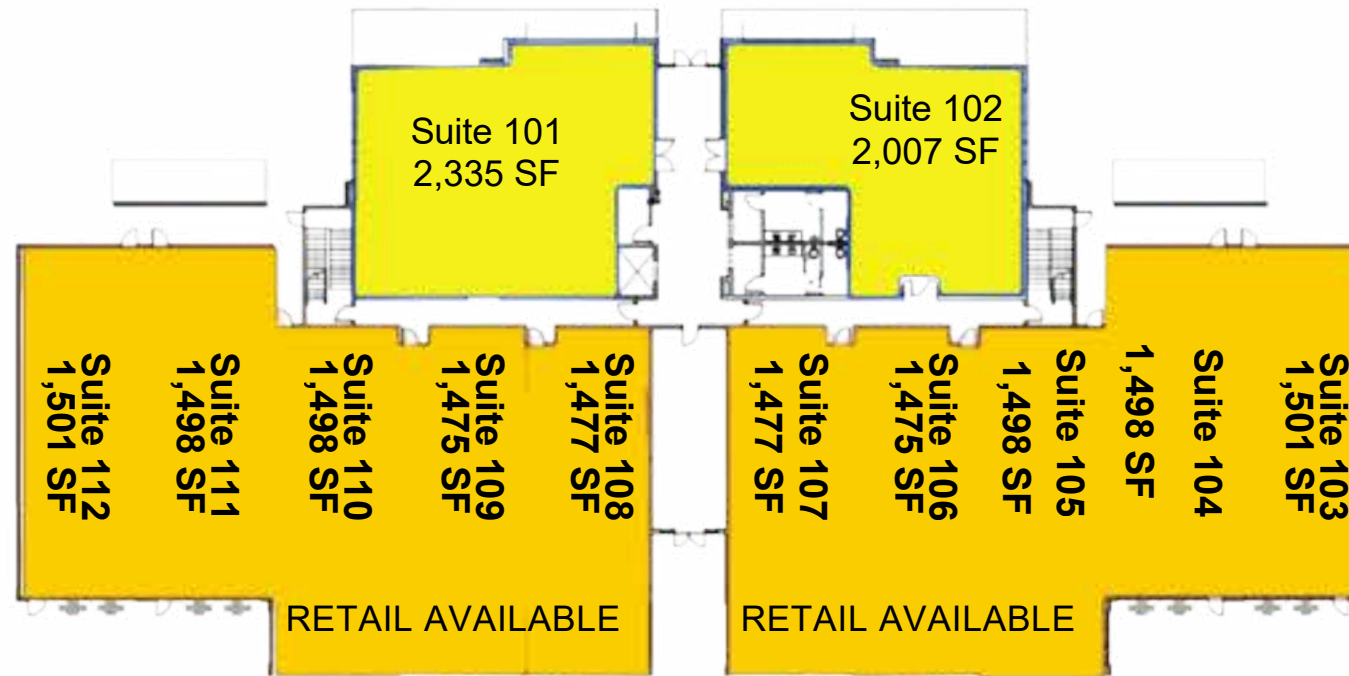


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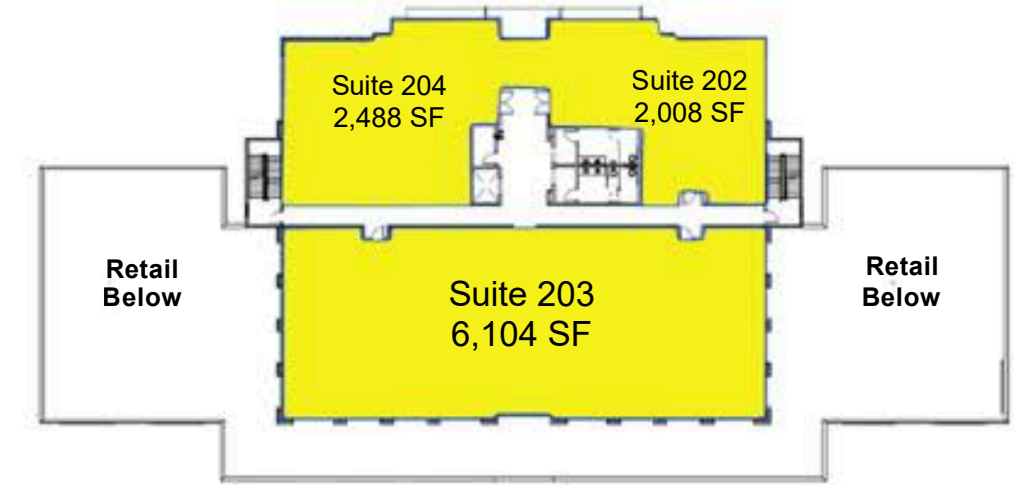
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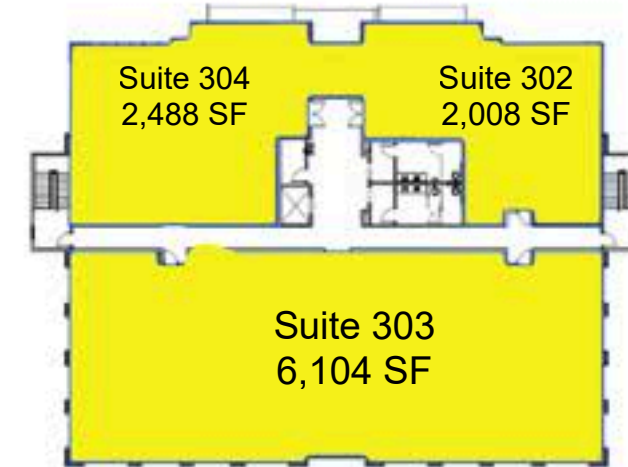
## Floor 1 -Retail



## Floor 2 - Office



## Floor 3 - Office



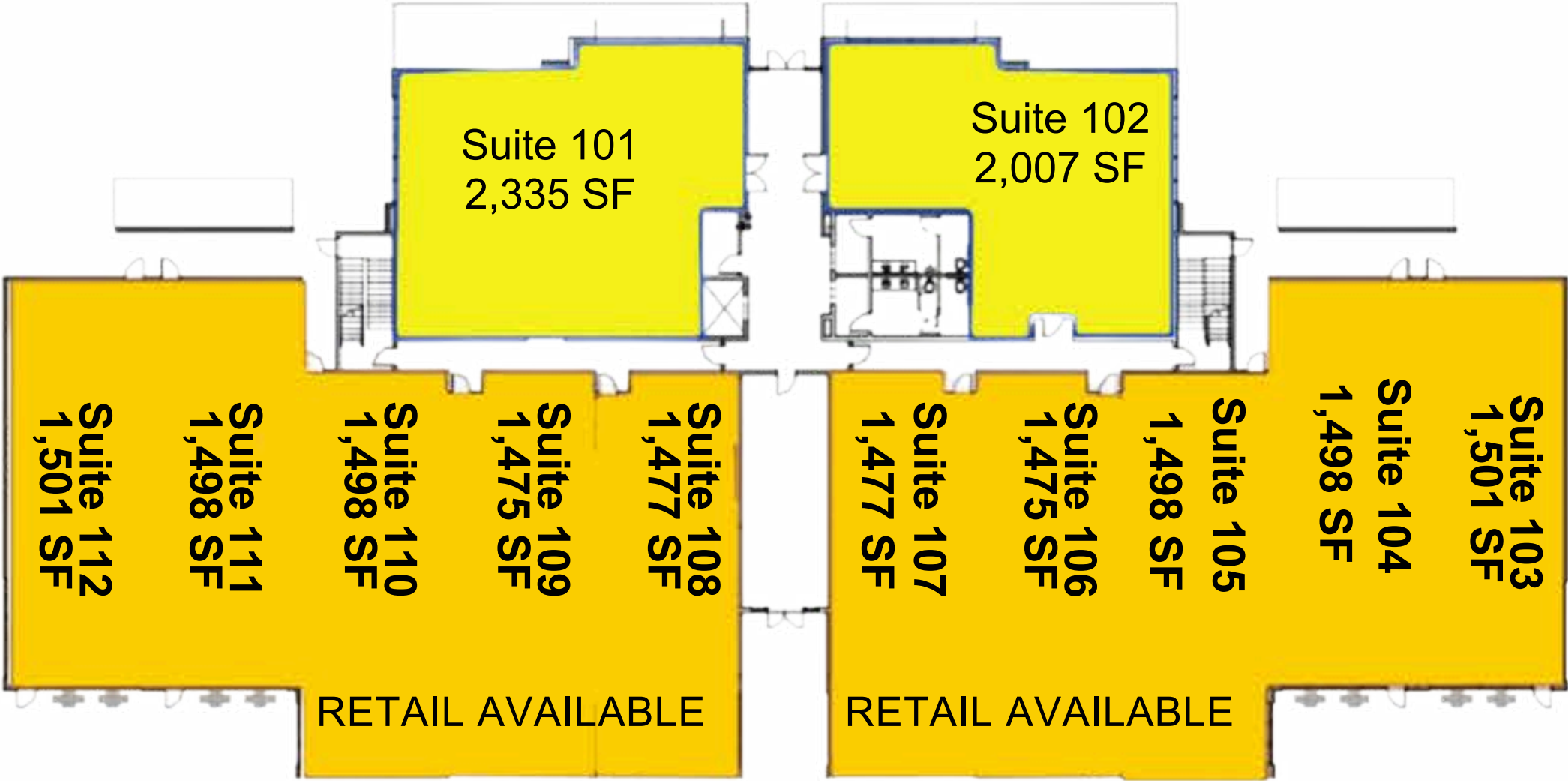
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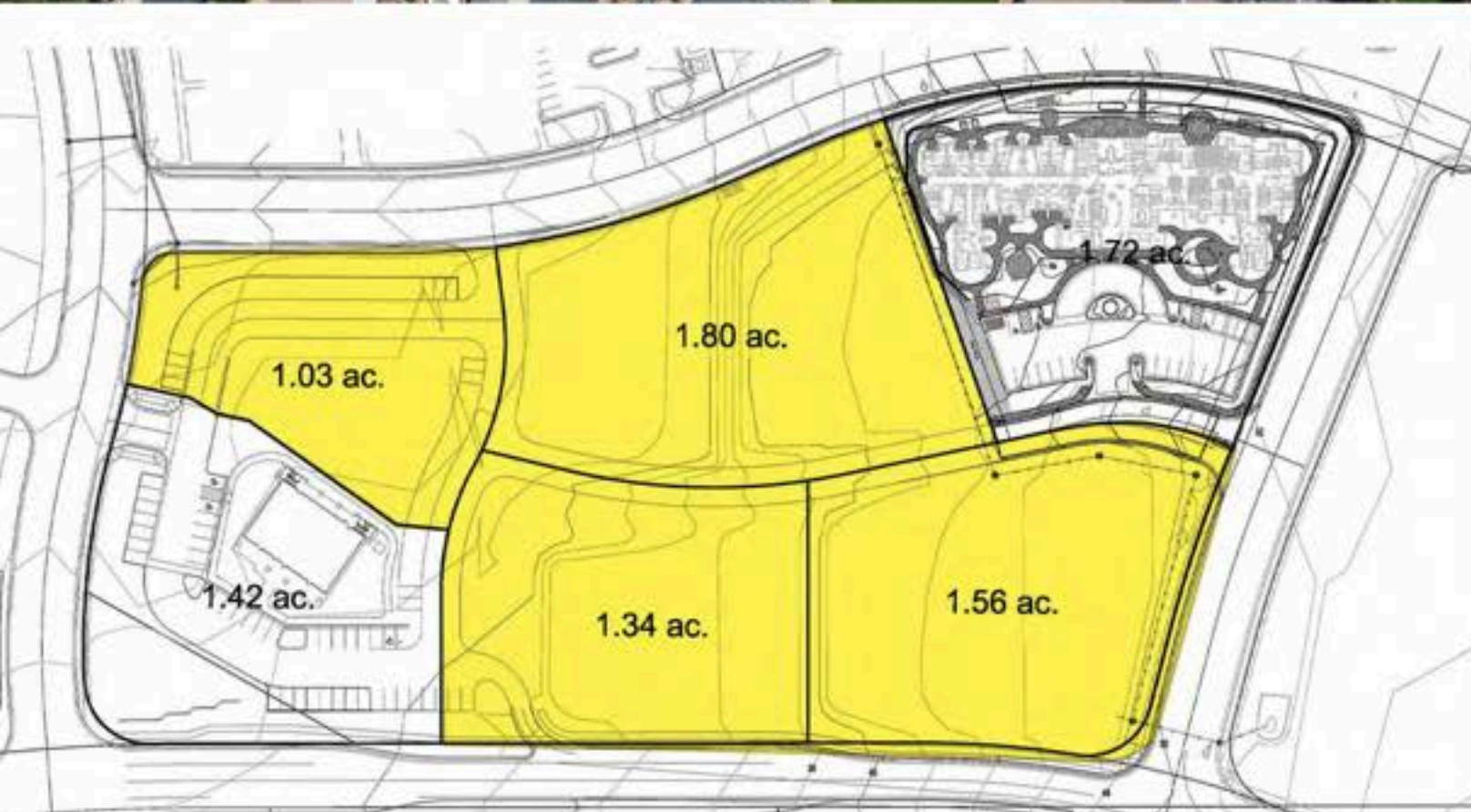
**Floor 1 -Retail**



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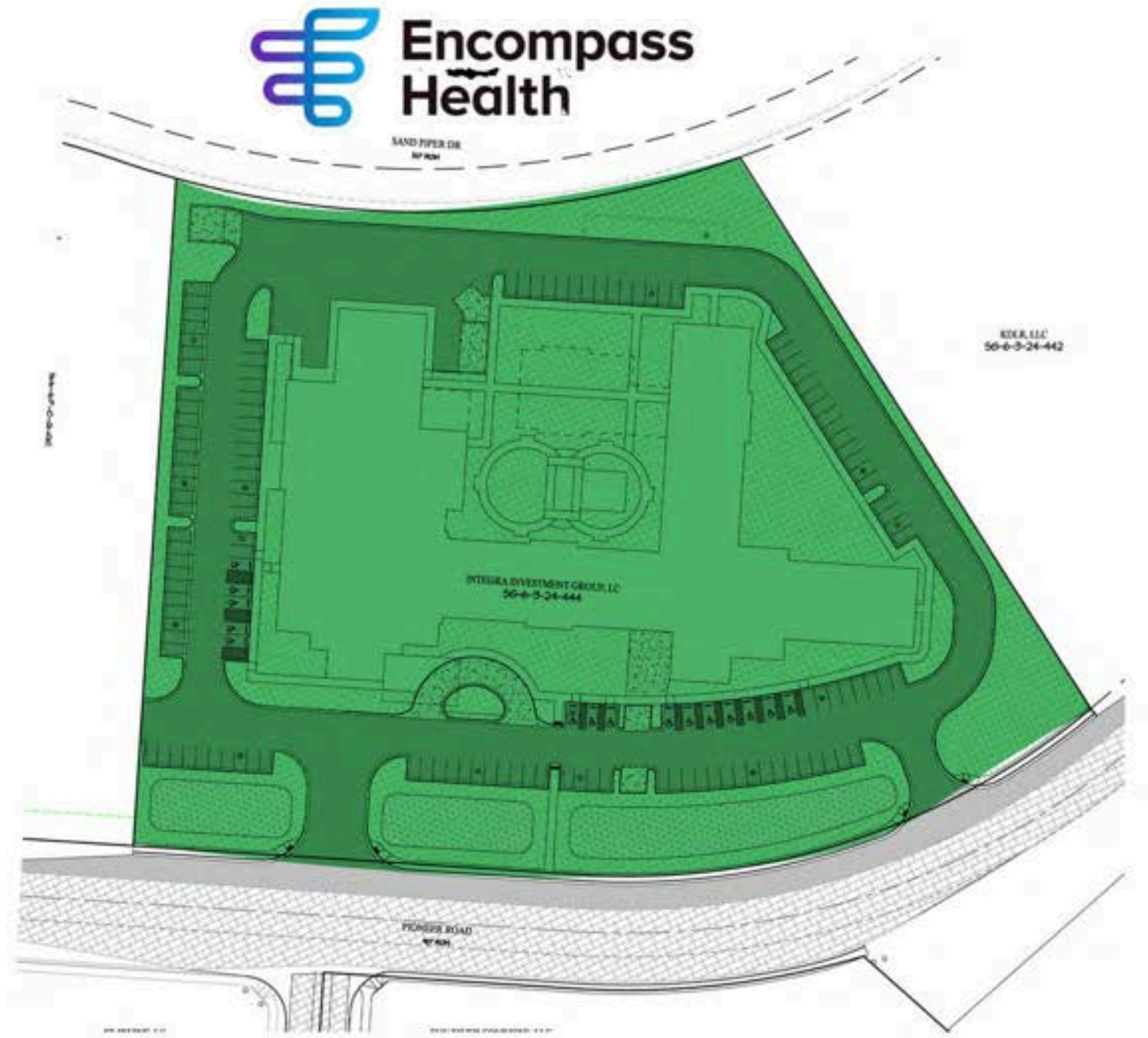
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**UNDER CONSTRUCTION**



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**FOR SALE/LEASE**

7.0 ac.

**FOR SALE/LEASE**

5.ac

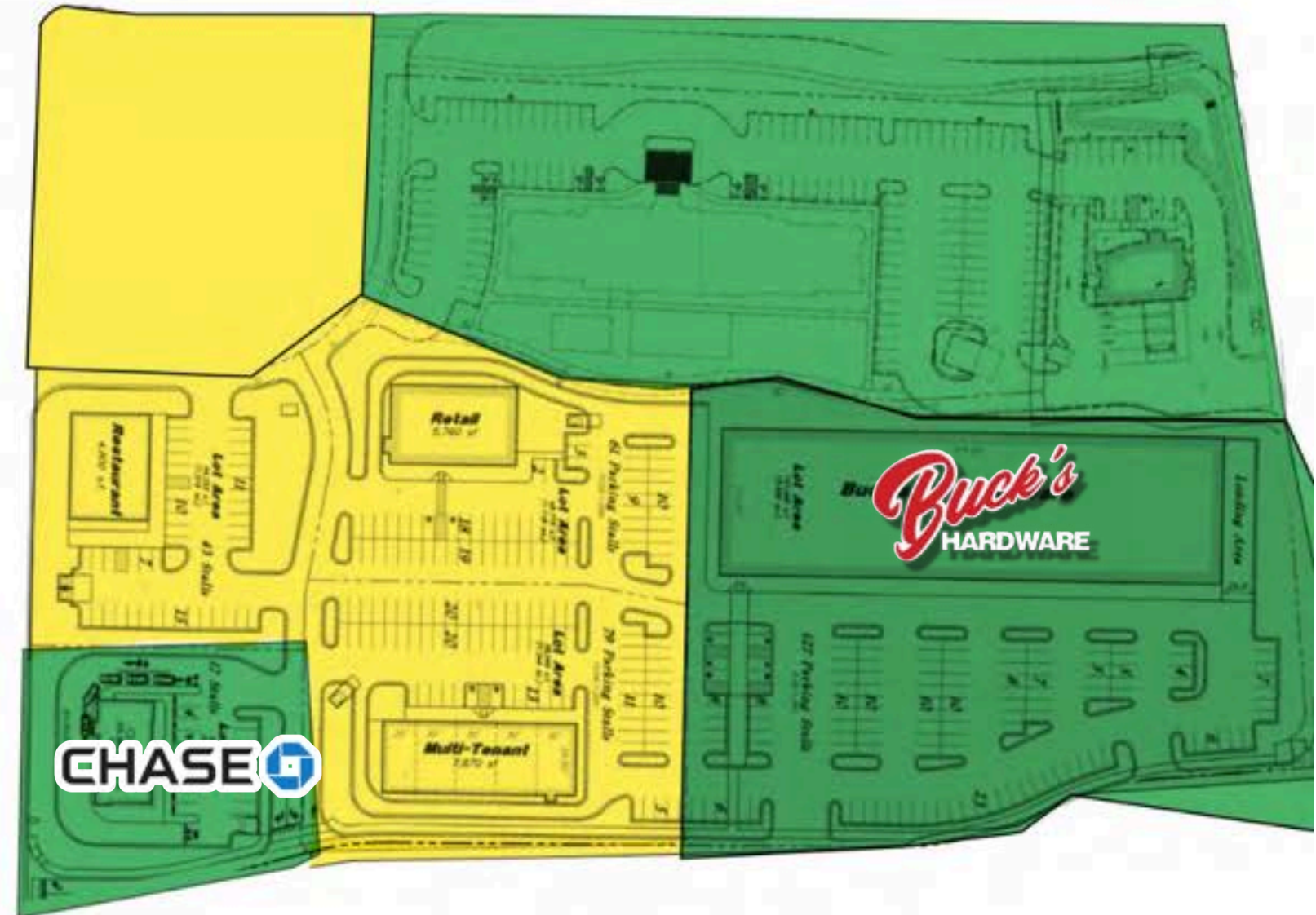
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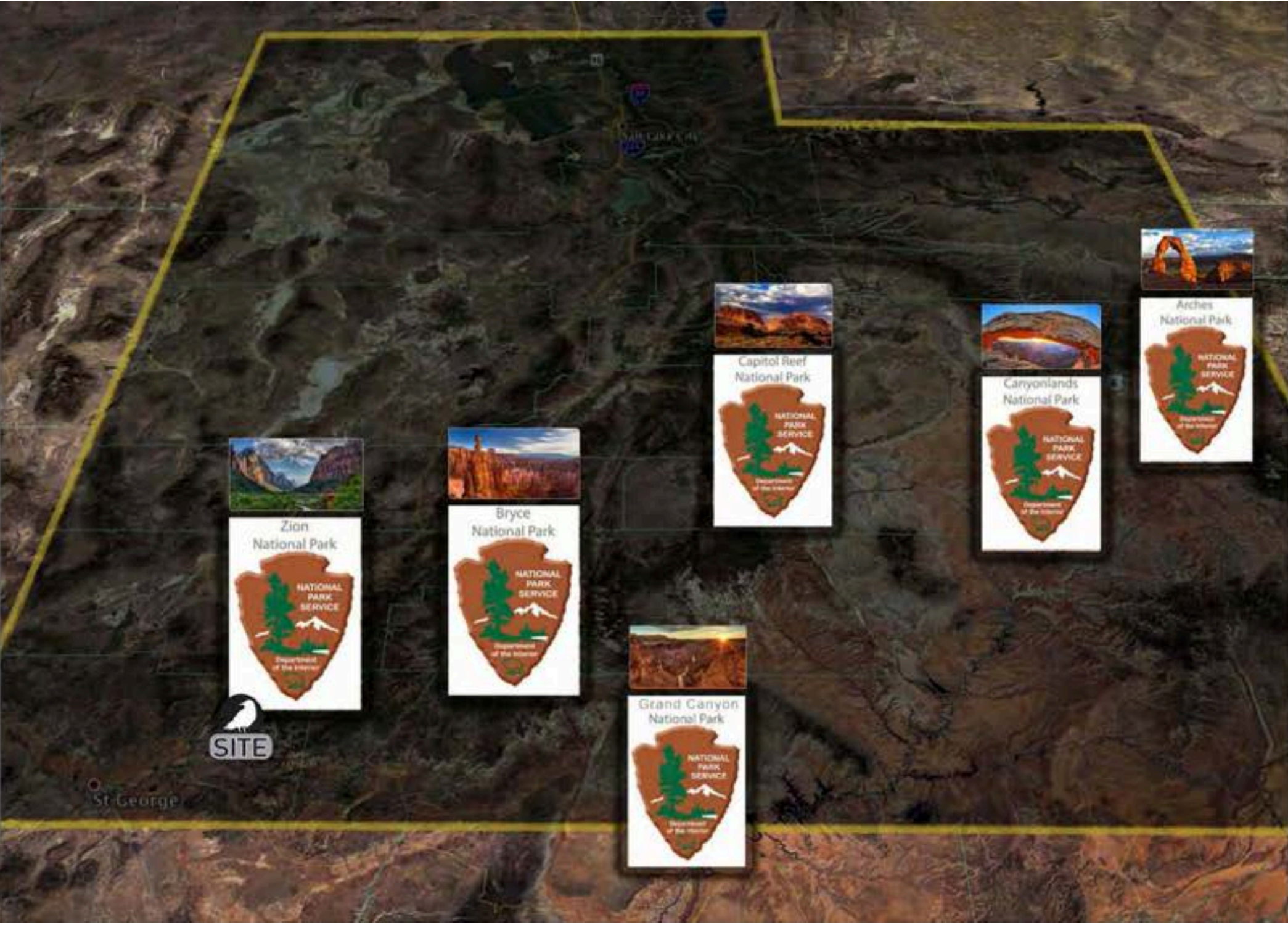
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**DISTANCES FROM ST. GEORGE TO NATIONAL PARKS**

- **ZION NP**  
20min (14mi) via UT-9 E
- **BRYCE NP**  
2h 3min (98mi) via I-15N
- **GRAND CANYON NP**  
3h 54min (232mi) via AZ-389 E and AZ-675
- **CAPITOL REEF NP**  
3h 16min (201mi) via I-15N
- **CANYON LANDS NP**  
5h 12min (341mi) via I-15N and I-70E
- **ARCHES NP**  
4H 54min (326mi) via I-15N and I-70E



## 2023 DEMOGRAPHICS

EST. POPULATION	
1 MILE	- 3,946
3 MILE	- 14,056
5 MILE	- 38,941
EST. HOUSEHOLDS	
1 MILE	- 1,960
3 MILE	- 5,692
5 MILE	- 14,008
EST. AVERAGE HH INCOME	
1 MILE	- \$86,635
3 MILE	- \$107,763
5 MILE	- \$110,970

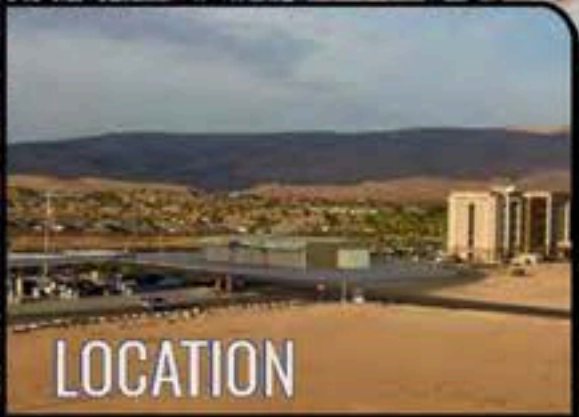


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AVAILABLE FOR LEASE OR GROUND LEASE

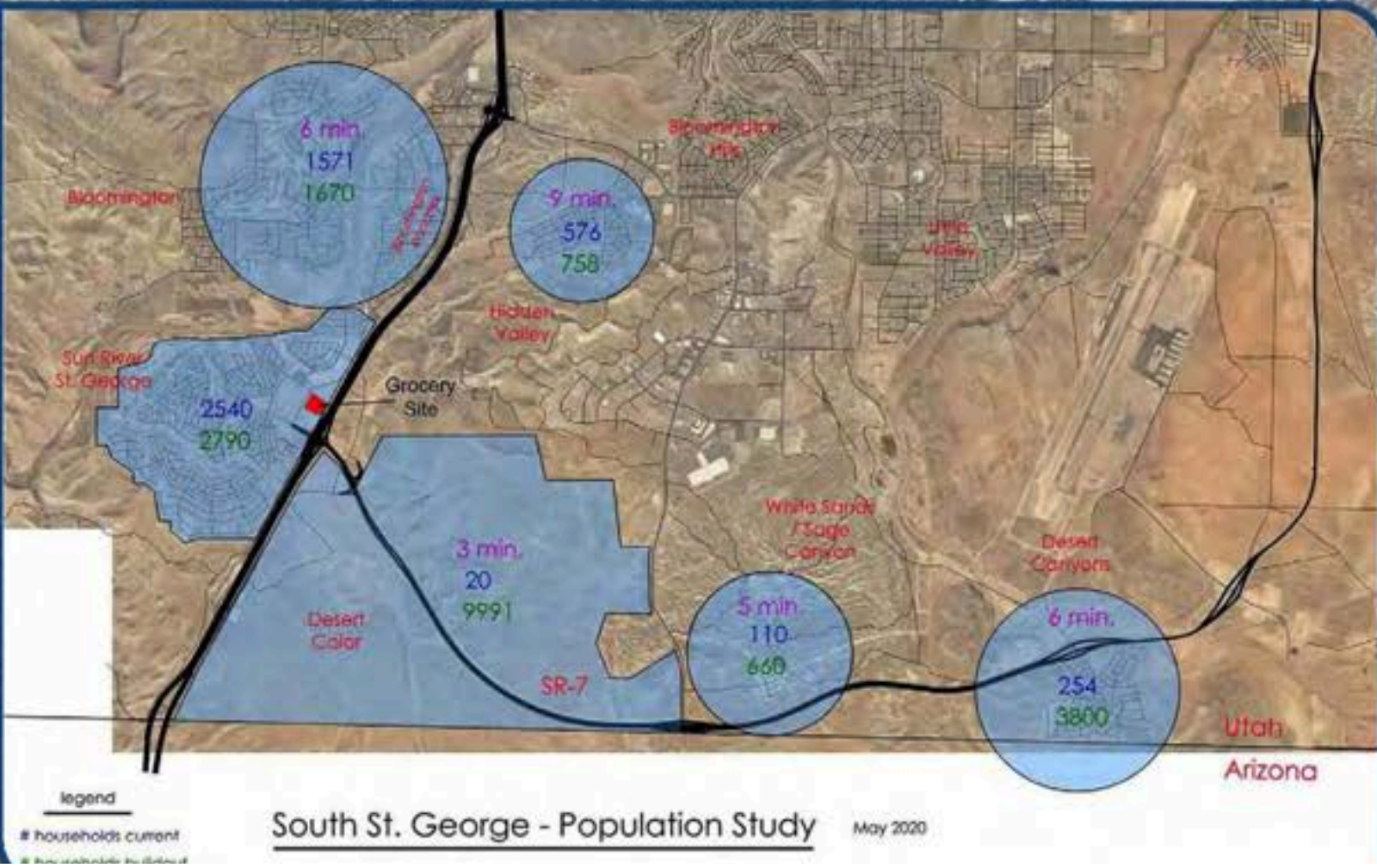


### LOCATION

- 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



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