



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200
St George, Utah 84770
435.628.1609 | naiexcel.com

3000 E. & Crimson Ridge Dr. | St. George, UT 84790

Meeja McAllister
435.627.5710
meeja@naiexcel.com

Property Summary

OFFER PRICE	Pad B 1.95/SF/NNN Pad C TBD
LOT SIZE SQFT	Pad B 1500 – 6000 SF available Pad C up to 7,920 SF
ZONING	C-2

- New neighborhood convenience center
- Located off of busy 3000 East
- Several new housing developments in the area
- Great for any retail or office use
- Pad B will have four 1500 SF spaces, to be completed Spring of 2022
- Pad C spaces TBD
- Call Meeja with questions

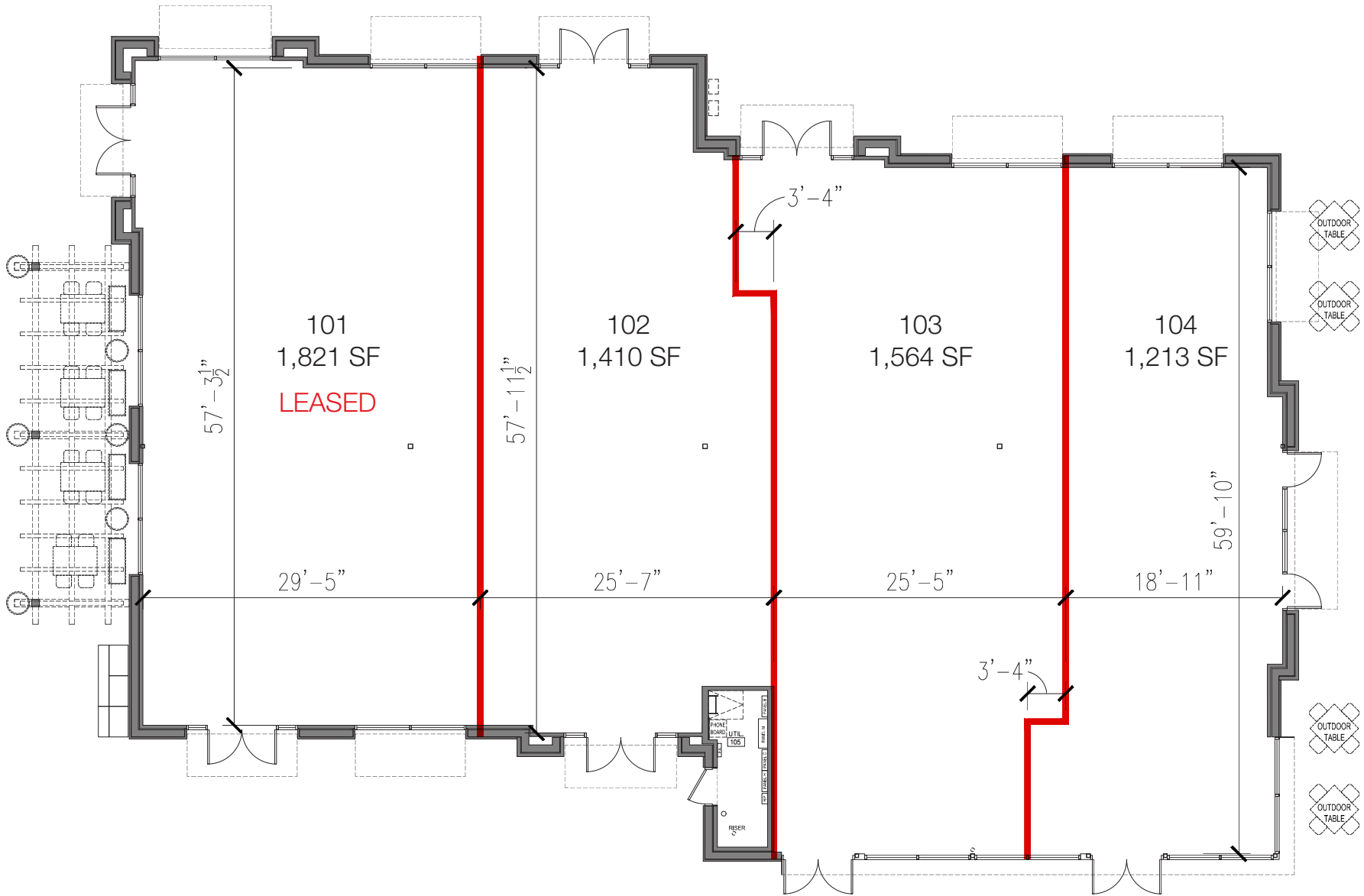
FOR MORE INFORMATION



CLICK HERE
OR TEXT 19314 TO 39200



Floor Plan



Elevation Bldg B



Area Map







Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	421 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E. St. George Blvd. Suite 200
St George, Utah 84770
(435) 628.1609 | naiexcel.com

Meeja McAllister

435.627.5710
meeja@naiexcel.com

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.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.