



FOR SALE

2939 E Mall Drive
Suite 200
St. George, UT 84790

± 2,327 SF | OFFICE CONDO

Property Specs

| | |
|----------------------|-------------------|
| SALE PRICE | Contact Broker |
| TOTAL SF | ± 2,327 SF |
| BUILDING LOT ACREAGE | ± 1.97 AC |
| TYPE | Office Suburban |
| ZONING | PD-C |
| APN | SG-MDC-200 |

- Mall Drive Professional Office BTS
- Second Story
- Centrally Located
- Class A Office



OR TEXT 23793 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

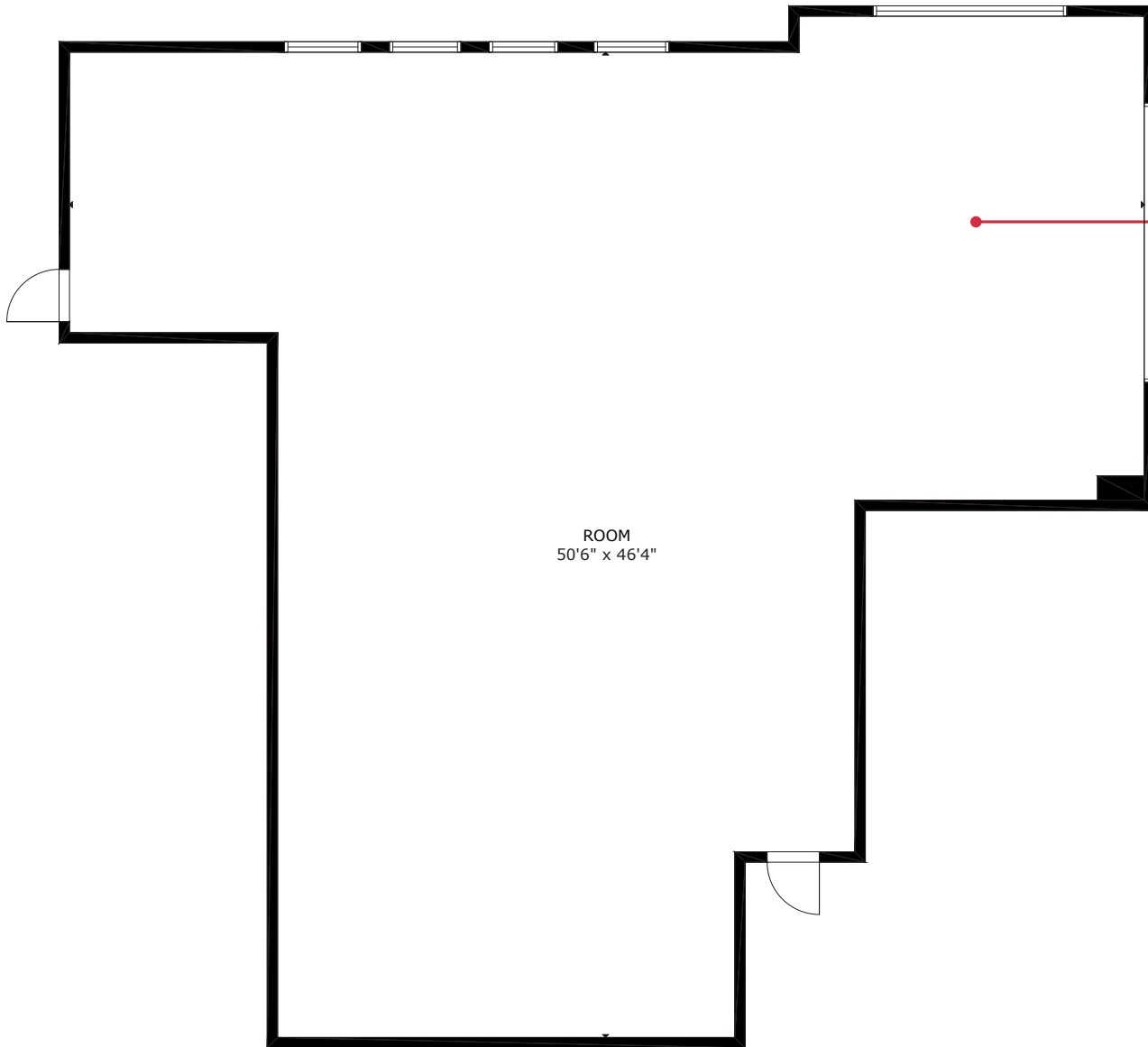


PHOTOS





FLOOR PLAN



ROOM
50'6" x 46'4"



CLICK HERE
FOR A 3D TOUR

AREA MAP



BARNES & NOBLE **H&M**
JCPenney **Arcote Circle**
Benji's
lululemon **Dillard's**
Jay's Birds **The Hearty Beet**

Boulevard Home
WELLS FARGO
VASA **Safelite AutoCare**

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** **Capriati's** **ROSS DRESS FOR LESS**

PANDA EXPRESS **Beans & Brews** **Swig** **Jason Mize Subs** **TACO BELL**
Smith's Marketplace **verizon** **ROD WORKS** **aubergine**
KNEADERS BAKERY & CAFE **Goldenwest** **Buck's ACE Hardware**

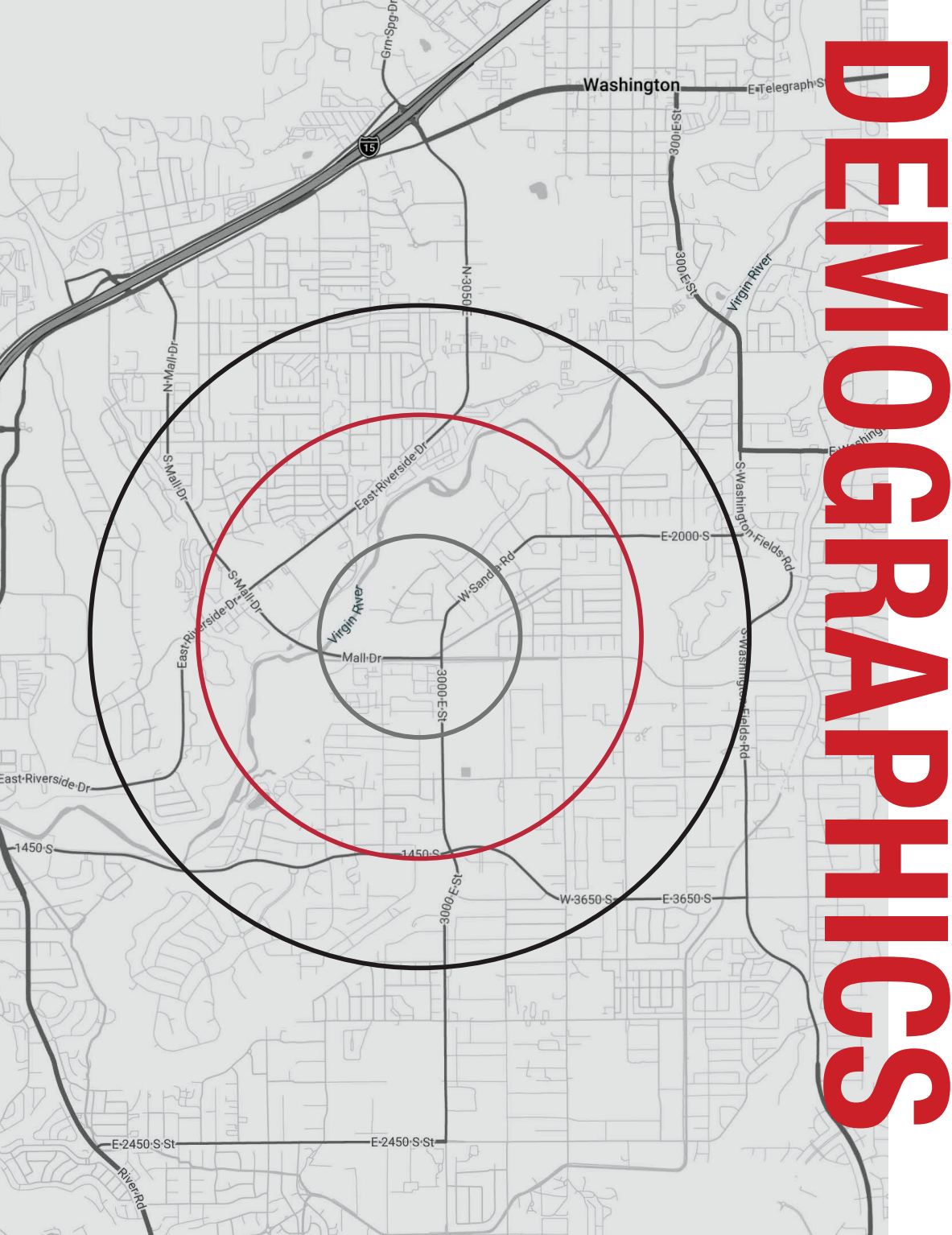
BURKE + BECKSTROM **Alfred's of Medical Food**
St George Dental **mango** **ZAGG FRANCHISE**
Rose Nail Spa 1 **DESERT BLOOM PLASTIC SURGERY** **PAS TRAINING**

Lowes Storage **DINO STORAGE** **U-HAUL**
DINO BASH **ADVENTURE'S FIRST STOP MAVERIK**

DQ **Pizza Hut** **tropical CAFE**
Riverside DENTAL CARE **Quick Quack CAR WASH**
Lin's FRESH MARKET **spa trouve**
SIMISTER ORTHODONTICS **Revere Health**

Intermountain Health

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



DEMOGRAPHICS

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

Traffic Counts

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

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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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

Ryan Flint, SIOR
435.627.5490
rflint@naiexcel.com

Korbin Derr
435.627.5491
kderr@naiexcel.com

Jake Burt
435.627.5492
jburt@naiexcel.com

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