



FOR SALE

PANDA GARDEN RESTAURANT

212 N 900 E
St. George, UT 84770

- Real Estate and Business For Sale
- Quietly Marketed

± 3,665 SF | RESTAURANT

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

SALE PRICE	Business \$490,000 Real Estate \$1,790,000 Business & Real Estate \$2,280,000
BUILDING SIZE SF	± 3,665 SF
YEAR BUILT	1977
ZONING	Highway Commercial
TAX ID	SG-1328-A-1-N
TYPE	Retail Restaurant
CAP RATE	Real Estate 6.7%

- Panda Garden Restaurant. Quietly marketed, DO NOT DISTURB TENANT or operations.
- Highly profitable, established restaurant business and real estate
- Owner prefers to sell the business and real estate together.
- Tenant to sign a 10 Year Lease, \$10,000 per month NNN with a 10% increase after five years.
- Includes FF&E, business value, and goodwill.



OR TEXT 23362 TO 39200

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SUMMARY



ST GEORGE BLVD

RED HILLS PKWY

900 E ST



PHOTOS



AREA MAP



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

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	6,578	54,143	128,241
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,011	19,587	44,806
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$64,132	\$94,449	\$108,116

Traffic Counts

STREET	AADT
Red Hills Parkway	13,500
E Saint George Blvd	48,086

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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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