

# FOR SALE, LEASE OR BTS

## CORAL JUNCTION RETAIL/OFFICE

Foothills Canyon Dr & Coral Canyon Blvd | Hurricane, Utah 84737

**43**  
MILES  
DRIVING  
DISTANCE  
FROM SITE

LIQUOR STORE

**THE RUSH**  
FUNPLEX  
NOW OPEN

**TEXACO**

Hurricane Valley  
Fire District

**ZION**  
HARLEY-DAVIDSON

**KORAL KAFE**

**Holiday Inn Express**

UNDER  
CONSTRUCTION  
**STAY AMERICA**

**19.06**  
ACRES

~3.0  
ACRES

**5.82**  
ACRES

**6.34**  
ACRES

32,000 ADT

FOOTHILLS CANYON DR

CORAL CANYON BLVD

CORAL CANYON BLVD

HWY 9 (STATE ST) 32,000 ADT

INTERSTATE  
**15**

EXIT  
**16**

### Property Highlights

- Retail Pads & Office Available
- ~3.0 to 19.06 Acres
- Anchored by Rush Funplex & Hotel
- Easy Access to/from Interstate 15
- Major Intersection Leading to Zion National Park
- 369 Residential Units Planned Nearby
- Call Agents For Pricing

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**LEGEND**  
COMMERCIAL

**D** **DIVERSIFIED**  
PARTNERS

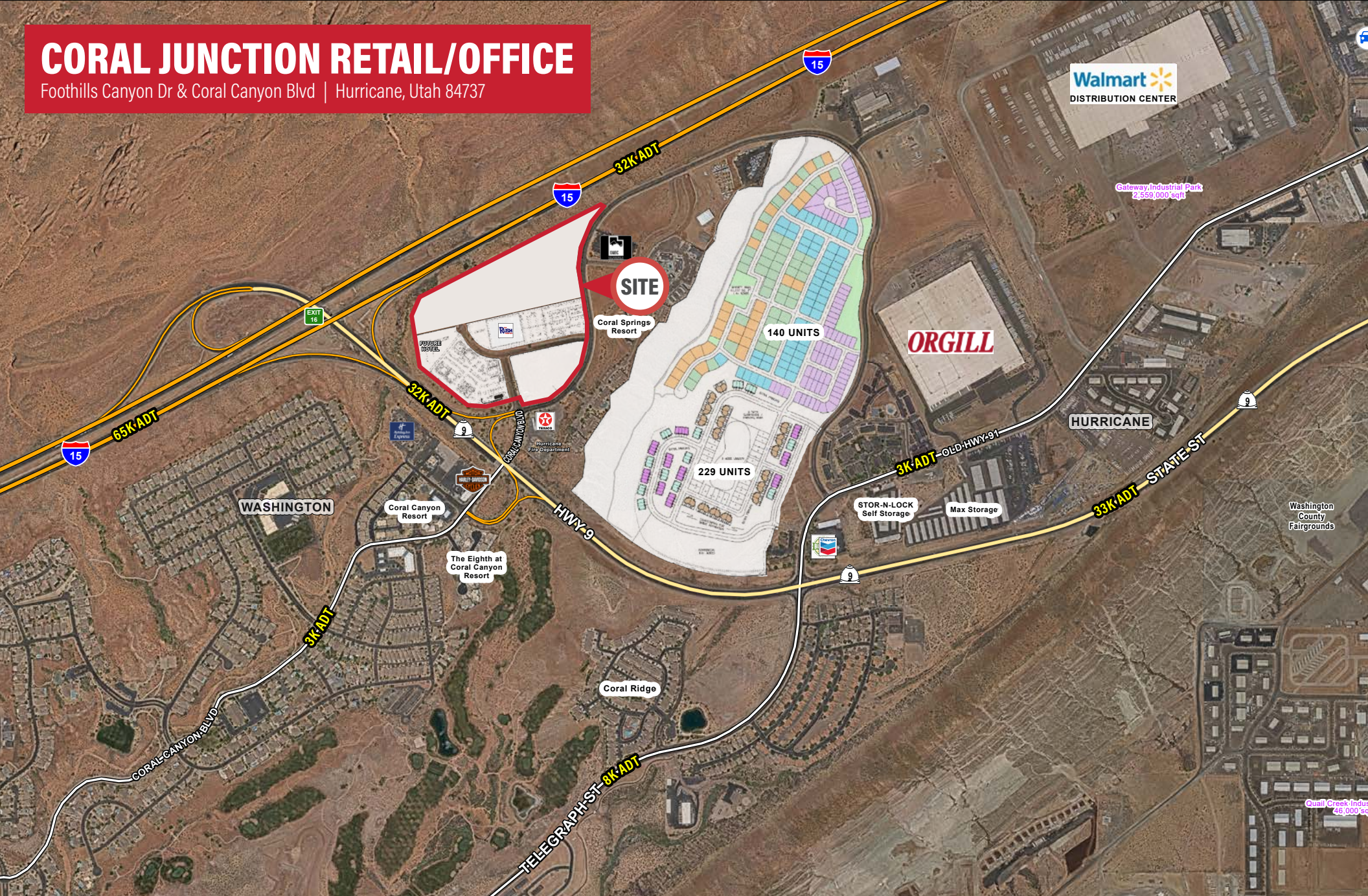
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PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
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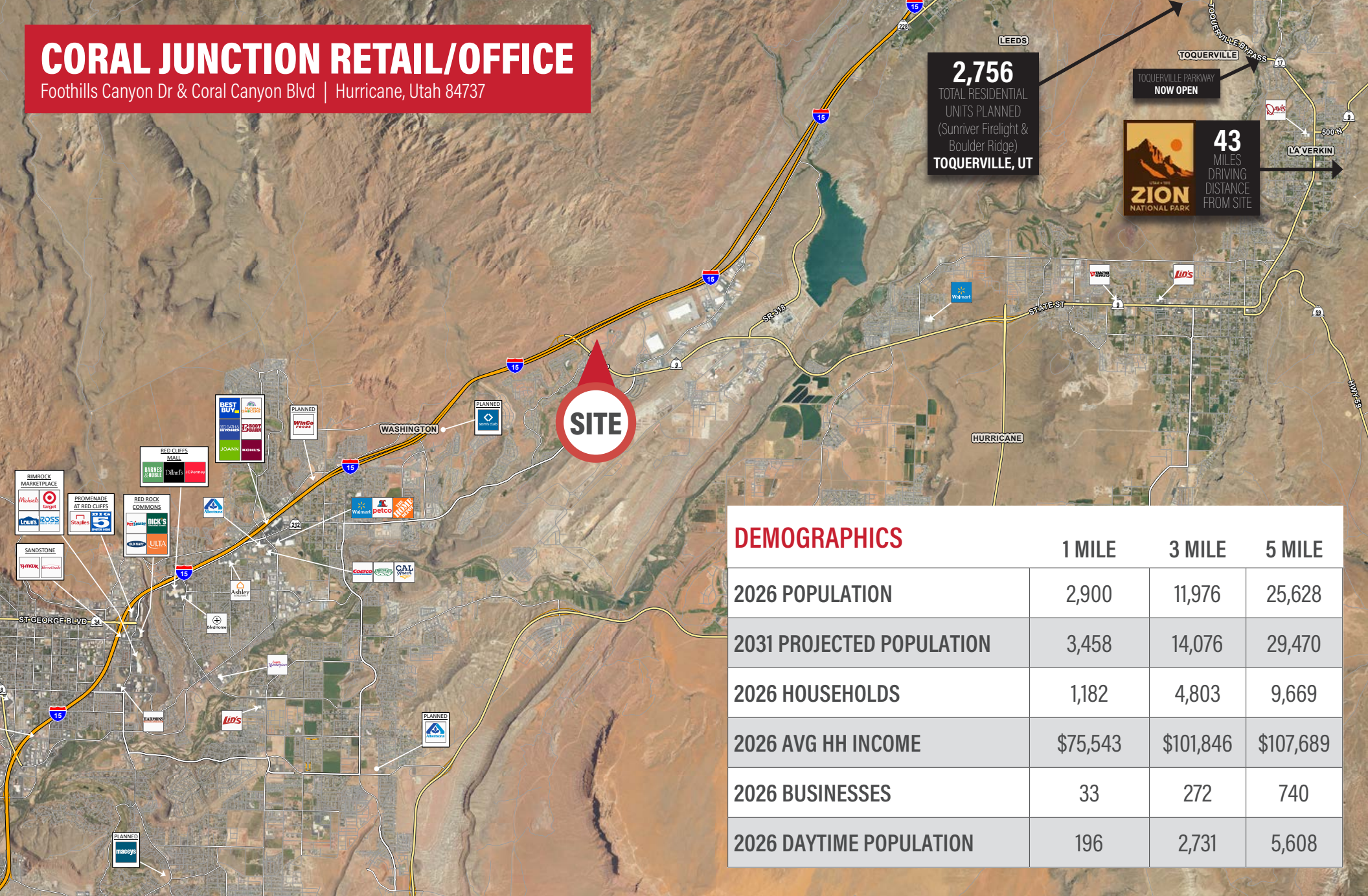


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 POPULATION	2,900	11,976	25,628
2031 PROJECTED POPULATION	3,458	14,076	29,470
2026 HOUSEHOLDS	1,182	4,803	9,669
2026 AVG HH INCOME	\$75,543	\$101,846	\$107,689
2026 BUSINESSES	33	272	740
2026 DAYTIME POPULATION	196	2,731	5,608

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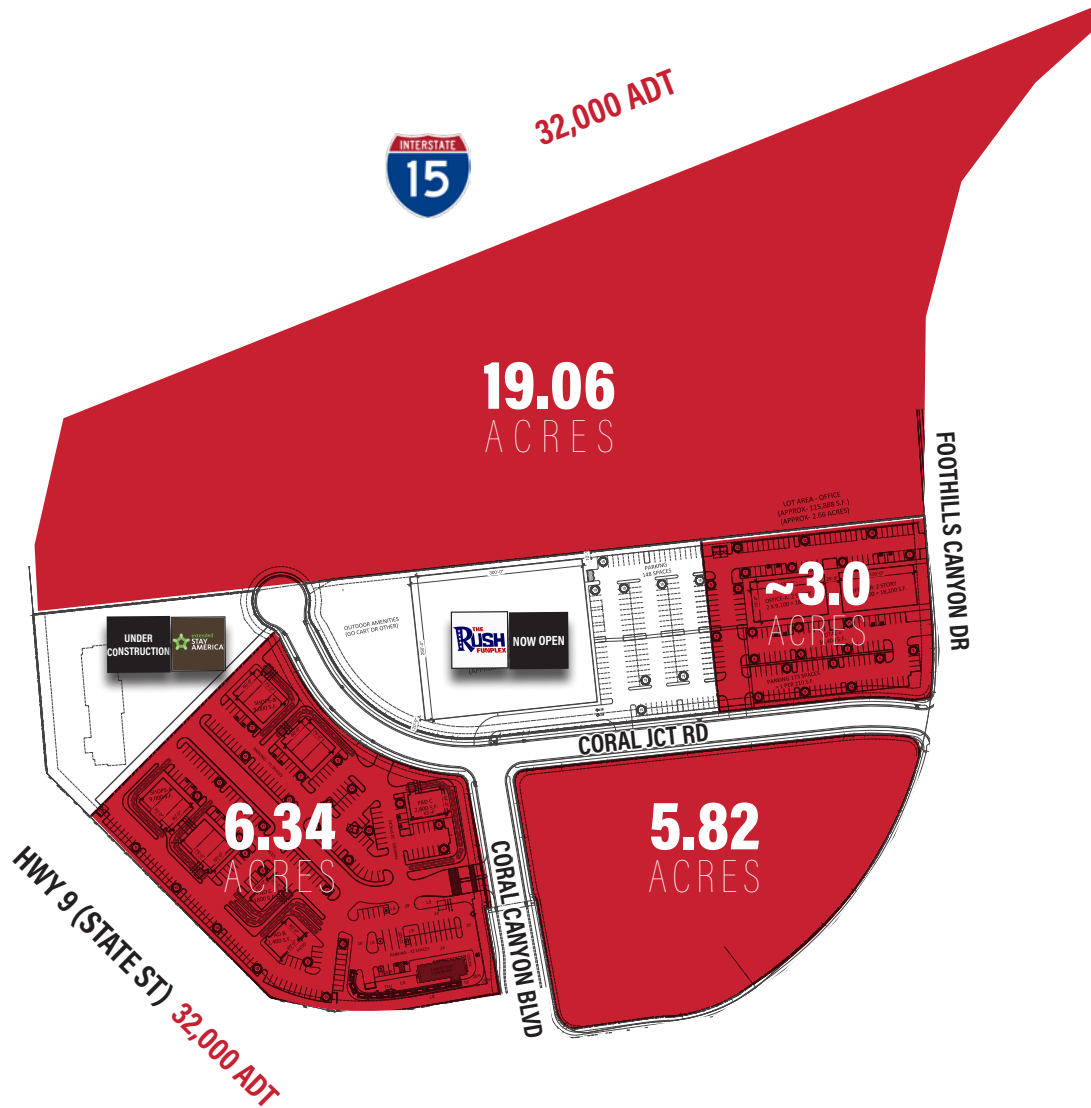


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