



4th Quarter 2011 Market Report

A Quarterly Newsletter & Report on Commercial Real Estate in Southern Utah



2011 Q4

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NAI Utah Southern Region is celebrating **10 Years**
of providing quality commercial real estate services to Southern Utah.

Over 150 Years Combined Real Estate Experience

Aquisitions & Dispositions | Investment Sales | Landlord & Tenant Representation | Property Management



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Neil
Walter



Jon
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Wes
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Mat
Chappell



Pat
Chappell



Brandon
Vandermyde



Ryan
Garrett



Curren
Christensen



Roger
Stratford



Phil
Sargent



Allene
England



Annette
Humphrey



Brian
Judd



Paul
Damron



To The Next 10 Years

Our commercial brokerage was founded during the turmoil of the last recession only a few months after September 11, 2001. A controversial Supreme Court decision had selected the President of the United States and we had declared war on the Taliban in Afghanistan. The stock market had been falling for a year; Enron was bankrupt and WorldCom was soon to follow—the two largest bankruptcies in US history at the time.

It was in this context 10 years ago that we launched the first commercial real estate brokerage in Southern Utah with the help of our clients, our agents, our staff, and our business partners. We did it because we believed in our market over the long term, and we believed that a national brand would help increase visibility of our market for our clients. Together, we then rode the wave through the boom and then the subsequent bust.

With a full economic cycle behind us, ironically we are in a very similar situation facing political uncertainty, treacherous financial markets and tepid economic conditions. Although the recent recession has been more severe than the 2001 recession, our belief in the long term viability and growth of Southern Utah is unchanged.

Overall market conditions remain challenging, but they are improving steadily. Historically, price levels rise when demand exceeds available inventory levels for about six months. Inventories are already tightening for large industrial facilities, anchored retail, and medical office space. Professional office space, multi-tenant industrial space, and unanchored retail remain oversupplied. Residential and commercial development land is beginning to sell again in anticipation of market conditions that will support development.

Although the next wave may not be the tsunami we just experienced, Southern Utah will recover and expand as part of the next economic cycle. To our clients, our agents, our staff, and our business partners, thank you. We look forward to the opportunities of the next 10 years.

Mark Walter
Managing Broker

Neil Walter
Managing Director

What can we do for you?



Broader Exposure Online

Every property gets premium listing exposure through web searches, email campaigns, property pushes, KSL. Com, Craigs List, flipping books, and marketing brochures. Upon completing a listing package, we send an email to potential buyers and tenants who have requested information for similar properties and we send an email to the other commercial brokers notifying them of the new opportunity.



Local Cooperation

NAI is the only commercial brokerage in Southern Utah participating in the Multiple Listing Service. We believe there are many agents who represent buyers and tenants that want to see commercial inventory in the MLS. We make it available to them through their FLEX MLS system and willingly cooperate with other brokerages.



More Closings

With over 200 transactions closed in 2011, we close 4 deals per week. Every transaction includes presentation of properties, showings, negotiations, due diligence, and closing. With this many tenants and buyers in our office, we are providing maximum visibility for our clients.



Marketing by Mail

Our direct mail inventory review and market report will deliver hard copies to over 4,000 current and past clients, developers, investors, business owners, architects, financial advisors, CPA's, attorneys, appraisers, city employees and service providers to the commercial real estate markets. Want a custom direct mail strategy? Talk with your agent about the cost and options.



On-Site Support Services

We are the only real estate brokerage in Southern Utah with on-site GIS, Marketing, and Property Management services. Whether your need is custom graphics, custom maps, demographics, or full service commercial property management, accounting and leasing, we can help.

NEW Flipping Books!

View many of our brochures

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View many of our brochures in **Full Color Interactive 3D!** Follow the link from our website to our **Flipping Book** page.

Flip through the brochure page by page, **Zoom-in** to see important details, or **Download** the brochure to your computer.

Industrial

2011 4th Quarter | Washington County



Industrial	Vacancy
Multi-Tenant Properties held as investment	
Industrial Average	16.8%
Full Market (includes Owner Occupied Properties)	
All Industrial	12.0%
Fort Pierce	14.6%
Millcreek	21.4%
Rio Virgin	26.8%
St George	6.0%
Gateway	5.5%

Asking Lease Rates (NNN)	< 20,000 SF	> 20,000 SF
Low	\$0.20	\$0.20
High	\$0.50	\$0.40
Average	\$0.32	\$0.30
Multi-Tenant Vacancy	16.8%	
2010 Ending Inventory	8,261,000	
Built Year To Date	39,000	
Q4 2011 Ending Inventory	8,300,000	
Absorption	218,000	
Land Value per SF	\$2-3	
CAP Rates	8-10%	

Review

The industrial market is seeing significant signs of improvement. Total market vacancy declined year-over-year from 13.9% to 12%. The multi-tenant vacancy rate decreased from 23.9% to 16.8% during the same time period. The industrial market has been slowly improving since late 2009. Significant industrial transactions this year include: Czarnowski (95,000 SF), Classic Commercial Storage (58,000 SF), Fairgrounds Industrial (30,000 SF), Former E'Ola building (58,000 SF) and Sunchase (100,000). Cox Trucking finished its new facility 2011.

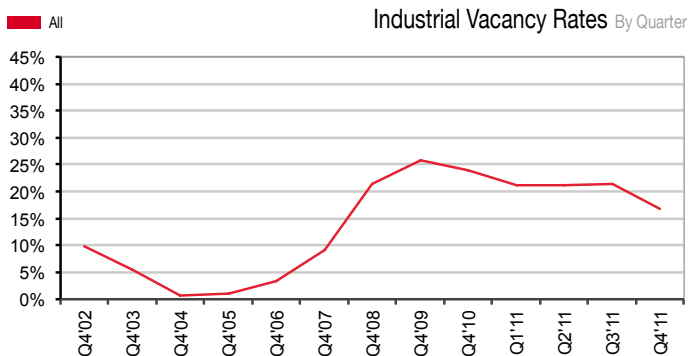
Fort Pierce Industrial Park has seen the greatest vacancy improvement in the last twelve months. At 5.5%, Gateway industrial park vacancy rate is skewed by Wal-Mart Distribution and Orgill, which together comprise nearly 25% of the entire industrial SF in Washington County. Omitting these two buildings causes Gateway's vacancy to rise to 17.4%. Millcreek and Rio Virgin saw vacancies fall while St. George Industrial Park showed an increase in vacancy year-over-year. For three consecutive years, there has been very little new construction, which has allowed for positive absorption in the industrial sector.

Even with the significant and positive movement, nearly one million square feet of industrial space remains vacant. Additional space occupied at deep discounts or by struggling tenants may come back to market, increasing the inventory selection and slowing the rise in lease rates.

Outlook

Although average asking lease rates ticked up slightly for smaller warehouses, there is still a great deal of market price sensitivity and substantial rent increases may slow industrial absorption. Buying activity has been strong from investors. While investors take distressed inventory off the market, that doesn't necessarily create absorption. Interest in distressed industrial deals will remain strong.

Historically, the contractors for the housing market have been a significant contributing factor to industrial absorption. Construction companies vacated space in the downturn and these businesses have started to lease new space as the new construction market has shown improvement. Along with new manufacturers relocating to Southern Utah, strong industrial absorption is expected to continue through 2012.



Industrial Units • SOLD Q4

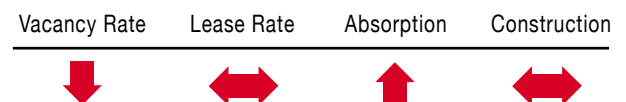


8,500 SF Office / Warehouse / Dock



4,400 Corporate Leased Investment

Market Trend



Office

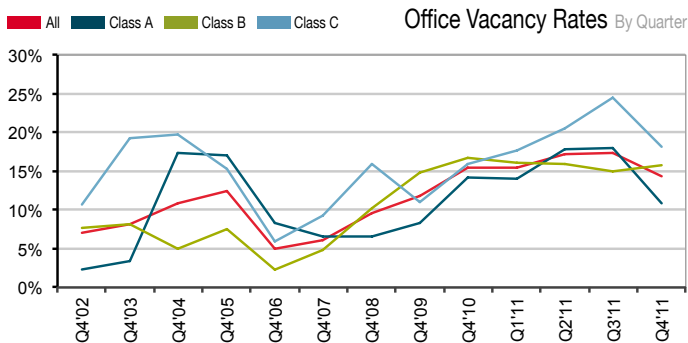
2011 4th Quarter | Washington County



Office	Vacancy
Multi-Tenant Properties held as investment	
Office Average	14.3%
A	10.9%
B	15.8%
C	18.1%
Full Market (includes Owner Occupied Properties)	
All Office	16.7%
A	11.2%
B	19.1%
C	17.0%
CBD	17.9%
Downtown	14.4%
Suburban	28.7%
Medical	0.8%

Asking Lease Rates (NNN)	Class A	Class B	Class C
Low	\$0.70	\$0.45	\$0.35
High	\$1.10	\$0.85	\$0.55
Average	\$1.00	\$0.55	\$0.45
Vacancy	10.9%	15.8%	18.1%

Multi-Tenant Vacancy	14.30%
2010 Ending Inventory	3,246,000
Built Year To Date	32,000
Q4 2011 Ending Inventory	3,278,000
Absorption	-55,000
Land Value per SF	\$6-10
CAP Rates	8-10%
Under Construction	12,000



Downtown Office Space • SOLD or LEASED Q4



Office Building on Tabernacle
1,326 SF Sold



Southgate Professional Office Suites
1,420 SF Leased

Review

While the retail and industrial markets are stabilizing, the office market has been slower to find equilibrium. Some office properties are seeing slowly declining vacancy rates, while others have been hit by the recent loss of large government tenants and an inability to attract tenants to unfinished space.

The vacancy rate for multi-tenant Class A and Class B office space showed some improvement. Given low lease rates, the properties that show well and are ready to occupy are naturally seeing better absorption. The full market study showing the vacancy rate increase explains another dynamic to the market that is not fully reflected in the more narrow multi tenant study--new construction and government absorption. With the completion of the new Washington County Justice Center, the former location on 200 N and 200 E became home to the Division of Child and Family Services. This move left 28,000 SF vacant on Riverside Drive. Workforce Services vacated 12,000 SF at the Boulevard Center. The Learning Center built a new 30,000 SF building and vacated 8,000 SF, and the Qualident building downtown added 24,000 square feet to the market. These and other similar projects have added as much space to the market as has been absorbed through new leases. Demand for new office space is slowly improving, but significantly lags the activity in the industrial and retail sectors.

Outlook

In the short term, the current office inventory will keep the pressure on office lease rates making it more difficult for property owners with unfinished suites to justify finishing the space to attract tenants. Class C building owners will struggle to compete with better A & B space. Medical office vacancies will remain low and suburban office buildings will be the last to see a recovery in vacancy rates.

The office market will need to experience more robust business growth and less new construction (including government or government supported entities) to realize a sustained recovery for current landlords. The business environment appears to be showing some signs of growth and the office market is expected to start improving in 2012 following recent trends in industrial and retail.

Market Trend



Retail

2011 4th Quarter | Washington County



Retail	Vacancy
Multi-Tenant Properties held as investment	
Retail Average	9.2%
Anchored	7.3%
Unanchored	11.9%
Full Market (includes Owner Occupied Properties)	
All Retail	6.6%
Anchored	3.5%
Unanchored	12.1%
Free Standing	9.3%

Asking Lease Rates (NNN)	Anchored	Unanchored
Low	\$0.90	\$0.50
High	\$2.00	\$1.20
Average	\$1.40	\$0.90
Vacancy	7.3%	11.9%
Multi-Tenant Vacancy		9.2%
2010 Ending Inventory		6,108,000
Built Year To date		67,000
Q4 2011 Ending Inventory		6,175,000
Absorption		115,000
Land Value per SF		\$8-12
CAP Rates		7-9%
Under Construction		68,000

Review

The retail market has made significant improvement over the last year. The overall market vacancy dropped 1.2% year over year to 6.6%. This is a much lower vacancy rate than either industrial or office. The full market vacancy survey includes big box retailers such as Wal-Mart, Home Depot, Lowes, Costco, the Red Cliffs Mall and the grocery stores. The vacancy rate for anchored properties is extremely low at 3.5% as virtually all big boxes are leased and the amount of inline space is small relative to the cumulative square feet of the big box retailers.

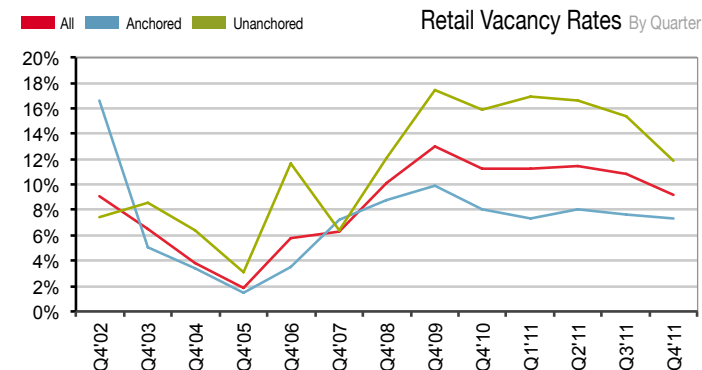
Although the vacancy rate for unanchored retail is much higher, it has also seen improvement over the past 12 months. While free standing retail vacancies have improved, it is important to note that the Desert Palms building (that was vacant in 2010) was removed from the survey as much of it was torn down and is undergoing reconstruction.

Lease rates remain aggressive for outlying unanchored retail properties that are still experiencing high vacancies. Those tenants with very specific location and size requirements are seeing a much tighter market and landlords with the best properties are less flexible than they were twelve months ago. For the best locations, lease rates are rising.

Red Rock Commons has been the largest and most visible retail project for 2011. Dicks Sporting Goods, PetSmart, and Ulta are opening. Old Navy isn't far behind. Chick-fil-A and Chase Bank are taking pads. This year has also been the year for rebuilding sites. McDonalds opened on Telegraph and rebuilt their Bluff Street and St. George Blvd locations. Taco Bell, Maverik, Kneeders, and the Boulevard Sinclair have torn down buildings and rebuilt. Pizza Hut, Paradise bakery, Russo's Pizza, Camille's Sidewalk Café, and many other retailers have also opened locations in 2011.

Outlook

Anchored retail locations will continue to see declining vacancy rates and upward pressure on lease rates. Unanchored retail locations are still expected to improve, though prices will remain aggressive through 2012 and lag anchored locations. Acquisition prices will vary widely based on location and tenant mix. There is a shortage of strong locations with great tenants for investors to acquire and sellers will see good liquidity.



Retail Buildings • LEASED Q4

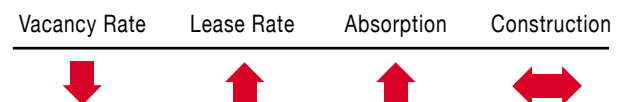


Jimmy John's Leased 1,820 SF in the former Osaka Restaurant space



Dinosaur Crossing - 3,060 SF Leased

Market Trend

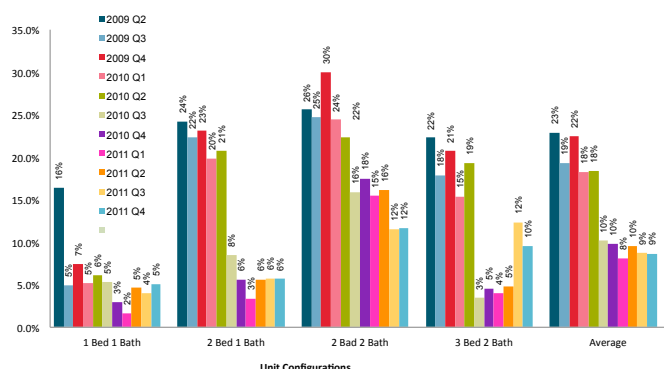


Multi-Family

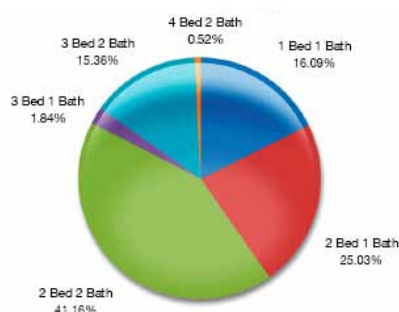
2011 4th Quarter | Washington County



Vacancy Rates (Unit Type) By Quarter



Market Share by Unit (SF)



Configuration	Rent	Rent/SF	Vacancy
1 Bed 1 Bath	\$ 569	\$ 0.89	5.0%
2 Bed 1 Bath	\$ 635	\$ 0.65	5.7%
2 Bad 2 Bath	\$ 700	\$ 0.69	11.6%
3 Bed 2 Bath	\$ 864	\$ 0.67	9.5%
Average	\$ 671	\$ 0.70	8.6%

Review

Year-over-year, the multi-family vacancy rate is lower by more than 1%. Average rents are \$20 per month higher than a year ago, and we should see continued upward pressure on lease rates. There have been no transactions for more than 10 units this year. There have been some bargain prices for some properties between 2-4 units, although many have significant deferred maintenance, problem locations or obsolescence. Few sellers are highly motivated and improving market conditions will cause prices to rise and CAP rates to remain low.

Outlook

We have seen some interest in multi-family land in 2011 and we expect that interest to increase in 2012. There is a senior subsidized housing project that should break ground in 2012 and it won't be a surprise if there is additional construction announced next year. Although the economics of new construction are still tight, our land markets have historically provided few windows where multi-family developers could afford to buy land at attractive prices. This is one of those times, but the window will close as the residential market gains steam and land prices per door begin to increase.

Multi-family's primary competition are condos and single family homes in the rental pool. As home ownership reduces the rental pool and as our residential market matures, the multi-family market should mature as well. Older properties without amenities will struggle with vacancy and lease rates relative to newer properties with amenities. Relative to the past, we should see a development trend toward larger properties with the economies to support amenities.

Agent Spotlight: Phil Sargent

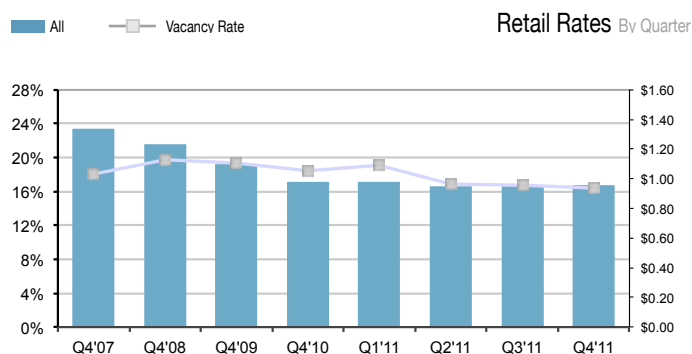
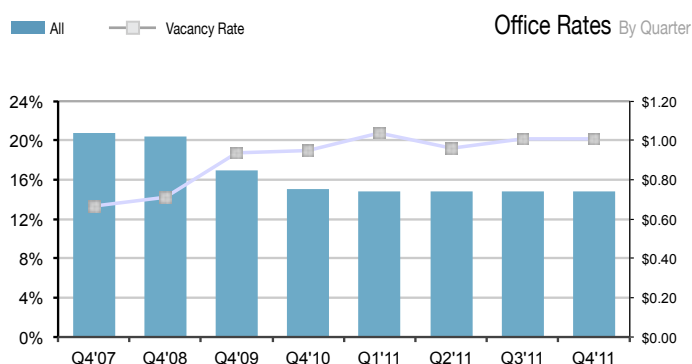
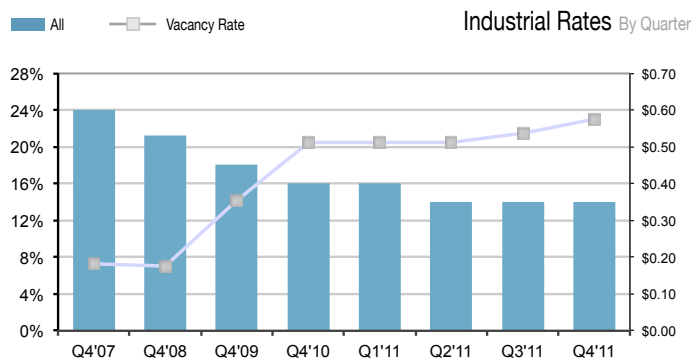


Phil Sargent is the newest member of the NAI team and has extensive experience in both residential, commercial and land development transactions. Phil has worked for over 25 years in the real estate industry and has helped in the development of innovative products and methods that help both the buyer and the seller. Using the latest technology and marketing concepts, as well as understanding the current market conditions, Phil can help both buyers and sellers achieve their real estate goals with the least amount of hassle or inconvenience.

As a successful business owner and real estate investor, Phil knows the importance of excellent customer service. His passion and knowledge of real estate is firmly grounded in business experience and technology. His experience provides you with the professional and ethical know-how to achieve your real estate goals.

Cedar City

2011 4th Quarter | Iron County



Asking Lease Rates (NNN)	Industrial	Office	Retail
Low	\$0.22	\$0.45	\$0.65
High	\$0.50	\$1.00	\$1.15
Average	\$0.35	\$0.74	\$0.96
Vacancy	23.0%	20.2%	16.8%

Cedar City • SOLD



Former KB Express purchased for a future Jimmy Johns restaurant



9,400 SF Flying J C-Store

Iron County

Conditions improved slightly in retail while industrial and office saw some activity, but the leasing market remains sluggish. Overall, absorption is low, construction is nearly stalled, and there are few new tenants entering the market. Look for this spring to signal whether the Cedar City market will improve in 2012.

Industrial

Over the past year, the multi-tenant industrial vacancy rate continued to increase as Highway 56 office warehouse properties lost more tenants. After climbing to nearly 20% in the first quarter of 2010, the high vacancy rate has persisted for nearly two years. This quarter that rate ticked slightly higher to 23%. There has been some absorption of facilities in the 10,000 – 20,000 SF range, but larger facilities and spaces less than 10,000 SF continue to struggle. Lease rates remain under pressure and tenants continue to get great deals on space. Industrial land sales have been rare over the last three years with only one transaction in 2011. With the improvements in Washington County's industrial market over the past 18 months, these conditions can't hold indefinitely.

Office

Similar to the industrial market, the office market remains soft. Some office buildings built two or three years ago are still vacant with little interest. In spite of the general lack of demand, the office market in Cedar City isn't deep and finding a particular space configuration can be a challenge. Tenants coming up on lease renewals or who are entering the market should be able to negotiate very favorable terms while vacancy rates remain high. Asking lease rates fall within a wide range and pricing to generate new interest is a challenge.

Retail

Vacancy rates continue to fall from 18.5% this time last year to 16.4% as of this writing. As with Washington County, retail has the lowest vacancy rates and is the strongest sector. The unanchored properties in the Fiddlers Canyon area on Main Street remain mostly full, and the best properties in Providence Center are full. Vacancies in a large property in Providence Center and the downtown Dollar Tree location result in a higher average vacancy rate than what many landlords currently see. Mountain America Federal Credit Union has a sign announcing a new branch in Providence Center and Jimmy John's is under construction on 200 North. Although retail is improving, there are still some soft leases and tenant turnover that will persist in 2012.

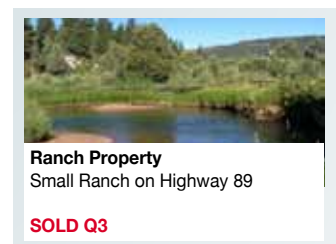
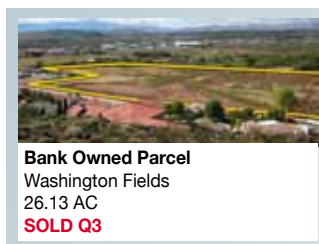
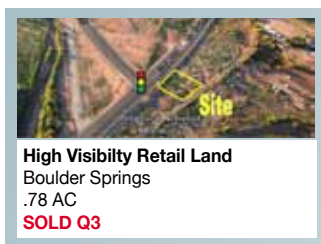
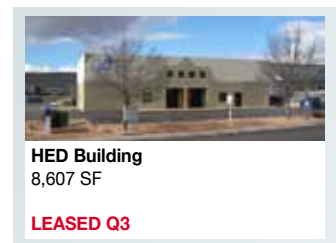
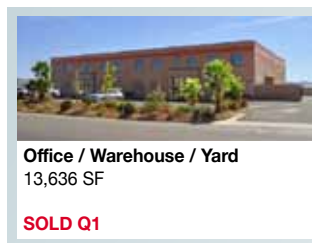
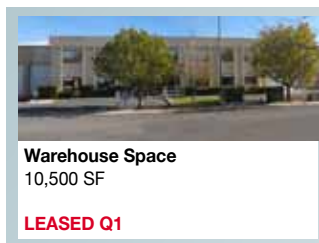
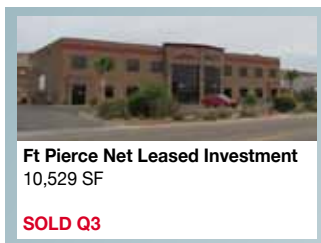
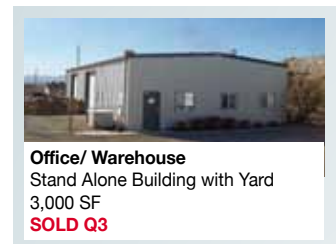
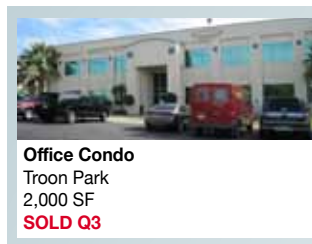
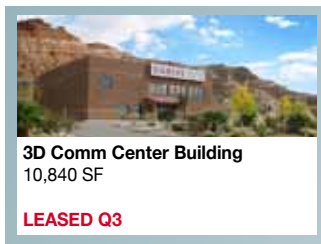
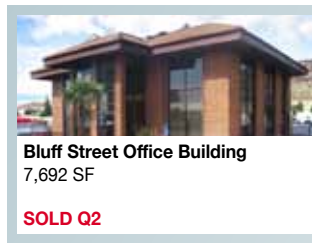
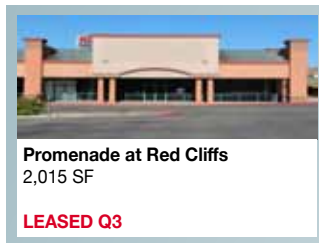
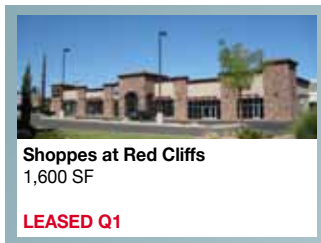
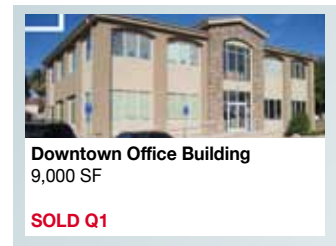
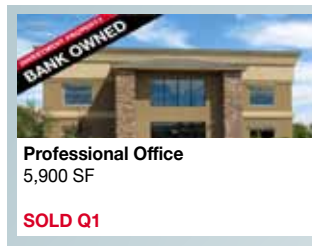
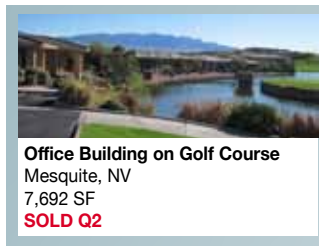
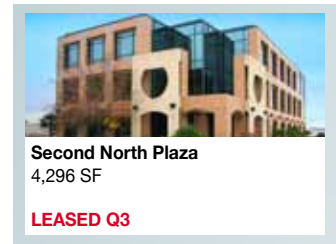
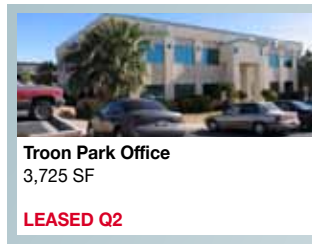
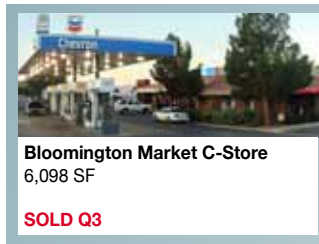
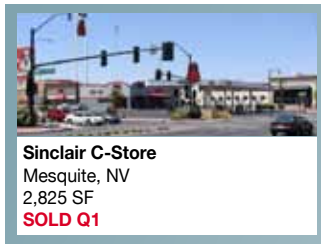
2011 Closed Transactions from Utah Southern Region

	Agent	Property Description	Size	Trans
INDUSTRIAL	Brandon	Office/Warehouse in Gateway Ind. Park	2,500 SF	Lease
	Brandon	Office/Warehouse in Gateway Ind. Park	2,500 SF	Lease
	Brandon	River Park	3,656 SF	Lease
	Brandon	River Park	2,347 SF	Lease
	Brandon, Jason & Meeja	Industrial with Retail Visibility	5,000 SF	Lease
	Brandon, Jason & Meeja	Classic Contractors Park	2,500 SF	Lease
	Brandon, Jason & Meeja	River Park	4,675 SF	Lease
	Brandon, Jason & Meeja	River Park	4,675 SF	Lease
	Brandon, Roger	Office/Wrks in Gateway Ind. Park	3,000 SF	Lease
	Brandon, Roger	Office/Wrks in Gateway Ind. Park	3,000 SF	Lease
	Brandon, Ryan	2,230 SF in St. George Industrial Park	2,230 SF	Lease
	Current	Riverside Plaza	3,340 SF	Lease
	Jason & Meeja	Industrial Building	10,440 SF	Lease
	Jason & Meeja	Fairgrounds Industrial Park, Lot 38	1,755 SF	Lease
	Jason & Meeja	Warehouse Space	10,500 SF	Lease
	Jason & Meeja	Riverside Drive Retail/Warehouse	2,750 SF	Lease
	Jason & Meeja	Enco Office, Warehouse & Yard	3,984 SF	Lease
	Jason & Meeja	R&R Industrial Center, PH 2	2,000 SF	Lease
	Jason & Meeja	HED Building	4,000 SF	Lease
	Jason & Meeja	Industrial Building North of Sunset	4,200 SF	Lease
	Jason & Meeja	Fairgrounds Industrial Park, Lot 38	1,755 SF	Lease
	Jason & Meeja	320 East Project	3,864 SF	Lease
	Jason & Meeja	Hoskins Construction	3,440 SF	Lease
	Jason & Meeja	R&R Industrial Center, PH 2	3,000 SF	Lease
	Jason & Meeja	320 East Project	2,610 SF	Lease
	Jason & Meeja	R&R Industrial Center, PH 2	3,000 SF	Lease
	Jason & Meeja	Fairgrounds Industrial Park, Lot 38	1,755 SF	Lease
	Jason & Meeja, Brandon	Warehouse Space	10,500 SF	Lease
	Jason & Meeja, Brandon	HED Building	2,280 SF	Lease
	Jason & Meeja, Brandon	HED Building	4,000 SF	Lease
	Jason & Meeja, Brandon	HED Building	1,800 SF	Lease
	Jason & Meeja, Brandon	HED Building	4,607 SF	Lease
	Jason & Meeja, Brandon	River Park	1,777 SF	Lease
	Jason & Meeja, Brandon	River Park	3,600 SF	Lease
	Jason & Meeja, Brandon	River Park	5,472 SF	Lease
	Jason & Meeja, Brandon	River Park	3,600 SF	Lease
	Jason & Meeja, Brandon	River Park	1,839 SF	Lease
	Jason & Meeja, Brandon, Chappell	River Park	5,449 SF	Lease
	Jason & Meeja, Brandon, Wes	River Park	1,840 SF	Lease
	Jason & Meeja, Brandon, Wes	River Park	2,473 SF	Lease
	Jason & Meeja, Curren	R&R Industrial Center, PH 2	2,000 SF	Lease
	Jason & Meeja, Roger	R&R Industrial Center, PH 2	2,500 SF	Lease
	Jason & Meeja, The Chappell Team	Fairgrounds Industrial Park, Lot 38	1,787 SF	Lease
	Jason & Meeja, The Chappell Team	Fairgrounds Industrial Park, Lot 38	1,787 SF	Lease
	Roger	Westridge Warehouse	2,400 SF	Lease
	Ryan	Millcreek Building	59,000 SF	Lease
	The Walter Group, Brandon	Southeast Retail Building	1,720 SF	Lease
	The Walter Group, Curren	Southeast Retail Building	1,720 SF	Lease
	Wes	Office/Warehouse	1,600 SF	Lease
	Wes	Office/Warehouse/Yard	2,000 SF	Lease
	Wes	Office/Retail Warehouse	2,900 SF	Lease
	Wes	Sunland Commercial Center	1,600 SF	Lease
	Wes, Jason & Meeja	Office/Warehouse	1,600 SF	Lease
	Curren	Ft. Pierce Net Leased Investment	10,529 SF	Sale
	Curren	Snow Storage Facility	64,211 SF	Sale
	Jason & Meeja	Gibson Carpet Gallery	5,520 SF	Sale
	Ryan	Investment Building	32,699 SF	Sale
	The Walter Group	Manufacturing Warehouse	1,800 SF	Sale
	The Walter Group	Storage Units	58,735 SF	Sale
	Wes	Ofc/Wrks/Dock & Lots of Extras	8,500 SF	Sale
	Wes	Office/Warehouse/Yard	13,636 SF	Sale
	Wes, Brandon	Office/Warehouse & Yard	3,000 SF	Sale
	Wes, Curren	Investment Opportunity	1,600 SF	Sale
	Wes, Curren	Corporate Leased Investment	4,400 SF	Sale
		TOTAL	434,957 SF	
INVEST	The Chappell Team	Profitable Local Business w/ Inventory		Sale
	The Walter Group	Sinclair C-Store	2,825 SF	Sale
	The Walter Group	Flying J C-Store	9,400 SF	Sale
	The Walter Group	Bloomington Market	6,098 SF	Sale
	Wes	Rare Water Rights Opportunity		Sale
		TOTAL	18,323 SF	
LAND	Curren	Hurricane Acreage	1 AC	Sale
	Curren	Ranch Property w/ Mammoth Creek Frontage	5 AC	Sale
	Jason & Meeja, Wes	Bank Owned Washington Fields Parcels	26 AC	Sale
	Ryan	Prime Pad at Busy Intersection	1 AC	Sale
	The Walter Group	Vacant Land	3 AC	Sale
	The Walter Group	Paunsaugunt Cliffs, Phase III	1 AC	Sale
	The Walter Group	Old Phillips 66 aka KB Express Land	0 AC	Sale
	The Walter Group	Scenic Point - 34 Lot Improved Subdivision	42 AC	Sale
	Wes	1.2 Acres of Industrial Land	1 AC	Sale
	Wes	Desert Garden Estates Building Lot	1 AC	Sale
OFFICE	Wes	26 Townhome Pads (Tuscan Hills Dev.)	8 AC	Sale
	Wes	Lots & Acreage / R-3 Zoning	14 AC	Sale
	Wes	Industrial Lot	1 AC	Sale
	Wes, The Walter Group	Potential Commercial Corner	3 AC	Sale
		TOTAL	108 AC	
	Brandon	Medical Office	11,263 SF	Lease
	Brandon, Roger	Southtown Professional Plaza	1,847 SF	Lease
	Curren	Toon Park	2,500 SF	Lease
	Curren, Wes	Office Suites at Southgate Professional Center	1,420 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	650 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	2,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	639 SF	Lease
	Jason & Meeja	Ventana Office Park	1,155 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Sunland Commercial Center	1,600 SF	Lease
	Jason & Meeja	Second North Plaza	1,632 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	2,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	826 SF	Lease
	Jason & Meeja	Ventana Office Park	1,155 SF	Lease

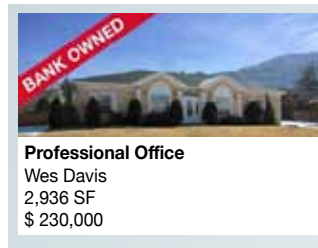
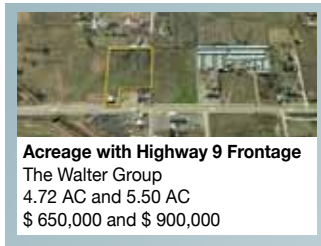
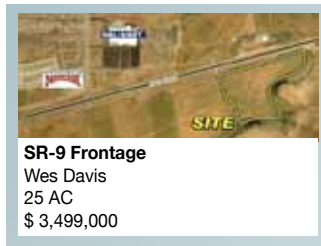
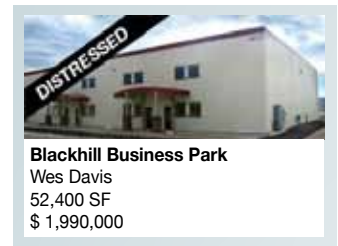
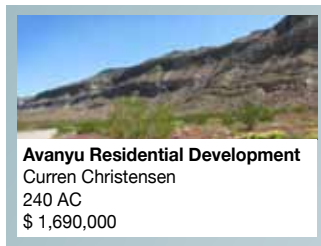
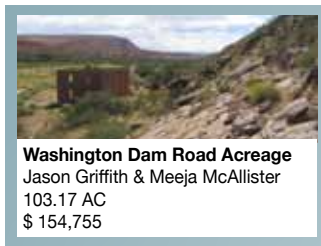
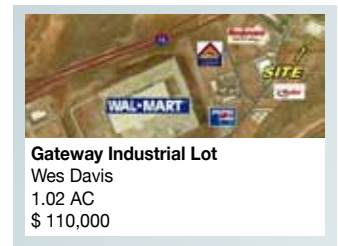
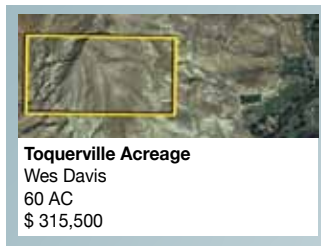
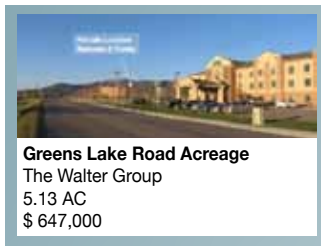
	Agent	Property Description	Size	Trans
OFFICE	Jason & Meeja	Red Cliffs Professional Park	350 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	868 SF	Lease
	Jason & Meeja	Mail Drive Office Building	1,640 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,453 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,000 SF	Lease
	Jason & Meeja	Rio Plaza	1,270 SF	Lease
	Jason & Meeja	East Tabernacle Commercial Center	552 SF	Lease
	Jason & Meeja	East Tabernacle Commercial Center	3,343 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	1,226 SF	Lease
	Jason & Meeja	South Mail Drive Office Building	2,917 SF	Lease
	Jason & Meeja	Chelsea Commercial Condos	1,283 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	574 SF	Lease
	Jason & Meeja	Red Cliffs Professional Park	574 SF	Lease
	Jason & Meeja, Brandon	Mission Place #2	2,500 SF	Lease
	Jason & Meeja, Brandon	Second North Plaza	4,296 SF	Lease
	Jason & Meeja, Wes	Red Cliffs Professional Park, Phase 1	60 SF	Lease
	Jason & Meeja, Wes	Sunland Professional Park, Phase 1	1,503 SF	Lease
	Roger	1,582 +/- SF Office Space	1,582 SF	Lease
	Roger	Professional Office	1,300 SF	Lease
	Roger	Executive Suites	104 SF	Lease
	Roger	Executive Suites	118 SF	Lease
	Roger	1,582 +/- SF Office Space	1,582 SF	Lease
	Roger	Executive Suites	112 SF	Lease
	Roger	Professional Office	1,326 SF	Lease
	Roger, The Chappell Team	Executive Suites	105 SF	Lease
	Ryan	Iron Park	3,725 SF	Lease
	The Chappell Team	Tonaquint Office Building	2,795 SF	Lease
	The Walter Group	Panguitch Office Building	1,350 SF	Lease
	The Walter Group	Panguitch Office Building	767 SF	Lease
	The Walter Group	Downtown Office Space for Lease!	1,200 SF	Lease
	The Walter Group	Boulevard Office Park	999 SF	Lease
	The Walter Group	Office Space off Sunset	700 SF	Lease
	The Walter Group	Office Space off Sunset	725 SF	Lease
	The Walter Group	Former ANB Bank Building	8,960 SF	Lease
	Wes	Chase Plaza	394 SF	Lease
	Wes	Professional Office	3,000 SF	Lease
	Wes	Chase Plaza	3,328 SF	Lease
	Wes	Chase Plaza	1,419 SF	Lease
	Wes	Chase Plaza	1,357 SF	Lease
	Wes	Professional Office	3,000 SF	Lease
	Wes, Brandon	Medical Office Plaza	2,400 SF	Lease
	Wes, Brandon	Downtown Office Building	1,480 SF	Lease
	Wes, Curren	Chase Plaza	3,328 SF	Lease
	Wes, Jason & Meeja	Downtown Office Building	4,914 SF	Lease
	Curren	State Street Office Building	2,269 SF	Sale
	Jason & Meeja	Commercially Zoned Home	1,666 SF	Sale
	Jason & Meeja	Ventana Office Park	2,310 SF	Sale
	Jason & Meeja, Curren	Red Cliffs Professional Park	2,000 SF	Sale
	Roger	Retail/Office on Tabernacle	1,326 SF	Sale
	The Walter Group	Mesquite Office Bldg on Golf Course	5,852 SF	Sale
	The Walter Group	Troon Park Office	2,000 SF	Sale
	Wes	Commercial/Residential Property	9,000 SF	Sale
	Wes	Professional Office	5,900 SF	Sale
	Wes, Jason & Meeja	Downtown Office Building	9,000 SF	Sale
		TOTAL	152,777 SF	
RETAIL	Curren	Retail/Restaurant on Bluff Street	1,246 SF	Lease
	Curren	Retail Near College & CBD	850 SF	Lease
	Curren	Retail/Office Building	1,900 SF	Lease
	Curren	Country Square Shopping Center	18,103 SF	Lease
	Curren, Brandon	I-15 Visible 'Class A' Retail	2,610 SF	Lease
	Jason & Meeja	Shops at Red Cliffs	1,600 SF	Lease
	Jason & Meeja	Riverside Commercial	1,845 SF	Lease
	Jason & Meeja	The Shoppes at Telegraph Square I	1,400 SF	Lease
	Jason & Meeja	Bloomington Courtyard Commercial Center	1,250 SF	Lease
	Jason & Meeja	Albertson's Center	2,650 SF	Lease
	Jason & Meeja	Rio Plaza	1,270 SF	Lease
	Jason & Meeja	Pier 49 Pizza Building	1,350 SF	Lease
	Jason & Meeja	Pier 49 Pizza Building	1,350 SF	Lease
	Jason & Meeja, The Walter Group	Sunset Blvd Auto Building	1,586 SF	Lease
	Jason & Meeja, Wes	Dixie Sunset Plaza	1,449 SF	Lease
	Roger	Coral Canyon Town Center	1,112 SF	Lease
	Roger	Coral Canyon Town Center	1,112 SF	Lease
	Roger	Coral Canyon Town Center	2,248 SF	Lease
	Roger	Phoenix Plaza	2,400 SF	Lease
	Ryan	Promenade at Red Cliffs	2,015 SF	Lease
	Ryan	Bluffstreet Marketplace	1,312 SF	Lease
	Ryan	Sunroc Building	24,994 SF	Lease
	Ryan	St. George Blvd Commons	2,511 SF	Lease
	Ryan, Curren	St. George Blvd Commons	1,088 SF	Lease
	Ryan, Wes	St. George Blvd Frontage	500 SF	Lease
	The Chappell Team	West Wind Plaza	1,155 SF	Lease
	The Chappell Team	Grand Circle Plaza	1,125 SF	Lease
	The Walter Group	Log-Constructed Commercial/Retail Bldg	1,581 SF	Lease
	The Walter Group	Retail Buildings	1,000 SF	Lease
	The Walter Group	Lube Center / Automotive Facility	2,700 SF	Lease
	The Walter Group	Dinosaur Crossing	3,060 SF	Lease
	The Walter Group	East Ridge Mail Space	1,000 SF	Lease
	The Walter Group	10,840 SF Bldg in 3D Comm. Center	10,840 SF	Lease
	The Walter Group, Curren	Southland Retail Building	2,350 SF	Lease
	The Walter Group, Curren	Retail Buildings	1,000 SF	Lease
	The Walter Group, Jason & Meeja	Southland Retail Building	1,976 SF	Lease
	Wes	Sunset Corner	1,789 SF	Lease
	Wes	St. George Boulevard Frontage	1,250 SF	Lease
	Wes	Retail Near College & CBD	1,000 SF	Lease
	Wes	St. George Boulevard Frontage	5,000 SF	Lease
	Wes	Anchored Retail Space	5,050 SF	Lease
	Wes, The Walter Group	Anchored Retail Space	1,820 SF	Lease
	The Walter Group	Restaurant with Arby's Tenant	2,430 SF	Sale
	Wes	Retail Investment / Debt-Free Opportunity	9,000 SF	Sale
	Wes	Income Property	9,153 SF	Sale
	Wes, Curren	Bluff Street Office Building	7,692 SF	Sale
		TOTAL	151,722 SF	

Over **200** Transactions!
740,000 SF Leased or Sold!

A Selection of **2011 Closed Transactions** from **NAI** Utah Southern Region



A Selection of **Distressed Properties** from **NAI Utah Southern Region**



Search **136** NAI listings **For Sale** and **100** NAI listings **For Lease** at
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4th Quarter 2011 Commercial Inventory Review

A Quarterly Sampling of NAI Commercial Real Estate Listings in Southern Utah

2011 Q4



Mountain Resort
page 11

FOR SALE



Best Western & C-Store
page 11

FOR SALE



Downtown Office Building
page * +

FOR SALE



Staheli Laundry Building
page 10

FOR SALE



Restaurant on S Bluff
page 2,

FOR SALE



Listings Inside...

LEASE

- 1, INDUSTRIAL
- 1- LAND
- 1- OFFICE
- 1/ RETAIL

SALE

- 10 INDUSTRIAL
- 11 INVESTMENT
- 11 LAND
- *+ OFFICE
- 23 RETAIL

4th Quarter 2011 Commercial Inventory Review



For LEASE: Industrial

5587 | Port 15 Building Office/Retail Warehouse



5352 W 900 N SF: 9,800
Bldg 4 Min SF: 2,450
Cedar City, UT 84720 \$/SF: \$0.30
YearBuilt: 2008 Type: MG
Brandon

5579 | ARCO Warehouse Warehouse/Distribution



1425 W Red Ledge Rd SF: 12,850
Unit 101 & 102 Min SF: 6,250
Washington, UT 84780 \$/SF: \$0.39
YearBuilt: 1997 Type: MG
Curren

5754 | Retail w/ Wrhs on State St Office/Retail Warehouse



296 S State St SF: 15,000
Various Min SF: 2,250
La Verkin, UT 84745 \$/SF:
YearBuilt: 2006 Type: MG
Curren

5929 | Ft. Pierce Warehouse Warehouse/Distribution



4256 S 950 E SF: 6,000
Bldg A Min SF: 6,000
St. George, UT 84790 \$/SF: \$0.30
YearBuilt: 2006 Type: MG
Curren

5798 | HED Building Office/Retail Warehouse



1478 S 270 E SF: 4,000
Unit 4B Min SF: 4,000
St. George, UT 84790 \$/SF: \$0.35
YearBuilt: 1994 Type: MG
Jason & Meeja

2345 | Norandex Reynolds Building Warehouse/Distribution



890 E Factory Dr SF: 20,000
Min SF: 5,000
St. George, UT 84790 \$/SF: \$0.30
YearBuilt: 2006 Type: MG
Jason & Meeja

2911 | Industrial Warehouse Space Warehouse/Distribution



1076 E Commerce Dr SF: 24,000
Unit 200&300 Min SF: 12,000
St. George, UT 84790 \$/SF: \$0.30
YearBuilt: 2001 Type: MG
Jason & Meeja

3538 | Fairgrounds Industrial Park Office/Retail Warehouse



526 S Commerce St SF: 1,787
Unit 107 Min SF: 1,755
Hurricane, UT 84737 \$/SF: \$0.31
YearBuilt: Type: MG
Jason & Meeja

4530 | Office/Warehouse in Ft Pierce Office/Retail Warehouse



1030 E Commerce Dr SF: 5,000
Unit 400 Min SF: 5,000
St. George, UT 84790 \$/SF: \$0.40
YearBuilt: 2006 Type: MG
Jason & Meeja

5038 | Riverside Retail/Warehouse Office/Retail Warehouse



393 E Riverside Dr SF: 2,750
Bldg 5 Min SF: 2,750
St. George, UT 84790 \$/SF: \$0.40
YearBuilt: 2005 Type: NNN
Jason & Meeja

5601 | Dixie Sunset Plaza Warehouse Office/Retail Warehouse



1812 W Sunset Blvd SF: 1,375
Unit 31 Min SF: 1,375
St. George, UT 84770 \$/SF: \$0.62
YearBuilt: 2000 Type: MG
Jason & Meeja

5782 | Crocker Ventures Park Warehouse/Distribution



492 N Old Hwy 91 SF: 5,000
Min SF: 5,000
Hurricane, UT 84737 \$/SF: \$0.30
YearBuilt: 2000 Type: MG
Jason & Meeja

5805 | Sunset Cabinet Shop Warehouse/Distribution



1155 W 1130 N SF: 4,020
Bldg. 2 Min SF: 4,020
St. George, UT 84770 \$/SF: \$0.40
YearBuilt: 1993 Type: MG
Jason & Meeja

5374 | River Park Office/Retail Warehouse



4012 S River Rd SF: 5,470
Bldg 6, Units C-D Min SF: 1,800
St. George, UT 84790 \$/SF: \$0.35
YearBuilt: 2006 Type: MG
Jason & Meeja, Brandon

5734 | Westridge Warehouse Warehouse/Distribution



1054 N Westridge Dr SF: 2,600
2,600 SF Min SF: 2,600
St. George, UT 84770 \$/SF: \$0.50
YearBuilt: 2005 Type: MG
Roger

5966 | Staheli Laundry Building Warehouse/Distribution



4332 S Enterprise Dr SF: 13,376
Min SF: 13,376
St. George, UT 84790 \$/SF: \$0.39
YearBuilt: 2008 Type: NNN
Ryan

5240 | Large Building in Kanab Warehouse/Distribution



6746 Hwy 89 SF: 40,003
Min SF: 40,003
Kanab, UT 84741 \$/SF: \$0.20
YearBuilt: 1995 Type: NNN
The Walter Group

5618 | Large Industrial Bldgs Office/Retail Warehouse



600 N Airport Rd SF: 26,000
Min SF: 26,000
Cedar City, UT 84720 \$/SF: \$0.49
YearBuilt: 1995 Type: NNN
The Walter Group

5666 | Highway 56 Commercial Warehouse/Distribution



396 N 2150 W SF: 24,799
Min SF: 1,325
Cedar City, UT 84720 \$/SF: \$0.32
YearBuilt: 2005 Type: NNN
The Walter Group

4570 | Office/Warehouse/Yard Office/Retail Warehouse



146 N Old Hwy 91 SF: 6,000
Unit 1 or 6 Min SF: 3,000
Hurricane, UT 84737 \$/SF: \$0.30
YearBuilt: 2007 Type: NNN
Wes

4th Quarter 2011 Commercial Inventory Review



For LEASE: Industrial

5027 | Office/Warehouse/Yard Office/Retail Warehouse



1408 & 1410 Rio Virgin SF: 2,700
Unit 1410 Min SF: 2,700
Washington, UT 84780 S/SF: \$0.34
YearBuilt: 2000 Type: NNN
Wes

5298 | Office/Warehouse Office/Retail Warehouse



1460 E Washington SF: 1,500
Unit 6 Min SF: 1,000
Washington, UT 84780 S/SF: \$0.32
YearBuilt: 2004 Type: NNN
Wes

5333 | Sunland Commercial Center Office/Retail Warehouse



376 E Sunland Dr SF: 1,600
Suite 9 Min SF: 1,600
St. George, UT 84790 S/SF: \$0.41
YearBuilt: 1996 Type: MG
Wes

5524 | CBD Retail/Warehouse Space Office/Retail Warehouse



SF: 10,375
67 E St. George Blvd Min SF: 10,375
St. George, UT 84770 S/SF: \$0.17
YearBuilt: 1928 Type: NNN
Wes

5555 | Office/Warehouse/Dock Warehouse/Distribution



SF: 8,500
396 N Industrial Rd Min SF: 8,500
St. George, UT 84770 S/SF: \$0.40
YearBuilt: Type: NNN
Wes

5659 | Office/Warehouse Office/Retail Warehouse



1324 S Sandhill Dr SF: 3,871
Unit 4 Min SF: 3,871
Washington, UT 84780 S/SF: \$0.32
YearBuilt: 2008 Type: NNN
Wes

5745 | Sunchase Business Park Warehouse/Distribution



3848 S River Rd SF: 20,000
Bldg A-5 Min SF: 20,000
St. George, UT 84790 S/SF: \$0.30
YearBuilt: 2006 Type: MG
Jason & Meeja, Wes

5766 | Highly Visible Office Downtown



910 S Bluff St SF: 2,300
Various Min SF: 600
St. George, UT 84770 S/SF: \$0.75
YearBuilt: 1984 Type: MG
Curren

3562 | Chelsea Commercial Condos Downtown



163 W 1600 S SF: 2,566
Suite 3 Min SF: 1,283
St. George, UT 84770 S/SF: \$0.80
YearBuilt: 2002 Type: MG
Jason & Meeja

5420 | Sandale Terrace Downtown



382 S Bluff St SF: 1,400
Suite 175 Min SF: 1,400
St. George, UT 84770 S/SF: \$0.70
YearBuilt: 1995 Type: MG
Jason & Meeja

2343 | Sun Valley Professional Park Suburban



48 S 2500 W SF: 1,700
Suite 240 Min SF: 1,497
Hurricane, UT 84737 S/SF: \$1.10
YearBuilt: 2007 Type: NNN
Jason & Meeja

2554 | Rio Plaza Suburban



558 E Riverside Dr SF: 1,356
Suite 209 Min SF: 1,190
St. George, UT 84790 S/SF: \$1.05
YearBuilt: 2007 Type: NNN
Jason & Meeja

2815 | Tabernacle Commercial Center Downtown



1067 E Tabernacle St SF: 4,623
Suite 12 Min SF: 552
St. George, UT 84770 S/SF: \$0.65
YearBuilt: 1998 Type: MG
Jason & Meeja

4345 | Sunland Professional Park Downtown



491 E Riverside Dr SF: 2,180
Suite 5B Min SF: 1,013
St. George, UT 84790 S/SF: \$0.70
YearBuilt: 2005 Type: MG
Jason & Meeja

4747 | Red Cliffs Professional Park Suburban



321 N Mall Dr SF: 2,000
Suite VW-105 Min SF: 574
St. George, UT 84790 S/SF: \$0.65
YearBuilt: 1996 Type: MG
Jason & Meeja

5559 | New Medical Office Building Medical Office



SF: 8,169
1990 E Riverside Dr Min SF: 1,144
St. George, UT 84790 S/SF: \$1.28
YearBuilt: Type: NNN
Jason & Meeja

5778 | Mall Drive Office Building Suburban



94 S Mall Dr SF: 1,943
Suite 102 Min SF: 1,943
St. George, UT 84790 S/SF: \$0.65
YearBuilt: 2007 Type: MG
Jason & Meeja

For LEASE: Land

5680 | Freeway Visible Land Lease Retail/Office



SF:
1850 E Redhills Pkwy Min SF:
St. George, UT 84770 S/SF: \$1,700.00
YearBuilt: Type: MG
Wes

For LEASE: Office

4044 | Office Suites at Southgate Suburban



283 W Hilton Dr SF: 2,448
Suites 101 & 102 Min SF: 1,028
St. George, UT 84790 S/SF: \$0.69
YearBuilt: 1995 Type: MG
Curren

5565 | Sunland Commercial Center Downtown



376 E Sunland Dr SF: 800
Suite 2B Min SF: 800
St. George, UT 84790 S/SF: \$0.50
YearBuilt: Type: MG
Curren

4th Quarter 2011 Commercial Inventory Review



For LEASE: Office

5787 | Second North Plaza Central Business District



192 E 200 N SF: 2,016
Suite 202 Min SF: 2,016
St. George, UT 84770 \$/SF: \$0.90
YearBuilt: 1998 Type: MG
Jason & Meeja

5906 | Tonaquint Office Campus Suburban



912 W 1600 S SF: 995
Suite 101 Min SF: 995
St. George, UT 84770 \$/SF: \$0.95
YearBuilt: 2005 Type: NNN
Jason & Meeja

5933 | Ventana Office Park Suburban



230 N 1680 E SF: 1,155
Suite E2 Min SF: 1,155
St. George, UT 84790 \$/SF: \$0.65
YearBuilt: 2004 Type: MG
Jason & Meeja

4238 | Small Office Suite for Lease Downtown



170 N 400 E SF: 950
Suite C, D & E Min SF: 200
St. George, UT 84770 \$/SF: \$0.70
YearBuilt: 1992 Type: MG
The Walter Group

5126 | Goldenwest Credit Union Suburban



1805 W Sunset Blvd SF: 6,200
Min SF: 1,200
St. George, UT 84770 \$/SF: \$1.00
YearBuilt: 2008 Type: NNN
The Walter Group & Roger

5334 | Boulevard Office Park Central Business District



134 N 200 E SF: 4,306
Suite 302 Min SF: 4,306
St. George, UT 84770 \$/SF: \$1.15
YearBuilt: 1996 Type: NNN
The Walter Group

5702 | Troon Park Professional Office Downtown



1240 E 100 S SF: 1,000
Bldg 6 Min SF: 1,000
St. George, UT 84770 \$/SF: \$0.65
YearBuilt: 1997 Type: MG
The Walter Group

5716 | Office Space off Sunset Suburban



1192 W Sunset Blvd SF: 4,500
Various Suites Min SF: 700
St. George, UT 84770 \$/SF: \$0.49
YearBuilt: 1995 Type: MG
The Walter Group

5849 | Tabernacle Office Building Central Business District



435 E Tabernacle St SF: 10,697
Min SF: 160
St. George, UT 84770 \$/SF: \$0.60
YearBuilt: 1980 Type: MG
The Walter Group

5873 | Tonaquint Office Space Suburban



1165 W Silicon Cir SF: 5,250
Suite 3 Min SF: 5,250
St. George, UT 84770 \$/SF: \$0.65
YearBuilt: 2005 Type: NNN
The Walter Group

5950 | City Center Office Bldg Central Business District



168 N 100 E SF: 8,730
Min SF: 100
St. George, UT 84770 \$/SF: \$0.50
YearBuilt: 1960 Type: MG
The Walter Group

5877 | Boulevard Center - Building A Central Business District



162 N 400 E SF: 12,051
Stes 201-204 Min SF: 1,040
St. George, UT 84770 \$/SF: \$0.85
YearBuilt: 2002 Type: MG
Jason & Meeja, The Walter Group

3469 | Chase Plaza Downtown



50 E 100 S SF: 1,664
Suite 302 Min SF: 1,627
St. George, UT 84770 \$/SF: \$0.90
YearBuilt: 1981 Type: G
Wes

4244 | Troon Park Professional Downtown



1240 E 100 S SF: 1,871
Bldg 22-219 Min SF: 1,871
St. George, UT 84770 \$/SF: \$0.60
YearBuilt: 1997 Type: MG
Wes

5350 | CBD Office Space Central Business District



67 E St. George Blvd SF: 3,600
Suite 200 Min SF: 3,600
St. George, UT 84770 \$/SF: \$0.50
YearBuilt: 1928 Type: NNN
Wes

5650 | Office with Upgraded Finish Suburban



780 N 2860 E SF: 1,500
Suite 202 Min SF: 1,500
St. George, UT 84790 \$/SF: \$0.65
YearBuilt: 2006 Type: NNN
Wes

5667 | Professional Offices Downtown



91 W 1470 S SF: 900
Min SF: 900
St. George, UT 84770 \$/SF: \$0.70
YearBuilt: Type: MG
Wes

5712 | River Road Frontage Suburban



1224 S River Rd SF: 4,383
Stes 104-106 Min SF: 1,387
St. George, UT 84790 \$/SF: \$0.75
YearBuilt: 2005 Type: MG
Wes

5954 | Furnished Professional Office Downtown



393 E Riverside Dr SF: 1,850
Suite 101 Min SF: 1,850
St. George, UT 84790 \$/SF: \$0.90
YearBuilt: 2006 Type: MG
Wes

5762 | Medical Office Plaza Medical Office























736 S 900 E SF: 9,700
Various Min SF: 2,000
St. George, UT 84790 \$/SF: Type: NNN
Wes

4th Quarter 2011 Commercial Inventory Review




For LEASE: Retail


5952 WalMart Anchored Retail  SF: 6,700 2696 S Pioneer Rd Min SF: 6,700 St. George, UT 84790 S/SF: \$0.92 YearBuilt: 2007 Type: NNN Brandon, Jason & Meeja	Community Center
5753 Blvd Dealership Property  SF: 1,200 568 E St. George Blvd Min SF: 1,200 St. George, UT 84770 S/SF: \$2.92 YearBuilt: Type: MG Curren	Vehicle Related
5765 West Wind Plaza Retail/Office  SF: 720 Suite B3 Min SF: 720 Hurricane, UT 84737 S/SF: \$0.70 YearBuilt: 1990 Type: G Curren	Suburban
5921 I-15 Visible 'Class A' Retail  SF: 1,580 Suite 7 Min SF: 1,580 St. George, UT 84770 S/SF: \$0.75 YearBuilt: 2006 Type: NNN Curren	Anchorless Center
5922 Providence Office/Retail  SF: 3,600 1020 S Bentley Blvd Min SF: 3,600 Cedar City, UT 84720 S/SF: \$0.50 YearBuilt: Type: NNN Curren	Anchorless Center
1650 The Shoppes at Telegraph Sq  SF: 2,400 Suite 2 Min SF: 1,200 Washington, UT 84780 S/SF: \$1.05 YearBuilt: 2006 Type: NNN Jason & Meeja	Community Center
3505 Dixie Sunset Plaza  SF: 4,788 Stes 26 & 27 Min SF: 1,090 St. George, UT 84770 S/SF: \$0.55 YearBuilt: 2000 Type: NNN Jason & Meeja	Anchorless Center
4355 Rio Plaza  SF: 1,270 Suite 107 Min SF: 1,190 St. George, UT 84790 S/SF: \$1.10 YearBuilt: 2007 Type: NNN Jason & Meeja	Anchorless Center
4637 Bloomington Courtyard  SF: 1,250 Suite 11 Min SF: 1,250 St. George, UT 84790 S/SF: \$0.65 YearBuilt: 1998 Type: MG Jason & Meeja	Anchorless Center
4808 S&R Commercial Center  SF: 7,000 1062 E Tabernacle St Min SF: 7,000 St. George, UT 84770 S/SF: \$0.65 YearBuilt: 1984 Type: NNN Jason & Meeja	Anchorless Center
5529 Boulevard Home Furn Retail  SF: 5,801 Stes 1,2&3 Min SF: 1,614 St. George, UT 84790 S/SF: \$0.85 YearBuilt: 1999 Type: MG Jason & Meeja	Community Center
5687 Sunset Retail Building  SF: 2,600 Suite 10 Min SF: 2,600 St. George, UT 84770 S/SF: \$0.65 YearBuilt: 2008 Type: MG Jason & Meeja	Anchorless Center
5874 Retail/Office Just Off Sunset  SF: 1,250 Suite 2 Min SF: 1,250 St. George, UT 84770 S/SF: \$0.55 YearBuilt: 1995 Type: MG Jason & Meeja	Anchorless Center
5151 Coral Canyon Town Center  SF: 4,765 Various Suites Min SF: 1,136 Washington, UT 84780 S/SF: \$0.70 YearBuilt: 2003 Type: NNN Roger	Anchorless Center
5709 Retail Space in La Verkin  SF: 10,342 475 S State St Min SF: 3,680 La Verkin, UT 84745 S/SF: \$0.50 YearBuilt: 1940 Type: NNN Roger	Free Standing
4623 Former Rent-A-Car Location  SF: 1,100 176 W St. George Blvd Min SF: 1,100 St. George, UT 84770 S/SF: \$0.78 YearBuilt: 1971 Type: NNN Ryan	Vehicle Related
5523 Blvd Commons Retail Space  SF: 2,628 Bldg B, Ste 5 Min SF: 2,628 St. George, UT 84770 S/SF: \$0.65 YearBuilt: 2006 Type: NNN Ryan	Anchorless Center
2822 Southland Retail Building  SF: 3,440 Various Suites Min SF: 1,885 St. George, UT 84770 S/SF: \$0.75 YearBuilt: 2007 Type: NNN The Walter Group	Anchorless Center
3443 The Shoppes at Santa Clara  SF: 2,058 Suite E Min SF: 2,058 Santa Clara, UT 84765 S/SF: \$0.95 YearBuilt: 2006 Type: NNN The Walter Group	Anchorless Center
3885 Dinosaur Crossing  SF: 2,090 Various Suites Min SF: 1,280 St. George, UT 84790 S/SF: \$0.79 YearBuilt: 2008 Type: NNN The Walter Group	Anchorless Center


4th Quarter 2011 Commercial Inventory Review





For LEASE: Retail


4768 Retail Building	Free Standing
	210 N 1000 E Old Theatre St. George, UT 84770 YearBuilt: 2008 The Walter Group
	SF: 13,000 Min SF: 13,000 S/SF: Type:


5048 Buffalo's Southwest Café Building	Restaurant
	2400 N Town Center Dr Washington, UT 84780 YearBuilt: 2008 The Walter Group
	SF: 5,990 Min SF: 5,990 S/SF: \$1.50 Type: NNN

5165 Zion Plaza Retail Location	Downtown
	511 E St. George Blvd Various Suites St. George, UT 84770 YearBuilt: 1980 The Walter Group
	SF: 1,340 Min SF: 450 S/SF: \$0.64 Type: MG


5503 Horizon Plaza II	Anchorless Center
	1007 W Sunset Blvd St. George, UT 84770 YearBuilt: 2008 The Walter Group
	SF: 2,500 Min SF: 2,500 S/SF: \$1.00 Type: NNN

5588 Retail Space in Hurricane	Anchorless Center
	268 W State St Hurricane, UT 84737 YearBuilt: 2006 The Walter Group
	SF: 4,573 Min SF: 1,000 S/SF: \$0.90 Type: NNN

5597 Grand Circle Plaza	Anchorless Center
	1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group
	SF: 1,848 Min SF: 1,848 S/SF: \$1.00 Type: NNN

5668 Boulevard West Mall	Anchorless Center
	358 W St. George Blvd St. George, UT 84770 YearBuilt: 1985 The Walter Group
	SF: 1,790 Min SF: 1,790 S/SF: \$0.68 Type: MG


5545 SR-9 Retail & Restaurant	Anchorless Center
	980-984 W State St Hurricane, UT 84737 YearBuilt: 2006 Wes
	SF: 10,470 Min SF: 5,110 S/SF: \$0.60 Type: NNN


5681 Retail Near College & CBD	Anchorless Center
	700 E 50 N (Approx.) St. George, UT 84770 YearBuilt: 1968 Wes
	SF: 2,500 Min SF: 850 S/SF: \$0.50 Type: NNN


For SALE: Industrial


2529 Norandex Reynolds Building	Warehouse/Distribution
	890 E Factory Dr St. George, UT 84790 YearBuilt: 2006 Jason & Meeja
	SF: 25,000 AC: 1.97 Price: \$2,000,000 Zoning: M-1

5965 Staheli Laundry Building	Warehouse/Distribution
	4332 S Enterprise Dr St. George, UT 84790 YearBuilt: 2008 Ryan
	SF: 13,376 AC: 3.00 Price: \$1,200,000 Zoning:


4758 16,105 SF Warehouse Building Office/Retail Warehouse	
	405 W 100 N Hurricane, UT 84737 YearBuilt: 1965 The Walter Group
	SF: 16,105 AC: 0.82 Price: \$195,000 Zoning: COM

5530 28,800 SF Industrial Building	Manufacturing
	Chad Rd Veyo, UT 84782 YearBuilt: The Walter Group
	SF: 28,800 AC: 5.00 Price: \$595,000 Zoning:

5617 Lg Industrial Bldgs in Cedar	Office/Retail Warehouse
	600 N Airport Rd Cedar City, UT 84720 YearBuilt: 1995 The Walter Group
	SF: 26,000 AC: 6.33 Price: \$1,800,000 Zoning: IND

5665 Highway 56 Commercial	Warehouse/Distribution
	396 N 2150 W Cedar City, UT 84720 YearBuilt: 2005 The Walter Group
	SF: 24,799 AC: 3.28 Price: \$1,440,000 Zoning: IND

5672 Warehouse Building	Office/Retail Warehouse
	70 S State St La Verkin, UT 84745 YearBuilt: The Walter Group
	SF: 8,316 AC: 0.28 Price: \$229,000 Zoning:

4239 Office/Warehouse	Office/Retail Warehouse
	1460 E Washington Washington, UT 84780 YearBuilt: 2004 Wes
	SF: 8,000 AC: 0.54 Price: \$580,000 Zoning: IND

4241 Office/Warehouse	Office/Retail Warehouse
	1324 S Sandhill Dr Washington, UT 84780 YearBuilt: 2008 Wes
	SF: 9,500 AC: 0.61 Price: \$930,000 Zoning:

4569 Blackhill Business Park	Office/Retail Warehouse
	146 N Old Hwy 91 Hurricane, UT 84737 YearBuilt: 2007 Wes
	SF: 52,400 AC: 8.00 Price: \$1,500,000 Zoning: IND

5621 Office/Warehouse/Yard	Office/Retail Warehouse
	1410 Rio Virgin Dr Washington, UT 84780 YearBuilt: 2000 Wes
	SF: 5,400 AC: 1.00 Price: \$359,000 Zoning: IND


4th Quarter 2011 Commercial Inventory Review




For SALE: Industrial


5755 Block Office/Warehouse Unit	Office/Retail Warehouse
	5570 W 290 N Units 1-6 Hurricane, UT 84737 YearBuilt: 2008 Wes
	SF: 12,000 AC: 2.20 Price: \$105,000 Zoning:

For SALE: Investment

5445 Pine Valley Lodge Resort	Hotel/Motel
	960 N Main St Pine Valley, UT 84781 YearBuilt: 2002 The Chappell Team
	SF: 7,545 AC: 2.20 Price: \$698,000 Zoning: COM

5758 Lake Powell Resort	Hotel/Motel
	276 Ticaboo Rd Ticaboo, UT 84533 YearBuilt: The Chappell Team
	SF: 56,300 AC: 36.63 Price: \$990,000 Zoning:


5961 Business For Sale	Other
	Confidential Confidential Confidential YearBuilt: The Chappell Team
	SF: AC: Price: \$289,000 Zoning:

5963 Hilltop House Hotel & C-Store	Hotel/Motel
	400 Trinity Dr @ Central Los Alamos, NM 8754 YearBuilt: The Chappell Team
	SF: 81,454 AC: 1.87 Price: \$5,900,000 Zoning: C-2

5045 2 Convenience Stores	C-Store
	Main St Tonopah, NV 89049 YearBuilt: The Walter Group
	SF: 6,900 AC: 3.93 Price: \$2,750,000 Zoning:

5635 (3) Fourplex Buildings	Multi-Family
	767 Moss Dr Units 1-12 Mesquite, NV YearBuilt: 2008 The Walter Group
	SF: 19,968 AC: Price: \$900,000 Zoning:

5781 Premier Mountain Resort	Hotel/Motel
	1490 E Duck Creek Duck Creek Village, UT YearBuilt: The Walter Group
	SF: 33,280 AC: 6.00 Price: \$2,490,000 Zoning: COM


5935 National Franchise Hotel	Hotel/Motel
	333 N Main St Richfield, UT 84701 YearBuilt: 1985 The Walter Group
	SF: 32,534 AC: 1.03 Price: \$1,295,000 Zoning: COM

5887 Established Business	Other
	Confidential Confidential Confidential YearBuilt: We
	SF: AC: Price: \$59,900 Zoning:


For SALE: Land

2576 6 Acre (+/-) Ranchette	Farm/Ranch
	650 W 1150 S Lot A-4 Bicknell, UT 84715 YearBuilt: The Chappell Team
	SF: AC: 6.00 Price: \$93,000 Zoning: AG

3927 Boulder Mountain Ranch	Farm/Ranch
	624 E 2500 S Bicknell, UT 84715 YearBuilt: The Chappell Team
	SF: 5,000 AC: 42.00 Price: \$695,000 Zoning: AG


4872 Rare Land on Hwy 56 in Cedar	Industrial
	6100 W Hwy 56 Cedar City, UT 84720 YearBuilt: The Chappell Team
	SF: AC: 8.68 Price: \$125,000 Zoning: AG


5320 Lot 109 Ft Pierce Ind. Park	Industrial
	Mill Cir Lot 109 St. George, UT 84790 YearBuilt: The Chappell Team
	SF: AC: 1.44 Price: \$175,000 Zoning: M-1


5675 44.35 +/- Acres in Parowan	Other
	600 S 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team
	SF: AC: 44.35 Price: \$300,000 Zoning: COM

5684 6.24 Acres on Boulder Mtn	Farm/Ranch
	475 N 825 W Grover, UT 84773 YearBuilt: The Chappell Team
	SF: AC: 6.24 Price: \$178,500 Zoning: AG

5692 14.13 Acres in Fremont	Farm/Ranch
	Mile Marker 4 Hwy 72 Fremont, UT 84747 YearBuilt: The Chappell Team
	SF: AC: 14.13 Price: \$209,124 Zoning: AG

5718 5.7 Acres Bordering I-15	Farm/Ranch
	600 S off of 2200 W Parowan, UT 84761 YearBuilt: The Chappell Team
	SF: AC: 5.70 Price: \$114,000 Zoning: COM


5909 Dixie Springs Lot	Multi-Family/Residential
	108 N 3400 W Lot 108, Plat C Hurricane, UT 84737 YearBuilt: The Chappell Team
	SF: AC: 0.25 Price: \$25,000 Zoning: RES

5913 20 Acres Near Apply Valley	Farm/Ranch
	Main St @ 7400 E Hurricane, UT 84737 YearBuilt: The Chappell Team
	SF: AC: 20.00 Price: \$120,000 Zoning: AG

4th Quarter 2011 Commercial Inventory Review




For SALE: Land

5915 Vacation in Ponderosa Pines	Other
	<p>East Zion on North Fork Rd Kane County, UT YearBuilt: The Chappell Team</p> <p>SF: AC: 139.56 Price: \$399,000 Zoning:</p>

5951 Commercial Frontage	Retail/Office
	<p>Zion Park Blvd Springsdale, UT 84767 YearBuilt: The Chappell Team</p> <p>SF: AC: 2.77 Price: \$350,000 Zoning: COM</p>

5801 Farm/Ranch Near Bryce Canyon	Farm/Ranch
	<p>1150 N 100 W Tropic, UT 84776 YearBuilt: Wes & The Chappell Team</p> <p>SF: AC: 35.00 Price: \$99,000 Zoning:</p>


5431 12.05 High-Density Res Acres	Multi-Family/Residential
	<p>800 S Main (Approx.) Ivins, UT 84738 YearBuilt: Curren</p> <p>SF: AC: 12.05 Price: \$800,000 Zoning: HDR</p>


5649 .61 Acre Coal Creek Ind Park	Industrial
	<p>900 N 2200 W Cir Lot 2 (Phase 3) Cedar City, UT 84720 YearBuilt: Curren</p> <p>SF: AC: 0.61 Price: \$99,000 Zoning: IND</p>

5693 240 Acre Residential Dev	Multi-Family/Residential
	<p>4000 S 1100 W Hurricane, UT 84737 YearBuilt: Curren</p> <p>SF: AC: 240.00 Price: \$1,690,000 Zoning:</p>

5903 Ranch Property on Hwy 56	Farm/Ranch
	<p>11800 W Hwy 56 Cedar City, UT 84720 YearBuilt: Curren</p> <p>SF: AC: 5.18 Price: \$225,000 Zoning: AG</p>

2984 Fairgrounds Industrial Park	Industrial
	<p>SR-9 @ 5300 W Individual Lots Hurricane, UT 84737 YearBuilt: Jason & Meeja</p> <p>SF: AC: Price: \$110,000 Zoning: IND</p>

5515 3.79 Acres Gateway Ind Park	Industrial
	<p>Old Hwy 91 Hurricane, UT 84737 YearBuilt: Jason & Meeja</p> <p>SF: AC: 3.79 Price: \$360,050 Zoning: IND</p>

5898 Ephraim Commercial Land	Retail/Office
	<p>750 S Main, Hwy 89 Ephraim, UT 84627 YearBuilt: Jason & Meeja</p> <p>SF: AC: 9.66 Price: \$349,000 Zoning: C-2</p>

5900 20 Acres East of Beryl	Farm/Ranch
	<p>Part of Sec 25, T335, R16W Beryl, UT 84714 YearBuilt: Jason & Meeja</p> <p>SF: AC: 20.00 Price: \$4,500 Zoning: AG</p>

5857 10,000 SF Office Building Pad	Retail/Office
	<p>230 N 1680 E Lot 14 St. George, UT 84790 YearBuilt: Jason & Mat</p> <p>SF: AC: 0.28 Price: \$428,000 Zoning: PD COM</p>

5858 4,500 SF Office Building Pad	Retail/Office
	<p>230 N 1680 E Lot 23 St. George, UT 84790 YearBuilt: Jason & Mat</p> <p>SF: AC: 0.11 Price: \$225,000 Zoning: PD COM</p>

5904 Commercial Building Pad	Retail/Office
	<p>1812 W Sunset Blvd St. George, UT 84770 YearBuilt: Jason & Mat</p> <p>SF: AC: 0.84 Price: \$200,000 Zoning: C-3</p>

5676 Ft Pierce Ind Park Land	Industrial
	<p>Venture Dr @ Commerce Lot 75 St. George, UT 84790 YearBuilt: Roger</p> <p>SF: AC: 6.56 Price: \$642,880 Zoning: M-1</p>

5791 Great View Lot in Toquerville	Multi-Family/Residential
	<p>Rim View Dr Lot 15 Toquerville, UT 84774 YearBuilt: Roger</p> <p>SF: AC: 0.79 Price: \$49,900 Zoning: RES</p>

4803 28 Acres with SR-9 Frontage	Retail/Office
	<p>Between MM 22 & 23 Virgin, UT 84779 YearBuilt: Ryan</p> <p>SF: AC: 28.00 Price: \$560,000 Zoning:</p>

5697 Prime Pads by Restaurants	Retail/Office
	<p>172 S 1470 E Lot 8 St. George, UT 84790 YearBuilt: Ryan</p> <p>SF: AC: 2.61 Price: \$1,256,067 Zoning: C-2</p>

5698 Prime Pads by Restaurants	Retail/Office
	<p>172 S 1470 E Lot 9 St. George, UT 84790 YearBuilt: Ryan</p> <p>SF: AC: 1.88 Price: \$1,092,006 Zoning: C-2</p>

58 North Bluff Property	Multi-Family/Residential
	<p>1295 N Bluff St St. George, UT 84770 YearBuilt: The Walter Group</p> <p>SF: AC: 13.60 Price: \$3,100,000 Zoning: MFAM</p>

4th Quarter 2011 Commercial Inventory Review



For SALE: Land

1631 | Paunsaugunt Cliffs, Phase III Multi-Family/Residential



Hwy 89 @ MM 119
Lot 105
Hatch, UT 84735
YearBuilt:
The Walter Group

SF:
AC: 1.92
Price: \$29,900
Zoning:

3376 | 13.65 Acres in WA Fields Multi-Family/Residential



4000 S WA Fields Road
Washington, UT 84780
YearBuilt:
The Walter Group

SF:
AC: 13.65
Price: \$395,850
Zoning: OS

3500 | 2.83 Acres at Canyon Crossing Retail/Office



Snow Canyon Pkwy
& Snow Canyon Dr
Ivins, UT 84738
YearBuilt:
The Walter Group

SF:
AC: 2.83
Price: \$1,232,748
Zoning: RES

4370 | Casto Canyon Lot Farm/Ranch



Hwy 89
Lot 6
Near Hatch, UT 84735
YearBuilt:
The Walter Group

SF:
AC: 11.21
Price: \$39,900
Zoning:

4375 | Paunsaugunt Cliffs Ranches Multi-Family/Residential



Hwy 89 @ MM 119
Lot 3
Hatch, UT 84735
YearBuilt:
The Walter Group

SF:
AC: 33.52
Price: \$199,000
Zoning:

4411 | 2.76 Acre Parcel on State Street Retail/Office



700 W State St
Hurricane, UT 84737
YearBuilt:
The Walter Group

SF:
AC: 2.76
Price: \$800,000
Zoning:

4638 | 380 Acres in Garfield County Farm/Ranch



Hwy 89 @ MM 119
Hatch, UT 84735
YearBuilt:
The Walter Group

SF:
AC: 380.00
Price: \$1,520,000
Zoning: AG

4726 | Centennial Plaza Multi-Family/Residential



1200 N Main
Lot T1
Richfield, UT 84701
YearBuilt:
The Walter Group

SF:
AC: 0.31
Price: \$100,000
Zoning: COM

4761 | 73 Acres Plus Home/Shop/Barn Farm/Ranch



2250 E Paunsaugunt
Hatch, UT 84735
YearBuilt:
The Walter Group

SF: 10,994
AC: 73.00
Price: \$1,595,000
Zoning: AG

4978 | 2.62 Acres On I-15 Interchange Retail/Office



I-15 & Main St
Leeds, UT 84746
YearBuilt:
The Walter Group

SF:
AC: 2.62
Price: \$175,000
Zoning:

5005 | 5.88 Acres in Leeds Other



Between Hidden
Valley Dr & I-15
Leeds, UT 84746
YearBuilt:
The Walter Group

SF:
AC: 5.88
Price: \$109,900
Zoning: MIX

5198 | 5.13 Acres Other



Greens Lake Rd
Parcel 2
Cedar City, UT 84720
YearBuilt:
The Walter Group

SF:
AC: 5.13
Price: \$647,000
Zoning: HWY

5204 | 75.49 Residential Acres Other



750 E Telegraph St
Washington, UT 84780
YearBuilt:
The Walter Group

SF:
AC: 75.49
Price: \$1,509,800
Zoning: RES

5242 | 31.96 Acres in Fillmore Retail/Office



I-15 Exit 163
Fillmore, UT 84631
YearBuilt:
The Walter Group

SF:
AC: 31.96
Price: \$299,000
Zoning:

5256 | 1.1 Acres on Hwy 56 Industrial



2680 W Hwy 56
Cedar City, UT 84720
YearBuilt:
The Walter Group

SF:
AC: 1.10
Price: \$167,706
Zoning: IND

5331 | 3.3 Multi-Family Acres Other



Corner of 5th St
& Ford St
Pocatello, ID 83201
YearBuilt:
The Walter Group

SF:
AC: 3.30
Price: \$490,000
Zoning:

5413 | Cantera Canyon Ranch Farm/Ranch



Hwy 89 @ MM 119
Hatch, UT 84735
YearBuilt:
The Walter Group

SF:
AC: 437.00
Price: \$795,000
Zoning: AG

5448 | Lot 10 - 3D Commercial Center Industrial



87 E 2850 S
Lot 10
St. George, UT 84790
YearBuilt:
The Walter Group

SF:
AC: 0.84
Price: \$245,000
Zoning: PD COM

5561 | 36.52 Acres in Elim Valley Multi-Family/Residential



Sand Hollow & SR-9
Hurricane, UT 84737
YearBuilt:
The Walter Group

SF:
AC: 36.52
Price: \$1,175,000
Zoning:

5591 | 4.24 Acres Gateway Ind. Park Industrial



155 N Gateway Park
Lot 1 / Gateway
Hurricane, UT 84737
YearBuilt:
The Walter Group

SF:
AC: 4.24
Price: \$402,800
Zoning: IND

4th Quarter 2011 Commercial Inventory Review




For SALE: Land

5671 | Independence Point Lots Multi-Family/Residential




500 W 170 S (Approx.) SF:
Lots 1-15 & 17-29 AC: 14.66
La Verkin, UT 84745 Price: \$840,000
YearBuilt: Zoning: RES
The Walter Group

5715 | Commercial Land Retail/Office



900 E & Red Hills Pkwy SF:
St. George, UT 84770 AC: 2.87
YearBuilt: Price: \$1,115,571
The Walter Group Zoning: C-3

5764 | S Bluff Comm Development Multi-Family/Residential



900 S 250 W (Approx.) SF:
St. George, UT 84770 AC: 15.99
YearBuilt: Price: \$1,200,000
The Walter Group Zoning: C-2

5869 | 5.5 Acres w/ Hwy 9 Frontage Retail/Office



1510 W State St SF:
Hurricane, UT 84737 AC: 5.50
YearBuilt: Price: \$900,000
The Walter Group Zoning: HC-RA-1

5871 | 1.5 Acres




720 Hardy Way SF:
Mesquite, NV 89027 AC: 1.50
YearBuilt: Price: \$110,000
Jon (NV License) Zoning: MFAM

5957 | 1.33 Commercial Acres Retail/Office



750 E Telegraph SF:
Washington, UT 84780 AC: 1.33
YearBuilt: Price: \$175,000
The Walter Group Zoning: COM

5958 | 28 Residential Acres Multi-Family/Residential




Mesquite, NV SF:
YearBuilt: AC: 28.63
Jon (NV License), Wes Price: \$629,000
Zoning: RES

5956 | Highway Commercial Acreage Retail/Office



400 W Normandy Rd SF:
Ivins, UT 84738 AC: 5.20
YearBuilt: Price: \$395,000
Wes Zoning: COM

5380 | Lots & Acreage / R-3 Zoning Multi-Family/Residential



Twin Lakes Dr SF:
St. George, UT 84770 AC: 14.35
YearBuilt: Price: \$1,655,000
Wes Zoning: R-3

5424 | Rare Bluff Street Acreage Retail/Office



350 S Bluff St SF:
St. George, UT 84770 AC: 2.35
YearBuilt: Price: \$249,500
Wes Zoning: COM

5449 | Festival Plaza, Pad H Retail/Office




969 N 3050 E SF:
St. George, UT 84790 AC: 0.28
YearBuilt: Price: \$6.96/SF
Wes Zoning:

5514 | Highway Comm & Industrial Industrial



SR-9 & Old Hwy 91 SF:
Various AC: 46.67
Hurricane, UT 84737 Price:
YearBuilt: Zoning: PD
Wes

5522 | 60 Acres Multi-Family/Residential



Take Chaparell Dr SF:
to Sunshine Ln AC: 60.00
Toquerville, UT 84774 Price: \$315,000
YearBuilt: Zoning:
Wes

5552 | SR-9 Frontage Retail/Office




3400 W Hwy 9 SF:
Lot L AC: 25.00
Hurricane, UT 84737 Price: \$3,499,000
YearBuilt: Zoning:
Wes

5770 | Winchester Hills Building Lot Multi-Family/Residential



5336 N 1530 W SF:
Lot 321 AC: 0.93
St. George, UT 84770 Price: \$99,000
YearBuilt: Zoning: RES
Wes

5772 | Castle Rock Building Lot Multi-Family/Residential



1868 N Labyrinth Dr SF:
Lot 153 AC: 0.29
St. George, UT 84770 Price: \$120,000
YearBuilt: Zoning: RES
Wes

5775 | Quality Building Lots Multi-Family/Residential



Various SF:
5 Lots AC: 2.51
St. George, UT Price: \$639,000
YearBuilt: Zoning: RES
Wes

5803 | Industrial Lot in Gateway Industrial



242 N Old Hwy 91 SF:
Hurricane, UT 84737 AC: 1.02
YearBuilt: Price: \$110,000
Wes Zoning: IND

5892 | MUST SELL - 26 Townhome Pads Multi-Family/Res



Providence Wy off SF:
S Dixie Dr AC:
St. George, UT 84770 Price:
YearBuilt: Zoning:
Wes

5953 | Land Near Fairgrounds Other




Hurricane, UT 84737 SF:
YearBuilt: AC: 26.67
Wes Price: \$649,000
Zoning:

4th Quarter 2011 Commercial Inventory Review




For SALE: Land

5955 Pad Ready Lot / Build-to-Suit	Retail/Office
	368 E Riverside Dr Lot 7 St. George, UT 84790 YearBuilt: Wes
	SF: AC: Price: \$115,000 Zoning:


For SALE: Office

5405 Office Suites at Southgate	Suburban
	283 W Hilton Dr Suites 101 & 102 St. George, UT 84790 YearBuilt: 1995 Curren
	SF: 2,448 AC: Price: \$246,000 Zoning: C-3

5595 Ventana Office Park	Suburban
	230 N 1680 E Bldg E St. George, UT 84790 YearBuilt: 2004 Jason & Meeja
	SF: 2,310 AC: Price: \$277,200 Zoning: PD COM


5899 Ephraim Office Building	Suburban
	11 W 700 S Ephraim, UT 84627 YearBuilt: 2006 Jason & Meeja
	SF: 5,042 AC: 0.32 Price: \$449,000 Zoning: C-2


5932 Red Cliffs Professional Park	Suburban
	321 N Mall Dr Bldg A St. George, UT 84790 YearBuilt: 1996 Jason & Meeja
	SF: 4,000 AC: Price: \$440,000 Zoning: PD CO

5504 Panguitch Office Building	Suburban
	5 N Main Panguitch, UT 84759 YearBuilt: The Walter Group
	SF: 2,117 AC: 0.42 Price: \$150,000 Zoning:


5506 Golf Course Office Bldg	Suburban
	840 Pinnacle Ct Bldg #200 Mesquite, NV 89027 YearBuilt: 2003 Jon (NV License)
	SF: 2,926 AC: Price: \$285,000 Zoning: PD COM

5947 Large Office Buildings	Downtown
	359, 377A & 377B E St. George, UT 84790 YearBuilt: 2001 The Walter Group
	SF: 28,364 AC: 4.00 Price: \$2,270,000 Zoning: C-3


5949 City Center Office Bldg	Central Business District
	168 N 100 E St. George, UT 84770 YearBuilt: 1960 The Walter Group
	SF: 29,433 AC: 1.25 Price: \$2,000,000 Zoning: C-4

5853 Sunset Blvd Office Bldg/Warehouse	Suburban
	1192 W Sunset Blvd St. George, UT 84770 YearBuilt: 1995 The Walter Group
	SF: 9,262 AC: 0.80 Price: \$495,000 Zoning:

5706 Professional Office	Downtown
	1173 S 250 W Suite S-305 St. George, UT 84770 YearBuilt: 2005 Wes
	SF: 1,250 AC: Price: \$149,000 Zoning:


4243 Professional Office	Downtown
	1240 E 100 S Bldg 22 St. George, UT 84770 YearBuilt: 1997 Wes
	SF: 5,968 AC: Price: \$775,840 Zoning: C-3

5711 River Road Frontage	Suburban
	1224 S River Rd Stes 104-106 St. George, UT 84790 YearBuilt: 2005 Wes
	SF: 4,383 AC: Price: \$399,000 Zoning:


5731 Downtown Office Building	Central Business District
	249 E Tabernacle St. George, UT 84770 YearBuilt: 1988 Wes
	SF: 16,973 AC: 0.89 Price: \$1,300,000 Zoning: C-4


5756 Professional Office	Medical Office
	535 S Sunset Dr Cedar City, UT 84720 YearBuilt: 1991 Wes
	SF: 2,836 AC: 0.18 Price: \$230,000 Zoning: COM


For SALE: Retail

4807 S&R Commercial Center	Anchorless Center
	1062 E Tabernacle St St. George, UT 84770 YearBuilt: 1984 Jason & Meeja
	SF: 7,000 AC: Price: \$475,000 Zoning: C-3

5879 Dimsdale Property on State Street	Free Standing
	150 S State St La Verkin, UT 84745 YearBuilt: Jason & Meeja
	SF: 4,100 AC: 0.41 Price: \$200,000 Zoning: COM

5924 Retail Showroom on Telegraph	Free Standing
	214 E Telegraph St Washington, UT 84780 YearBuilt: 1996 Jason & Meeja
	SF: 14,280 AC: 1.20 Price: \$895,000 Zoning: COM

4779 Auto Sales Lot/Bldg/Land	Vehicle Related
	55 E 1000 S Richfield, UT 84701 YearBuilt: 1996 The Walter Group
	SF: 1,832 AC: 3.02 Price: \$375,000 Zoning: COM

5047 Buffalo's Southwest Café Building	Restaurant
	2400 N Town Center Dr Washington, UT 84780 YearBuilt: 2008 The Walter Group
	SF: 5,990 AC: 1.01 Price: \$1,190,000 Zoning:



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For SALE: Retail

5385 Auto Service Facility  346 W State St Hurricane, UT 84737 YearBuilt: 1994 The Walter Group Vehicle Related SF: 8,019 AC: 1.00 Price: \$1,495,000 Zoning: HWY	5856 Rural Grocery Store & Land  Confidential Confidential Confidential YearBuilt: The Walter Group Neighborhood Center SF: 31,044 AC: 4.83 Price: \$2,990,000 Zoning: COM
5463 Retail Space in Hurricane  258 W State St Hurricane, UT 84737 YearBuilt: 2006 The Walter Group Anchorless Center SF: 2,519 AC: 0.32 Price: \$175,000 Zoning:	5959 Restaurant on South Bluff  1110 S Bluff St. George, UT 84770 YearBuilt: 1988 The Walter Group Restaurant SF: 7,680 AC: 0.83 Price: \$950,000 Zoning: C-3
5598 Grand Circle Plaza  1141 W State St Suite 13 Hurricane, UT 84737 YearBuilt: 2000 The Walter Group Anchorless Center SF: 1,848 AC: Price: \$150,000 Zoning:	5031 Bluff Street Frontage  456 S Bluff St St. George, UT 84770 YearBuilt: 1988 Wes Free Standing SF: 5,288 AC: 0.31 Price: \$359,900 Zoning: C-3
5678 Retail Building for Sale  98 S State St La Verkin, UT 84745 YearBuilt: 1993 The Walter Group Anchorless Center SF: 4,093 AC: 0.34 Price: \$89,000 Zoning:	5544 SR-9 Retail & Restaurant/Land  976-984 W State St Hurricane, UT 84737 YearBuilt: 2006 Wes Anchorless Center SF: 10,470 AC: 4.22 Price: \$975,000 Zoning: COM