

Executive Office or Retail (7119)

Closing Date:

Office/ Downtown



36 E Tabernacle  
St. George, UT 84770

Listing Date: 4/19/2013

Available SF: 280

Minimum SF: 280

Acres:

Lot SF:

Property Class:

YearBuilt:

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

MG

\$10.80

3

Actual

Total \$\$

n/a

n/a

Description: Beautiful executive office in the heart of St. George. Perfect for downtown professional office or retail use. Access to covered parking and common restrooms. Close to dining and shopping. Lease for \$250/month MG.

Loopnet=18149474 WashCo=13-146203 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Office\7119 = Curren = 36 E Tabernacle.pdf](#)

Closing Comments:

Retail &amp; Office Spaces (6882)

Closing Date:

Office/ Downtown



170 N 400 E Suite C  
St. George, UT 84770

Listing Date: 1/24/2013

Available SF: 2529

Minimum SF: 2529

Acres:

Lot SF:

Property Class:

YearBuilt: 1992

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

MG

\$4.80

3

Actual

Total \$\$

n/a

n/a

Description: Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Suite B, Flood Street Theater with 4 screens, available for \$4,900/month. Offices are located above the theater. Lease Suite C for \$1,000/month, Suite D for \$395/month and Suite E for \$275/month. BROCHURE #6010

Loopnet=17503193 WashCo=13-143750 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\6010 = Walter = 150 & 170 N 400 W.pdf](#)

Closing Comments:

Retail &amp; Office Spaces (6478)

Closing Date:

Office/ Downtown



170 N 400 E Suite D  
St. George, UT 84770

Listing Date: 8/13/2012

Available SF: 1077

Minimum SF: 1077

Acres:

Lot SF:

Property Class:

YearBuilt: 1992

Office SF (Ind):

Yard SF (Ind):

Lease Type :

\$ / SF:

Desired Term

(yrs.):

CAM / SF:

Taxes / SF:

Ask

MG

\$4.44

3

Actual

Total \$\$

n/a

n/a

Description: Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Suite B, Flood Street Theater with 4 screens, available for \$4,900/month. Offices are located above the theater. Lease Suite C for \$1,000/month, Suite D for \$395/month and Suite E for \$275/month. BROCHURE #6010

Loopnet=17503193 WashCo=13-143752 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\6010 = Walter = 150 & 170 N 400 W.pdf](#)

Closing Comments:

Retail &amp; Office Spaces (5134)

Closing Date:

Office/ Downtown

170 N 400 E Suite E  
St. George, UT 84770

Listing Date: 4/8/2010

Available SF: 601

Lease Type :

Ask

MG

Actual



**Property Class:**  
**YearBuilt:** 1992

**Minimum SF:** 601  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**\$ / SF:** \$5.52  
**Desired Term** 3  
**(yrs.):**  
**CAM / SF:** n/a **Total \$\$**  
**Taxes / SF:** n/a

**Description:** Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Suite B, Flood Street Theater with 4 screens, available for \$4,900/month. Offices are located above the theater. Lease Suite C for \$1,000/month, Suite D for \$395/month and Suite E for \$275/month. BROCHURE #6010

Loopnet=17503193 WashCo=12-134776 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\6010 = Walter = 150 & 170 N 400 W.pdf](#)  
**Closing Comments:**

**Highly Visible Office at Signalized Corner (5766)**

**Closing Date:**

**Office/ Downtown**



**910 S Bluff St Ste 301**  
**St. George, UT 84770**

**Listing Date:** 6/28/2011  
**Available SF:** 1650  
**Minimum SF:** 1650  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** G  
**\$ / SF:** \$12.00  
**Desired Term** 3  
**(yrs.):**  
**CAM / SF:** n/a **Total \$\$**  
**Taxes / SF:** n/a

**Property Class: B**  
**YearBuilt:** 1984

**Description:** Amazing office space, located at a signalized corner on Bluff Street, next to the Holiday Square Retail Center. Great visibility, signage and access.

Loopnet=17251151 WashCo=11-130653 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Office\5766 = Curren = 910 S Bluff St.pdf](#)  
**Closing Comments:**

**Dixie Commons - Office Space (3976)**

**Closing Date:**

**Office/ Suburban**



**1664 S Dixie Dr**  
**St. George, UT 84770**

**Listing Date:** 11/1/2008  
**Available SF:** 8766  
**Minimum SF:** 1000  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$12.00  
**Desired Term**  
**(yrs.):**  
**CAM / SF:** n/a **Total \$\$**  
**Taxes / SF:** n/a

**Property Class:**  
**YearBuilt:** 2008

**Description:** Garden-style office allows for private entrances, private restrooms, and features numerous window offices and corner suites. Dixie Commons is destined to be the location of choice for successful restaurants, retailers, professionals and medical office users.

Loopnet=15925928 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
**Closing Comments:**

**Bloomington Courtyard (6823)**

**Closing Date:**

**Retail/ Anchorless Center**



**144 W Brigham Rd Suite 10**  
**St. George, UT 84790**

**Listing Date:** 1/14/2013  
**Available SF:** 1250  
**Minimum SF:** 1250  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$9.00  
**Desired Term**  
**(yrs.):**  
**CAM / SF:** \$0.10 **Total \$\$**  
**Taxes / SF:** \$0.12

**Available after 6/1/2013**  
**Property Class:**  
**YearBuilt:** 1998

**Description:** Great retail space located in the Bloomington Courtyard. Close proximity to the Walmart Shopping Center. Previously a preschool. Available June 1st. Please call listing agents for showing instructions. DO NOT DISTURB TENANT.

Loopnet=18025762 WashCo=13-144090 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\6823 = Jason-Meeja = 144 W Brigham Rd.pdf](#)  
**Closing Comments:**

**Bloomington Courtyard Retail/Office (6276)**

**Closing Date:**

**Retail/ Anchorless Center**



**144 W Brigham Rd Suite 8B  
St. George, UT 84790**

**Listing Date:** 5/10/2012  
**Available SF:** 2000  
**Minimum SF:** 2000  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$7.80  
**Desired Term (yrs.):**  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 1998

**Description:** 3 large offices and oversized conference room. Open and bright reception area. Large copy and storage area. 2 restrooms with a shower. Large onsite secure storage.

**Loopnet=17654855 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=**

**Brochure:**

**Closing Comments:**

**Boulevard West Mall (6899)**

**Closing Date:**

**Retail/ Anchorless Center**



**372 W St. George Blvd  
St. George, UT 84770**

**Listing Date:** 1/24/2013  
**Available SF:** 3920  
**Minimum SF:** 3920  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** MG  
**\$ / SF:** \$6.84  
**Desired Term (yrs.):**  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 1985

**Description:** Great St. George Boulevard location. Perfect for retail or office user. Units are adjacent. Landlord prefers to lease together, but can demise. ADT count = 20,000. Lease for \$2,200 month MG. Loopnet=18014468 WashCo=13-143854 IronCo= PropertyLine= BizBuySell= OtherID=

**Brochure:** [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\6899 = Walter = 372 W St George Blvd.pdf](#)

**Closing Comments:**

**Dinosaur Crossing (3885)**

**Closing Date:**

**Retail/ Anchorless Center**



**446 S Mall Dr Suite B-3  
St. George, UT 84790**

**Listing Date:** 10/13/2008  
**Available SF:** 1800  
**Minimum SF:** 1800  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$11.88  
**Desired Term (yrs.):**  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 2008

**Description:** Dinosaur Crossing is located at the corner of Mall Drive and Riverside Drive, in close proximity to the hospital, regional mall, and commercial development. Appealing architecture and design. Ample parking. BROCHURE #3885

**Loopnet=15979654 WashCo=13-144734 IronCo= PropertyLine= BizBuySell= OtherID=**

**Brochure:** [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\3885 = Walter = 446 S Mall Dr.pdf](#)

**Closing Comments:**

**Dinosaur Crossing (5176)**

**Closing Date:**

**Retail/ Anchorless Center**



**446 S Mall Dr Suite B-8  
St. George, UT 84790**

**Listing Date:** 10/13/2008  
**Available SF:** 1280  
**Minimum SF:** 1280  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$13.08  
**Desired Term (yrs.):**  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 2008

**Description:** Dinosaur Crossing is located at the corner of Mall Drive and Riverside Drive, in close proximity to the hospital, regional mall, and commercial development. Appealing architecture and design. Ample parking. BROCHURE #3885

**Loopnet=15979654 WashCo=13-144735 IronCo= PropertyLine= BizBuySell= OtherID=**

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\3885 = Walter = 446 S Mall Dr.pdf](#)  
Closing Comments:

## Dixie Commons - Retail Space (3977)

Closing Date:

Retail/ Anchorless Center



1664 S Dixie Dr  
St. George, UT 84770

Listing Date: 11/1/2008  
Available SF: 18893  
Minimum SF: 1154  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type : NNN  
\$ / SF: \$12.00  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class:  
YearBuilt: 2008

Ask  
Actual  
Total \$\$

Description: The open-air food court offers tremendous visibility from the street (with an ADT of 18,000 on Dixie Drive) as well as a beautiful water feature and a permanent shade structure. Dixie Commons is destined to be the location of choice for successful restaurants, retailers, professionals and medical office users.

Loopnet=15925928 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

## Festival Plaza (7024)

Closing Date:

Retail/ Anchorless Center



969 N 3050 E Suites A-3,  
A-4, A-5  
St. George, UT 84790

Listing Date: 3/21/2013  
Available SF: 5400  
Minimum SF: 1320  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type : MG  
\$ / SF: \$13.80  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class:  
YearBuilt: 2006

Ask  
Actual  
Total \$\$

Description: Former dance studio. This building is equipped with hardwood floors - would make a great retail space. Can be broken into 3 spaces, one at 1320 and two at 2040. Great location and visibility. Surrounded by Big Box stores (Costco, Home Depot, Wal Mart) and great retail (Sportsmans, Albertsons, etc.) Owner/Agent.

Loopnet= WashCo=13-145139 IronCo=64102 PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

## Flood Street Office (5490)

Closing Date:

Retail/ Anchorless Center



170 N 400 E Unit G  
St. George, UT 84770

Listing Date: 2/6/2012  
Available SF: 2529  
Minimum SF: 2529  
Acres: 1  
Lot SF: 57499  
Office SF (Ind):  
Yard SF (Ind):

Lease Type : NNN  
\$ / SF: \$7.08  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class:  
YearBuilt: 1992

Ask  
Actual  
Total \$\$

Description: Private & common area restrooms. Long or short term sub-lease. Extra large storage room. Large reception/waiting room. One over sized office/conference room.

Loopnet=16765909 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

## Former Sandwich Shop Space (6591)

Closing Date:

Retail/ Anchorless Center

969 N 3050 E B-3  
St. George, UT 84790

Listing Date: 9/24/2012  
Available SF: 1505  
Minimum SF: 1505  
Acres:  
Lot SF:  
Office SF (Ind):

Lease Type : NNN  
\$ / SF: \$14.40  
Desired Term  
(yrs.): 5  
CAM / SF: \$0.29  
Taxes / SF: n/a

Property Class:

Ask  
Actual  
Total \$\$



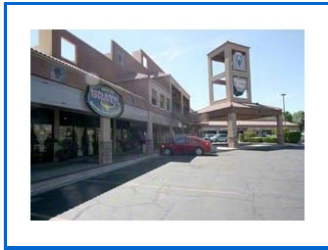
**YearBuilt: 2006**      **Yard SF (Ind):**      **Taxes / SF:**      **n/a**

**Description:** Prior sandwich shop. Space is built out. Hood system. Includes office & bathrooms. 1st years rent starts @ \$1.20 per ft CAM. 5 or 7 year lease available. Lease includes 1/2 of B-3. Utilities shared with adjoining tenant (Edible Arrangements). Plaza adjoins Sportsman's Warehouse & adjacent to Costco & Home depot.  
**Loopnet=** WashCo=12-140778 **IronCo=**62607 **PropertyLine=** BizBuySell= **OtherID=**  
**Brochure:**  
**Closing Comments:**

Phoenix Plaza (5491)

**Closing Date:**

**Retail/ Anchorless Center**



**929 W Sunset Blvd 2**  
**Spaces**  
**St. George, UT 84770**

<b>Listing Date:</b>	<b>4/18/2013</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>3000</b>	<b>Lease Type :</b>	<b>NNN</b>
<b>Minimum SF:</b>	<b>1500</b>	<b>\$ / SF:</b>	<b>\$12.00</b>
<b>Acres:</b>	<b>4</b>	<b>Desired Term</b>	
<b>Lot SF:</b>	<b>157687</b>	<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>n/a</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

**Property Class:**  
**YearBuilt: 1988**

**Description:** Well established center on busy corner. Shares common area with Wells Fargo, gas station and State Liquor store.  
**Loopnet=**18130154 **WashCo=** IronCo= **PropertyLine=** BizBuySell= **OtherID=**  
**Brochure:**  
**Closing Comments:**

Retail & Office Spaces (6012)

**Closing Date:**

**Retail/ Anchorless Center**



**170 N 400 E Suite B**  
**St. George, UT 84770**

<b>Listing Date:</b>	<b>2/13/2009</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>12857</b>	<b>Lease Type :</b>	<b>MG</b>
<b>Minimum SF:</b>	<b>12857</b>	<b>\$ / SF:</b>	<b>\$4.56</b>
<b>Acres:</b>		<b>Desired Term</b>	<b>3</b>
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>n/a</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

**Property Class:**  
**YearBuilt: 1992**

**Description:** Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Suite B, Flood Street Theater with 4 screens, available for \$4,900/month. Offices are located above the theater. Lease Suite C for \$1,000/month, Suite D for \$395/month and Suite E for \$275/month. **BROCHURE #6010**  
**Loopnet=**17503193 **WashCo=**12-134778 **IronCo=** **PropertyLine=** BizBuySell= **OtherID=**  
**Brochure:** [\\naiserver1\Data\Common\Brochures\For Lease\Retail\6010 = Walter = 150 & 170 N 400 W.pdf](#)  
**Closing Comments:**

S&R Commercial Center (4808)

**Closing Date:**

**Retail/ Anchorless Center**



**1062 E Tabernacle St Bldg**  
**1**  
**St. George, UT 84770**

<b>Listing Date:</b>	<b>11/13/2009</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>6788</b>	<b>Lease Type :</b>	<b>NNN</b>
<b>Minimum SF:</b>	<b>6788</b>	<b>\$ / SF:</b>	<b>\$7.80</b>
<b>Acres:</b>		<b>Desired Term</b>	
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>n/a</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

**Property Class:**  
**YearBuilt: 1984**

**Description:** For lease. Outdoor Outlet's former downtown location. Open space. Overhead door. Least expensive retail in St. George. **BROCHURE #4807**  
**Loopnet=**16505847 **WashCo=**13-145544 **IronCo=** **PropertyLine=** BizBuySell= **OtherID=**  
**Brochure:** [\\naiserver1\Data\Common\Brochures\For Sale\Retail\4807 = Jason-Meeja = 1062 E Tabernacle.pdf](#)  
**Closing Comments:**

Southland Retail Building (6312)

Closing Date:

Retail/ Anchorless Center



1495 S Black Ridge Dr  
Suite A170  
St. George, UT 84770

Listing Date: 5/31/2012  
Available SF: 2370  
Minimum SF: 2370  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$7.20  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class:  
YearBuilt: 2007

Ask  
MG  
\$7.20  
Total \$\$

Description: Excellent central location, near I-15. SUITE A170 is a bottom floor suite. Ground-level entrance. Configured for a pre-school/day care. SUITE A240 is a main floor retail/office space.

BROCHURE #6312

Loopnet=17698166 WashCo=12-138409 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Lease\Retail\6312 = Walter = 1495 S Blackridge.pdf](#)

Closing Comments:

Southland Retail Building (6809)

Closing Date:

Retail/ Anchorless Center



1495 S Black Ridge Dr  
Suite A240  
St. George, UT 84770

Listing Date: 1/2/2013  
Available SF: 3440  
Minimum SF: 3440  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$10.20  
Desired Term 3-5 Years  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class:  
YearBuilt: 2007

Ask  
NNN  
\$10.20  
Total \$\$

Description: Excellent central location, near I-15. SUITE A170 is a bottom floor suite. Ground-level entrance. Configured for a pre-school/day care. SUITE A240 is a main floor retail/office space.

BROCHURE #6312

Loopnet=17698166 WashCo=13-142911 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Lease\Retail\6312 = Walter = 1495 S Blackridge.pdf](#)

Closing Comments:

I-15 Visible 'Class A' Retail (5921)

Closing Date:

Retail/ Anchorless Center



2051 E Red Hills Pkwy  
Suite 7  
St. George, UT 84770

Listing Date: 9/19/2011  
Available SF: 1580  
Minimum SF: 1580  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$9.00  
Desired Term 3  
(yrs.):  
CAM / SF: \$0.24  
Taxes / SF: n/a

Property Class: A  
YearBuilt: 2006

Ask  
NNN  
\$9.00  
Total \$\$

Description: Prime retail available on Red Hills Parkway. Perfect for a business demanding the best exposure (I-15 visibility). Open floor plan with 'Class A' finishes. Submit all offers. BROCHURE #5921

Loopnet=17369025 WashCo=11-132592 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Lease\Retail\5921 = Curren = 2051 E Red Hills Pkwy.pdf](#)

Closing Comments:

Rio Plaza (7022)

Closing Date:

Retail/ Anchorless Center

558 E Riverside Dr Bldgs  
A, B or C  
St. George, UT 84790

Listing Date: 3/18/2013  
Available SF: 5092  
Minimum SF: 1190  
Acres: 3.06  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF:  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Property Class: A

Ask  
Total \$\$



**YearBuilt: 2007**

**Description:** Dynamic mixed-use office/retail (retail downstairs/office upstairs). Plenty of signage. Prices vary. Make offer. Call Listing Agent for details.

Loopnet=18104653 WashCo=13-145418 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\7022 = Jason-Meeja, Brandon = 558 E Riverside.pdf](#)

Closing Comments:

**Dixie Sunset Plaza (6227)**

Closing Date:

Retail/ Anchorless Center



**1812 W Sunset Blvd  
Various  
St. George, UT 84770**

<b>Listing Date:</b>	4/18/2012	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	4785	<b>Lease Type :</b>	NNN
<b>Minimum SF:</b>	1000	<b>\$ / SF:</b>	
<b>Acres:</b>		<b>Desired Term</b>	
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	\$0.19
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	\$0.08
		<b>Total \$\$</b>	

**Property Class: B  
YearBuilt: 2000**

**Description:** Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$.55 SF (back building) to 1.05 SF (front building). NNN charges include advertising time on a full-color, LED sign.

Loopnet=17691902 WashCo=13-146145 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\6227 = Chappell = 1812 W Sunset Blvd.pdf](#)

Closing Comments:

**South Towne Square (6892)**

Closing Date:

Retail/ Anchorless Center



**157 E Riverside Dr Suite  
3A  
St. George, UT 84790**

<b>Listing Date:</b>	1/29/2013	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	3000	<b>Lease Type :</b>	MG
<b>Minimum SF:</b>	3000	<b>\$ / SF:</b>	\$11.16
<b>Acres:</b>	2	<b>Desired Term</b>	
<b>Lot SF:</b>	100624	<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	n/a
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	n/a
		<b>Total \$\$</b>	

**Property Class: B  
YearBuilt: 2001**

**Description:** Full-service beauty salon, turn-key-tenant can move right in; FF&E may be purchased, gorgeous build-out.

Loopnet= WashCo= IronCo= PropertyLine=622259 BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\6892 = propline622259 = South Towne Square.pdf](#)

Closing Comments:

**Retail Near College & CBD (5681)**

Closing Date:

Retail/ Anchorless Center



**700 E 50 N (Approx.)  
St. George, UT 84770**

<b>Listing Date:</b>	11/13/2008	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	2500	<b>Lease Type :</b>	NNN
<b>Minimum SF:</b>	1000	<b>\$ / SF:</b>	\$6.00
<b>Acres:</b>		<b>Desired Term</b>	
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	\$0.15
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	n/a
		<b>Total \$\$</b>	

**Property Class: C  
YearBuilt: 1968**

**Description:** Retail space available in the Sunburst Shopping Center. High-traffic location, near the college and Central Business District. Spaces ranging from 850 to 2,500 SF. Flexible lease terms. TI's negotiable. BROCHURE #3960

Loopnet=16041589 WashCo=13-144879 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\3960 = Wes = 700 E 50 N.pdf](#)

Closing Comments:

Boulevard Home Furnishings Retail (5529)

Closing Date:

Retail/ Community Center



390 N Mall Dr Stes 1,2&3  
St. George, UT 84790

Property Class:  
YearBuilt: 1999

Listing Date: 12/20/2010  
Available SF: 5801  
Minimum SF: 1614  
Acres: 8  
Lot SF: 348044  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$9.00  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Ask  
MG  
\$9.00  
Total \$\$

Description: Anchored retail space near the Red Cliffs Regional Mall. Easy access for customers. Great visibility! Current tenant needs 30-60 days notice to move.

Loopnet=17033431 WashCo=11-127075 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server1\Data\Common\Brochures\For Lease\Retail\5529 = Jason-Meeja = 390 N Mall Dr.pdf](#)

Closing Comments:

High Traffic Retail (7117)

Closing Date:

Retail/ Community Center



245 N Red Cliffs Dr Suite  
6  
St. George, UT 84770

Property Class:  
YearBuilt: 1997

Listing Date: 4/25/2013  
Available SF: 1483  
Minimum SF: 1483  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$21.00  
Desired Term  
(yrs.):  
CAM / SF: \$0.44  
Taxes / SF: n/a

Ask  
NNN  
\$21.00  
Total \$\$

Description: This is a sublease, subject to landlord approval. Flexible lease terms and negotiable rates. Any reasonable offer will be considered. Adjoining businesses include Cold Stone Creamery, Tai Pan Trading, Panda Express, Big 5 Sporting Goods and many more. Great signage and high traffic. Easy access from I-15, Exit 8. ADT: 34,135. NNN fees estimated at \$.44/SF/month.

Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Pine View Plaza (269)

Closing Date:

Retail/ Community Center



2376 E Red Cliffs Dr 9  
Spaces  
St. George, UT 84770

Property Class:  
YearBuilt: 2005

Listing Date: 2/6/2012  
Available SF: 30215  
Minimum SF: 1408  
Acres: 12  
Lot SF: 522720  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$20.04  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Ask  
NNN  
\$20.04  
Total \$\$

Description: Prime retail center. Parking above code. Units from 1400 - 25000 sf. Shop space from \$16.00 sq ft per year to \$24.00 sq ft per year. NNN + CAM. TI allowance negotiable.

Loopnet=16169631 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Promenade at Red Cliffs (5823)

Closing Date:

Retail/ Community Center

250 N Red Cliffs Dr 5  
Spaces  
St. George, UT 84770

Property Class:  
YearBuilt: 1997

Listing Date: 5/1/2013  
Available SF: 6708  
Minimum SF: 1019  
Acres: 9  
Lot SF: 390298  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF: \$20.00  
Desired Term  
(yrs.):  
CAM / SF: n/a  
Taxes / SF: n/a

Ask  
NNN  
\$20.00  
Total \$\$

Description: Across the street from The Outlets of Zion. Great tourist destination with superb parking ratio. Mix of national, regional and local retailers. On-Site property management.



Loopnet=17819598 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\naiserver1\Data\Common\Brochures\Other\5823 = loop17819598 = Promenade at Red Cliffs.pdf](#)  
 Closing Comments:

Red Cliffs Square (5492)

Closing Date:

Retail/ Community Center



2660 W Red Cliffs Dr 3  
 Spaces  
 St. George, UT 84790

**Listing Date:** 2/2/2012  
**Available SF:** 34350  
**Minimum SF:** 1350  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$18.00  
**Desired Term**  
 (yrs.):  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 2008

**Description:** WE NOW HAVE ONE IN-LINE SPACE fully developed available for lease at \$18/sqft NNN. Red Cliffs Square is a prime retail center in the middle of southern Utah's main retail corridor. The Square provides existing in-line shop space as well as several prime stand-alone pad sites that can be leased via a ground lease or a build to suit scenario. The property currently is home to Texas Roadhouse Restaurant, a Vietnamese restaurant, Southwest Communications, and Subway Sandwich shop. There are up to 5 additional pad sites including the premier corner pad (corner of Red Cliffs Drive and 2720 E.) This center also has excellent access to I-15 and provides freeway exposure. The Landlord will provide a \$20/sqft TI package for qualified tenants taking space in the existing in-line retail strip.  
 Loopnet=16776410 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Red Rock Commons (5824)

Closing Date:

Retail/ Community Center



15 N River Rd 13 Spaces  
 St. George, UT 84790

**Listing Date:** 8/12/2011  
**Available SF:** 135118  
**Minimum SF:** 1214  
**Acres:** 19.27  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$33.60  
**Desired Term**  
 (yrs.):  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

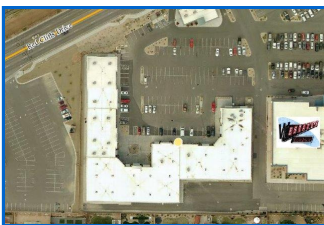
**Available after**  
**Property Class:**  
**YearBuilt:** uc11

**Description:** 135,118 square feet of retail in the River Road Trade area. Join Dick's Sporting Goods, PetSmart, ULTA, Old Navy & Gap Outlet. 3 pads available: 2 food pads, 1 bank/retail pad.  
 Loopnet=17213341 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\naiserver1\Data\Common\Brochures\Other\5824 = loop17213341 = Red Rock Commons.pdf](#)  
 Closing Comments:

Space in Pine View Plaza (5844)

Closing Date:

Retail/ Community Center



2376 E Red Cliffs Dr 4  
 Spaces  
 St. George, UT 84770

**Listing Date:** 8/10/2011  
**Available SF:** 19520  
**Minimum SF:** 1800  
**Acres:** 3.88  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** NNN  
**\$ / SF:** \$15.00  
**Desired Term**  
 (yrs.):  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Ask**  
**Actual**  
**Total \$\$**

**Property Class:**  
**YearBuilt:** 2008

**Description:** Vanilla shell buildout by Landlord. Excellent I-15 visibility.  
 Loopnet=17197128 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Sunset Corner (6193)

Closing Date:

Retail/ Community Center



1100 N Bluff St 6 spaces  
St. George, UT 84770

Listing Date: 4/18/2012  
Available SF: 10199  
Minimum SF: 1029  
Acres: 25

Lease Type : NNN  
\$ / SF: \$12.96  
Desired Term (yrs.):

Property Class:  
YearBuilt: 2005

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Taxes / SF: n/a  
Total \$:

Description: Sunset Corner Shopping Center is a lifestyle center composed of various contemporary designed, southwest style buildings and beautifully landscaped with ample parking and one the area's two most attended theaters.

Loopnet=17190502 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

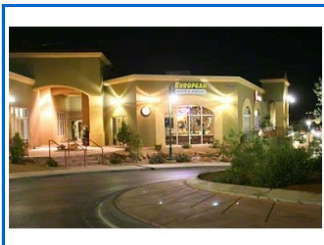
Brochure:

Closing Comments:

Sunset Corner Retail Center (5842)

Closing Date:

Retail/ Community Center



1091 N Bluff St Unit 300  
St. George, UT 84770

Listing Date: 8/10/2011  
Available SF: 70000  
Minimum SF: 700  
Acres:

Lease Type : NNN  
\$ / SF: \$19.92  
Desired Term (yrs.):

Property Class:  
YearBuilt: 2007

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Taxes / SF: n/a  
Total \$:

Description: Anchored by Westates Theatres.

Loopnet=17197211 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Walmart Anchored Retail Building (5952)

Closing Date:

Retail/ Community Center



2696 S Pioneer Rd Suite B  
St. George, UT 84790

Listing Date: 9/19/2011  
Available SF: 6700  
Minimum SF: 6700  
Acres:

Lease Type : NNN  
\$ / SF: \$10.80  
Desired Term (yrs.):

Property Class:  
YearBuilt: 2007

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Taxes / SF: \$0.22  
Total \$:

Description: Bloomington WalMart pad location. High traffic area. I-15 frontage visibility. Other tenants include Dickey's BBQ, Fantastic Sam's, Hot Suds car wash and Mybullfrog.com cellular. Suite B (formerly Checker Auto) may be demised into smaller units. Sublease expires 3/31/17. For Suite A, see BROCHURE #6565. For Suite B, See BROCHURE #5952.

Loopnet=17453817 WashCo=12-137637 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\5952 = Brandon = 2696 Pioneer Rd.pdf](#)

Closing Comments:

Walmart Anchored Retail Building (6565)

Closing Date:

Retail/ Community Center

2696 S Pioneer Rd Suite A  
St. George, UT 84790

Listing Date: 9/5/2012  
Available SF: 1380  
Minimum SF: 1380  
Acres:

Lease Type : NNN  
\$ / SF: \$10.80  
Desired Term (yrs.):

Property Class:  
YearBuilt: 2007

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Taxes / SF: n/a  
Total \$:

Description: Bloomington WalMart pad location. High traffic area. I-15 frontage visibility. Other tenants



include Dickey's BBQ, Fantastic Sam's, Hot Suds car wash and Mybullfrog.com cellular. Suite B (formerly Checker Auto) may be demised into smaller units. Sublease expires 3/31/17. For Suite A, see BROCHURE #6565. For Suite B, See BROCHURE #5952.  
 Loopnet=17850340 WashCo=13-146433 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\\naiserver1\Data\Common\Brochures\FOR Lease\Retail\6565 = Brandon = 2696 S Pioneer Rd.pdf](#)  
 Closing Comments:

Village Bank (6659)

Closing Date:

Retail/ Financial



294 E Tabernacle St 2  
 Spaces  
 St. George, UT 84770

Listing Date: 10/15/2012  
 Available SF: 10400  
 Minimum SF: 4300  
 Acres: 1.79  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :  
 \$ / SF:  
 Desired Term  
 (yrs.):  
 CAM / SF:  
 Taxes / SF:

Ask  
 NNN  
 \$15.00  
 2  
 n/a  
 n/a  
 Total \$\$

Property Class:  
 YearBuilt: 2006

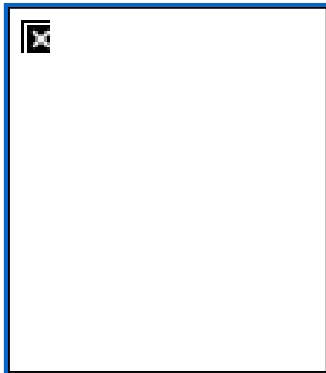
Description: Fully furnished with high end desks, cabinets, chairs and accessories. Nice blend of open office area and private offices with windows around the perimeter. Elevator accessible. Ability to move into one of the premier office environments in the city with minimum of effort. Rest Rooms and break area to be shared with some bank personnel.

Loopnet=17820569 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Ancestor Square (5825)

Closing Date:

Retail/ Free Standing



2 W St. George Blvd Units  
 38, 39, 46/47  
 St. George, UT 84770

Listing Date: 8/15/2011  
 Available SF: 9000  
 Minimum SF: 500  
 Acres:  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :  
 \$ / SF:  
 Desired Term  
 (yrs.):  
 CAM / SF:  
 Taxes / SF:

Ask  
 NNN  
 \$10.80  
 n/a  
 n/a  
 Total \$\$

Property Class:  
 YearBuilt: 1850

Description: Prime restaurant stand alone building (up to 4,000 sf) for lease. Located within the Historic Ancestor Square complex. The stand alone structure is facing the primary parking area for Ancestor Square.

Loopnet=17183161 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Bluff Street Staples Building (6822)

Closing Date:

Retail/ Free Standing



963 S Bluff St  
 St. George, UT 84770

Listing Date: 12/3/2012  
 Available SF: 23763  
 Minimum SF: 10000  
 Acres: 1.78  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :  
 \$ / SF:  
 Desired Term  
 (yrs.):  
 CAM / SF:  
 Taxes / SF:

Ask  
 NNN  
 \$12.84  
 n/a  
 n/a  
 Total \$\$

Available after 5/1/2014  
 Property Class:  
 YearBuilt: 2006

Description: Free-standing, mid box location on Bluff Street. Great visibility and signage. Extremely high traffic location with excellent ingress/egress and parking. (Lease rate for entire building is \$12.75/SF/Yr Absolute Net or \$15/SF/Yr Absolute Net for a portion of the building.)

Loopnet=17987260 WashCo=13-143282 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\6822 = Walter = 963 S Bluff.pdf](#)  
Closing Comments:

## Former Movie Theater Space (4768)

Closing Date:

Retail/ Free Standing



210 N 1000 E  
St. George, UT 84770

Listing Date: 10/7/2009  
Available SF: 13000  
Minimum SF: 13000  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF:  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Ask Actual  
n/a Total \$\$  
n/a

Property Class:  
YearBuilt:

Description: MAKE OFFER. Excellent traffic counts on Red Hills Parkway and 1000 East. Near Wendy's, Day's Inn, Motel 6 and Travelodge. Close to the I-15 Exit 8 interchange. Great for mid-box retail, church, dance club, school, etc. Renovation needed. Call for details. BROCHURE #4750  
Loopnet=16396376 WashCo=13-144183 IronCo= PropertyLine= BizBuySell= OtherID=  
Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Retail\4750 = Walter = 210 N 1000 E.pdf](#)  
Closing Comments:

## Retail Development at Boulder Springs (7044)

Closing Date:

Retail/ Neighborhood Center



Corner of 1450 S & River  
Rd  
St. George, UT 84790

Listing Date: 3/8/2013  
Available SF:  
Minimum SF:  
Acres:  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF:  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Ask Actual  
n/a Total \$\$  
n/a

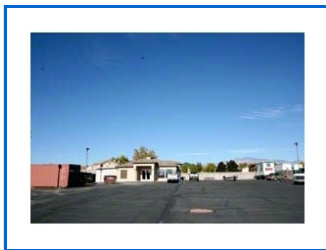
Property Class:  
YearBuilt:

Description: Proposed master planned, grocery anchored retail center with outparcels for sale and lease. Signalized intersection. Gateway to much of Southern Utah's residential growth.  
Loopnet= WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
Brochure:  
Closing Comments:

## Auto Center (5836)

Closing Date:

Retail/ Vehicle Related



1037 E 700 S  
St. George, UT 84790

Listing Date: 8/16/2011  
Available SF: 1800  
Minimum SF: 1800  
Acres: 0.8  
Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Lease Type :  
\$ / SF:  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Ask Actual  
NNN  
\$19.32  
n/a Total \$\$  
n/a

Property Class:  
YearBuilt:

Description: FULLY IMPROVED WITH PERIMETER BLOCK WALL, LIGHTING & ASPHALT\*  
CENTRALLY LOCATED WITH GREAT VISIBILITY  
Loopnet=16957992 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
Brochure:  
Closing Comments: