

SUNOCO WITH BEYOND FOOD MART FOR SALE

393 West State Route 9, Virgin, UT 87779



EXCLUSIVELY LISTED BY:

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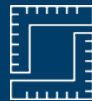
INVESTMENT HIGHLIGHTS

- Business & Real Estate Sale of a Sunoco Gas Station & Convenience Store
- Zion National Park Gateway: On SR-9, the main route to Zion's millions of visitors
- Extensive fueling options with 6 gasoline MPDs and 5 shared diesel MPDs
- 25 Dedicated Parking Spaces
- Equipped with 16 cooler doors, allowing for diverse inventory
- Kalibrate Study Available Upon Execution of a Confidentiality Agreement
- Store Opened for Business March 2026



PURCHASE PRICE

\$5,800,000



BUILDING SIZE

5,200 SF



LAND SIZE

1.0 AC



OF PUMPS

8



YEAR BUILT

2025



UNDERGROUND STORAGE TANK INFO

3 Tanks Made of Double-walled Fiberglass Reinforced Plastic



TANK INFO

12K Premium Gasoline, 20K Regular Gasoline, 10K Diesel

PROPERTY OVERVIEW

LOCATION:

393 West State Route 9
Virgin, UT 84779

LAND AREA:

Consists of one acres or 43,560 SF of
land area

BUILDING AREA:

The subject property consists of one Canopy
and one C-Store

FRONTAGE & ACCESS:

The subject property has access points along
State Route 9

TRAFFIC COUNTS:

State Route 9 – 7,161 ADT



LAND OVERVIEW

APN #

ACRES

SF

V-88-A-16-A-1

1.0

5,200

AREA MAP



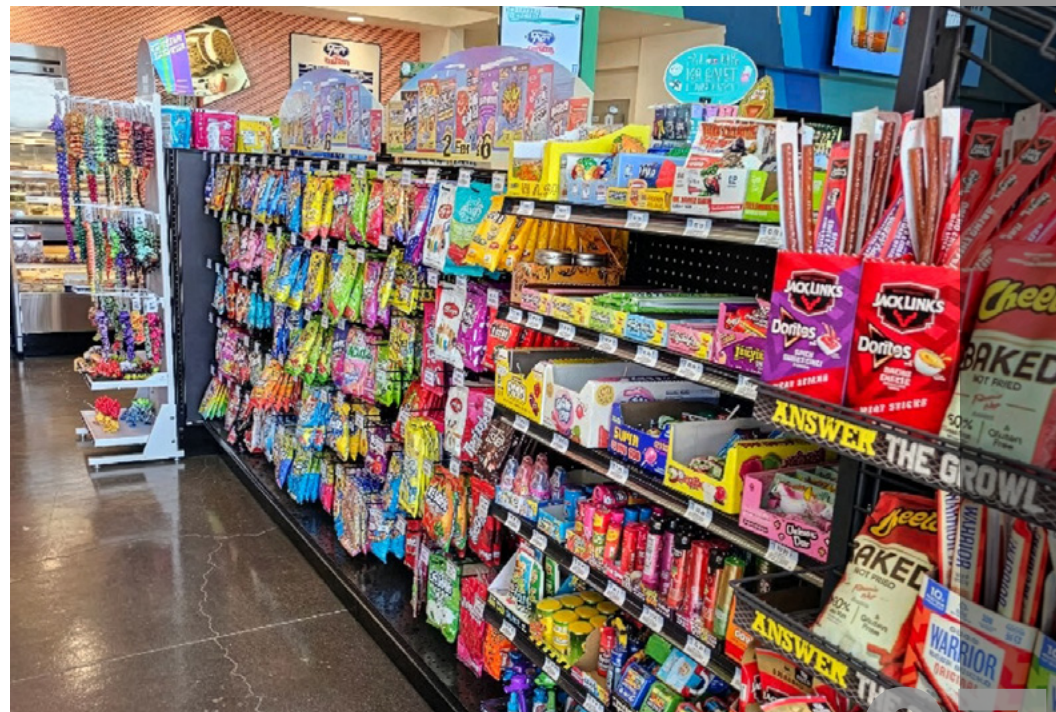
LOCATION MAP



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



WHY SOUTHWEST UTAH

Southwest Utah presents a dynamic economic landscape that offers significant opportunities for commercial real estate investment and development. Positioned near Zion National Park and the Grand Canyon, two of the nation's most visited national parks with over 9 million visitors annually, the area is a magnet for tourism and retail growth. As one of the fastest-growing regions in Utah, it benefits from a strategic location just two hours from Las Vegas and four hours from Salt Lake City, supported by a commercial airport with direct flights to major hubs like Salt Lake City, Denver, and Phoenix. The region's warm climate, coupled with a growing population and a strong talent pipeline from Utah Tech University, creates an ideal environment for businesses to thrive, making it a prime destination for real estate investment.

ZION NATIONAL PARK VISITS

4,946,592

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon

ECONOMIC STRENGTH

#1

High-tech GDP growth for Small Cities

#2

Job & Wage Growth for Small Cities

#4

Best Performing Small Cities

12,567

Utah Tech University Enrollment



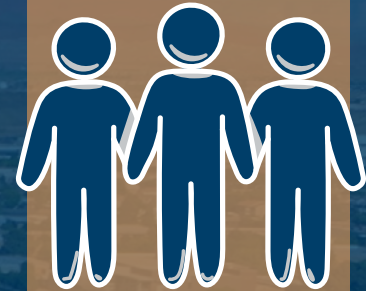
1,468

Dixie Technical College Enrollment

2024 EST. POPULATION

207,174

Washington County



MEDIAN AGE

38.6

Washington County



ANNUAL POPULATION GROWTH (2020-2024)

3.2%

St. George, UT Metro. Statistical Area



MEDIAN HOUSEHOLD INCOME (2024)

\$89,507

Washington County



HOUSEHOLDS

74,306

St. George, UT Metro. Statistical Area

EMPLOYEES

67,024

Washington County, 2022



MONTHLY RETAIL EXPENDITURES (2024)

\$2,694

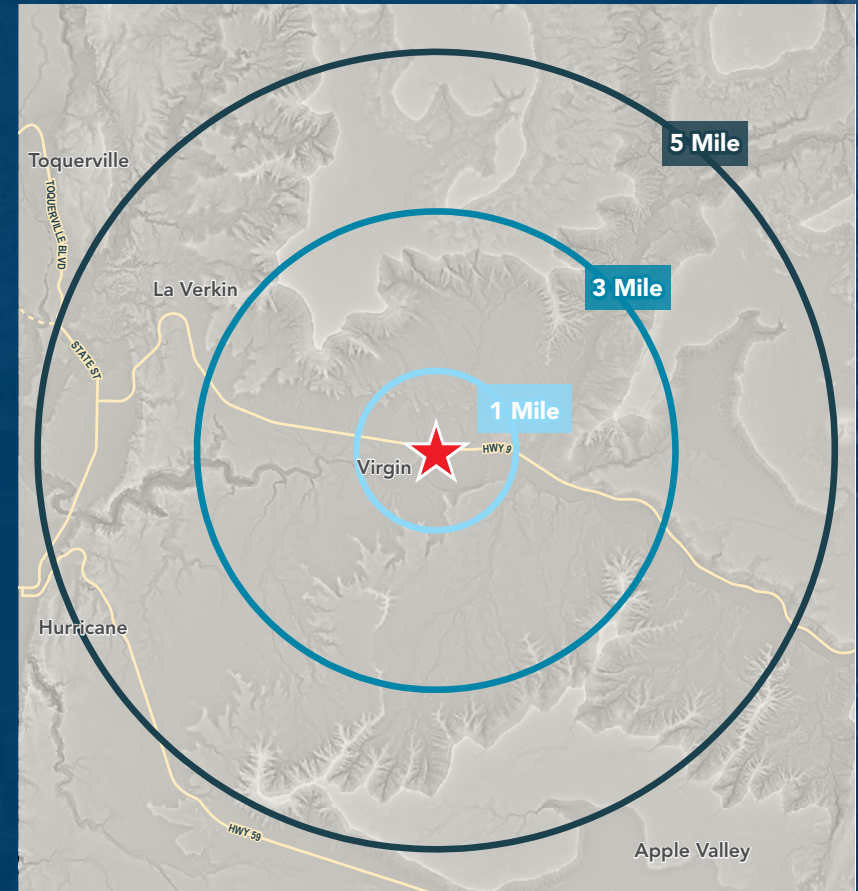
St. George, UT Metro. Statistical Area

THE 2010 POPULATION OF WASHINGTON COUNTY, UTAH WAS 138,397 AND HAS SEEN A GROWTH OF 49.7% SINCE THAT TIME.

Sources: MWCRC Research, Sites USA, Milken Institute, NPS Stats, Utah System of Higher Education, World Population Review

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION 	459	459	6,096
2030 EST. POPULATION 	484	747	6,338
EST. HOUSEHOLDS 	152	236	2,034
EST. AVERAGE HOUSEHOLD INCOME 	\$108,151	\$105,065	\$90,021
EST. MEDIAN HOUSEHOLD INCOME 	\$88,731	\$84,957	\$68,218



NEWMARK



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31,184+
TRANSACTIONS COMPLETED



326.8
MILLION
SF TRANSACTED



\$38.3
BILLION
TRANSACTIONS COMPLETED



97K+
ACRES TRANSACTED



\$13.6
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 393 West State Route 9, Virgin, UT 87779. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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