



FOR LEASE

Main St & Canyon Ranch Dr
Cedar City, UT 84720

- Starbucks and Johnny Mac's open.
- Drive-Thru, Endcap, and In-Line space available
- High traffic and visibility
- Adjacent to Love's Travel Stop

**±6.37 ACRES AVAILABLE
RETAIL DEVELOPMENT**

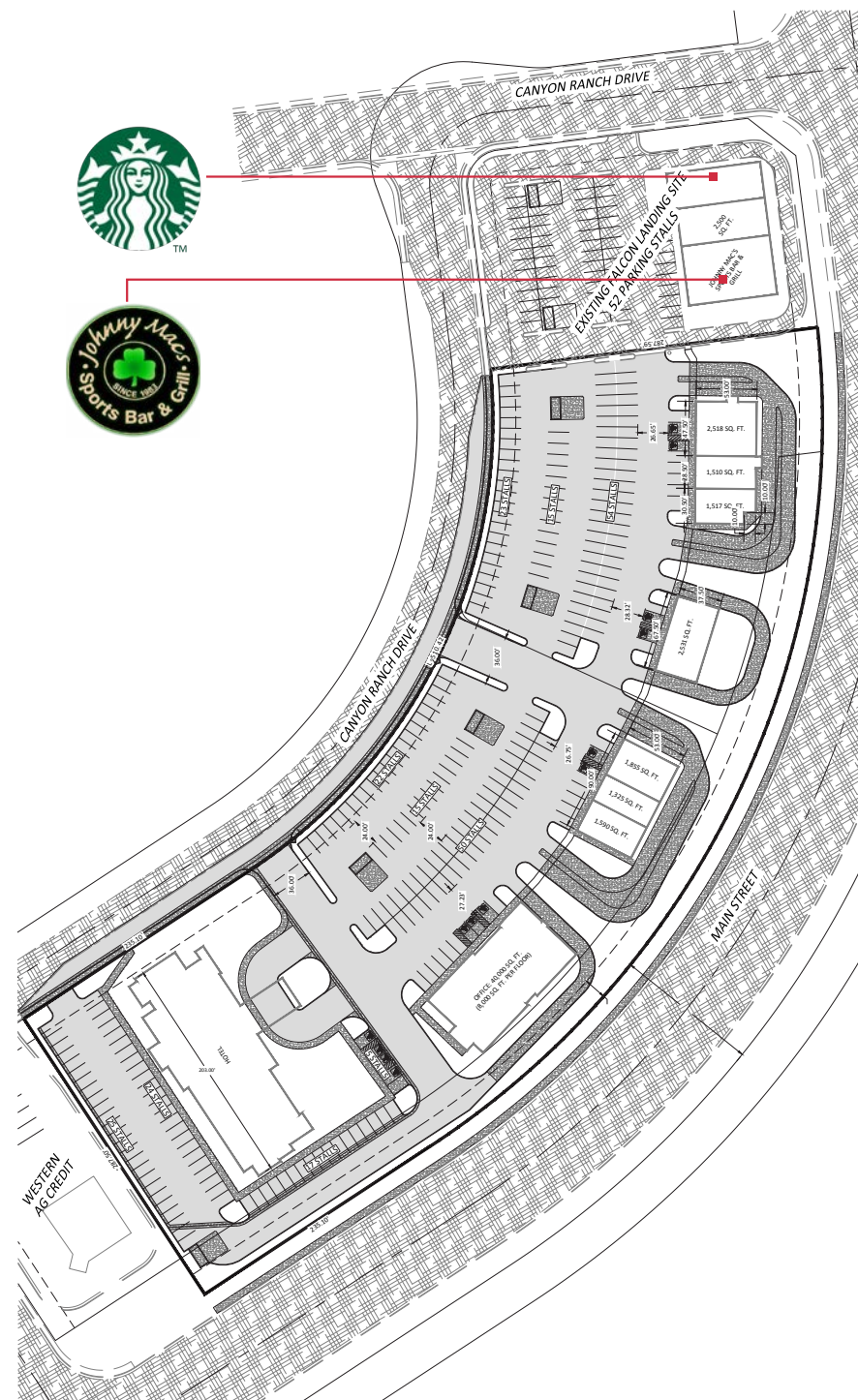
Property Specs

DRIVE-THRU	Starting in the Upper-\$40s
ENDCAP/INLINE	Starting in the \$30s
LOT SIZE ACRES	± 6.37
YEAR BUILT	2024
TYPE	Retail Neighborhood Center
TAX ID	B-1653-0009-0000, B-1653-0012-0000 & B-1653-0013-0000

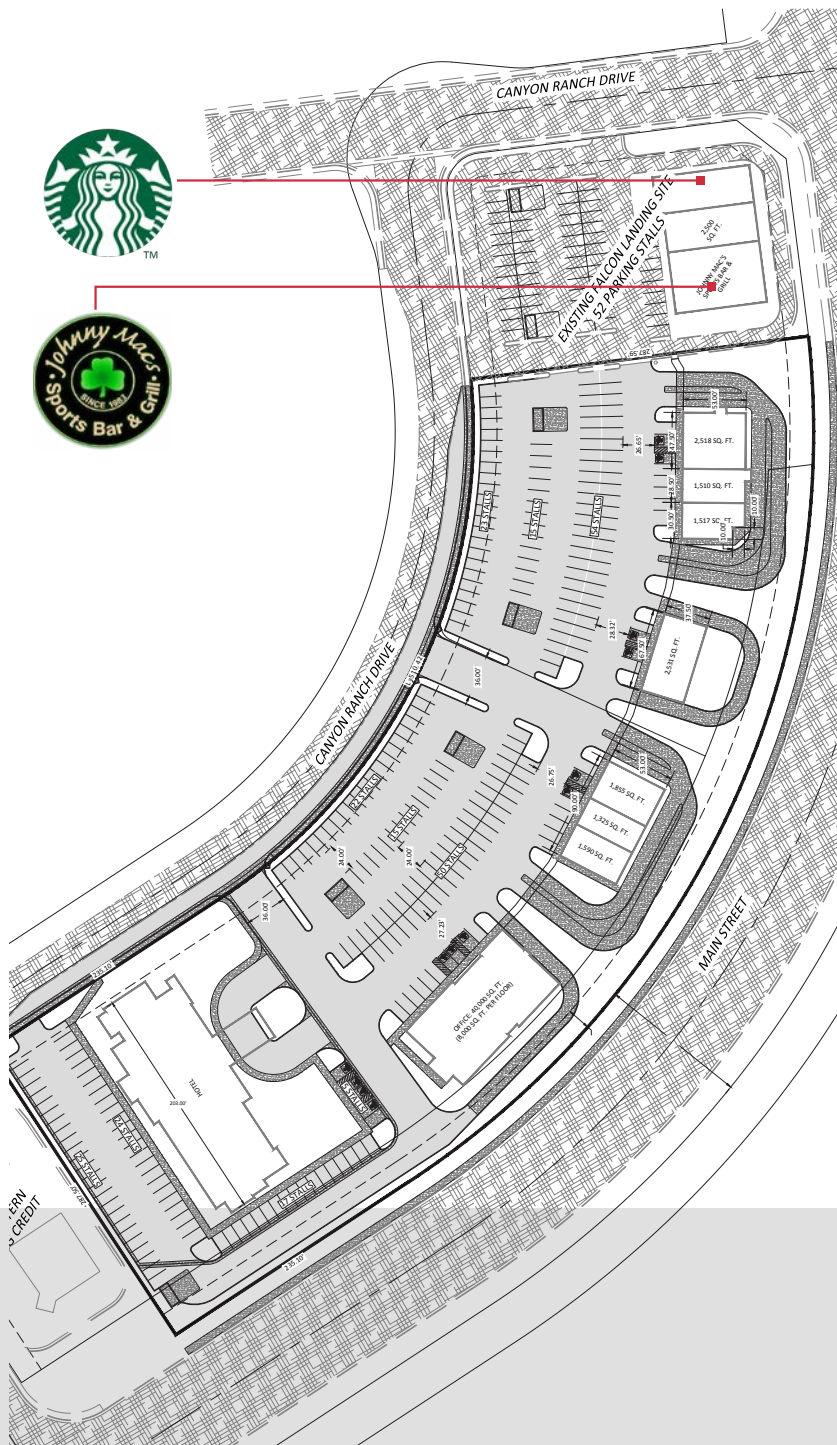
Falcon Landing is anchored by Starbucks, a nationally recognized tenant that establishes consistent daily traffic for the project. Johnny Mac's Sports Bar and Grill is also open, bringing a well-established dining concept to Cedar City. Founded in Las Vegas more than 30 years ago, the restaurant is known for its New York style pizza and Buffalo wings.

Cedar City, draws year-round visitors through a strong mix of tourism, culture, and education, including the Utah Shakespeare Festival, Southern Utah University, and nearby Brian Head Ski Resort. Its close proximity to Zion National Park and Bryce Canyon National Park further supports steady tourist activity, creating a strong environment for retail, office, and restaurant users. Strategically located at the North Main Street interchange of I-15 and adjacent to Love's Travel Stop, Falcon Landing enjoys exceptional visibility and convenient access.

Multiple opportunities remain available within the project, including drive-thru, endcap, and in-line spaces. Restaurant and retail suites range from approximately 1000-4000 SF, with build-to-suit and customization options available to accommodate a variety of users. The project also includes five floors of office space totaling approximately 40,000 SF. Falcon Landing presents a compelling opportunity for businesses seeking entry into the Cedar City market.



AVAILABILITY



PAD	TYPE	USE	SIZE	STATUS
A1	Drive Thru	Restaurant	2,325 SF	Starbucks
A2	In-Line	Restaurant/Retail	2,500 SF	Available
A3	Endcap	Restaurant	4,050 SF	Johnny Mac's Sports Bar & Grill
B1	Endcap	Drive-thru/Restaurant	2,518 SF	Available
B2	In-Line	Retail/Restaurant/Drive-thru	1,510 SF	Available
B3	Endcap	Restaurant/Retail	1,517 SF	Available
C	Single Tenant	Retail/Restaurant/Drive-thru	2,531 SF	Available
D1	Endcap	Drive-thru/Restaurant	1,855 SF	Available
D2	In-Line	Drive-thru/Restaurant	1,325 SF	Available
D3	Endcap	Restaurant/Retail	1,590 SF	Available
D4	Office (5 Floors)	Office	40,000 SF (8,000 SF/Floor)	Available

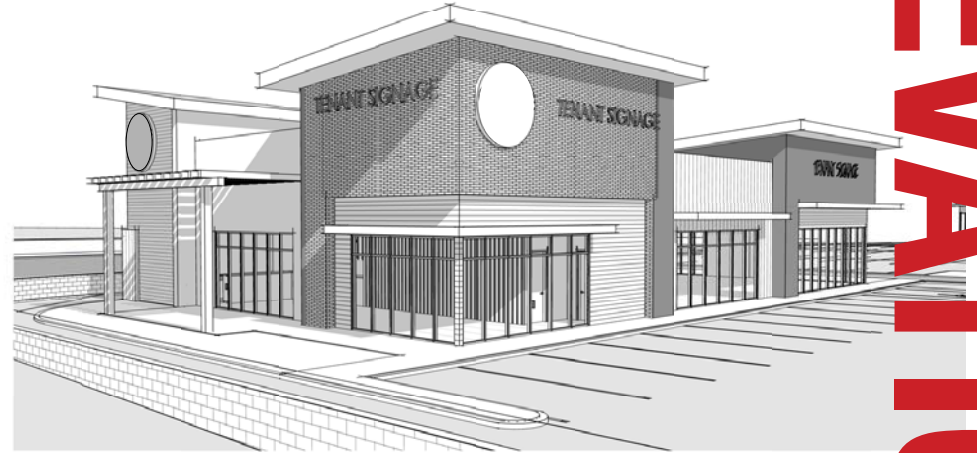
- Starbucks and Johnny Mac's open.
- Tenant improvement allowance available.
- Developer will build to suit or customize space to suit your specific needs and size requirements
- Easy access just off the North Main St Exit of I-15 in Cedar City, Utah
- Now accepting prelease letters of intent
- Cedar City's Highest Traffic Counts: I-15: 36,000 AADT • N Main St: 29,000 AADT (2023)



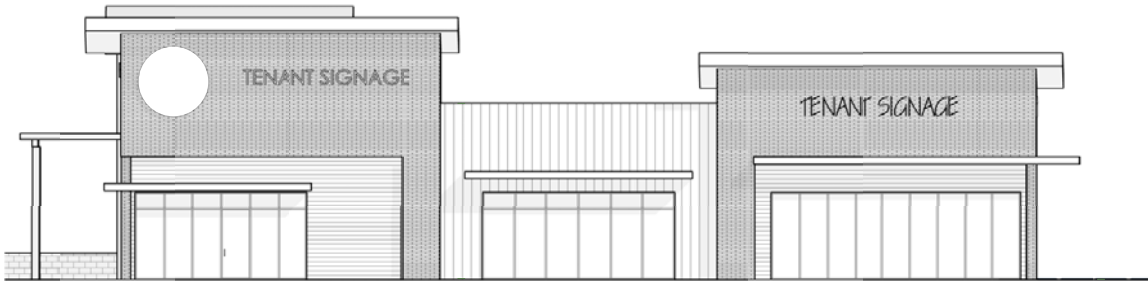
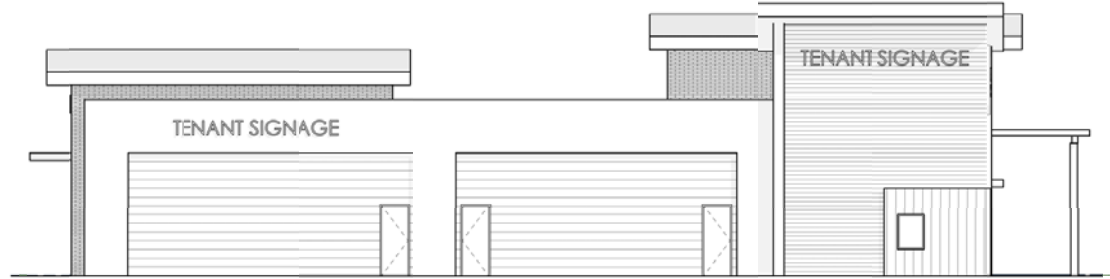
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ELEVATIONS





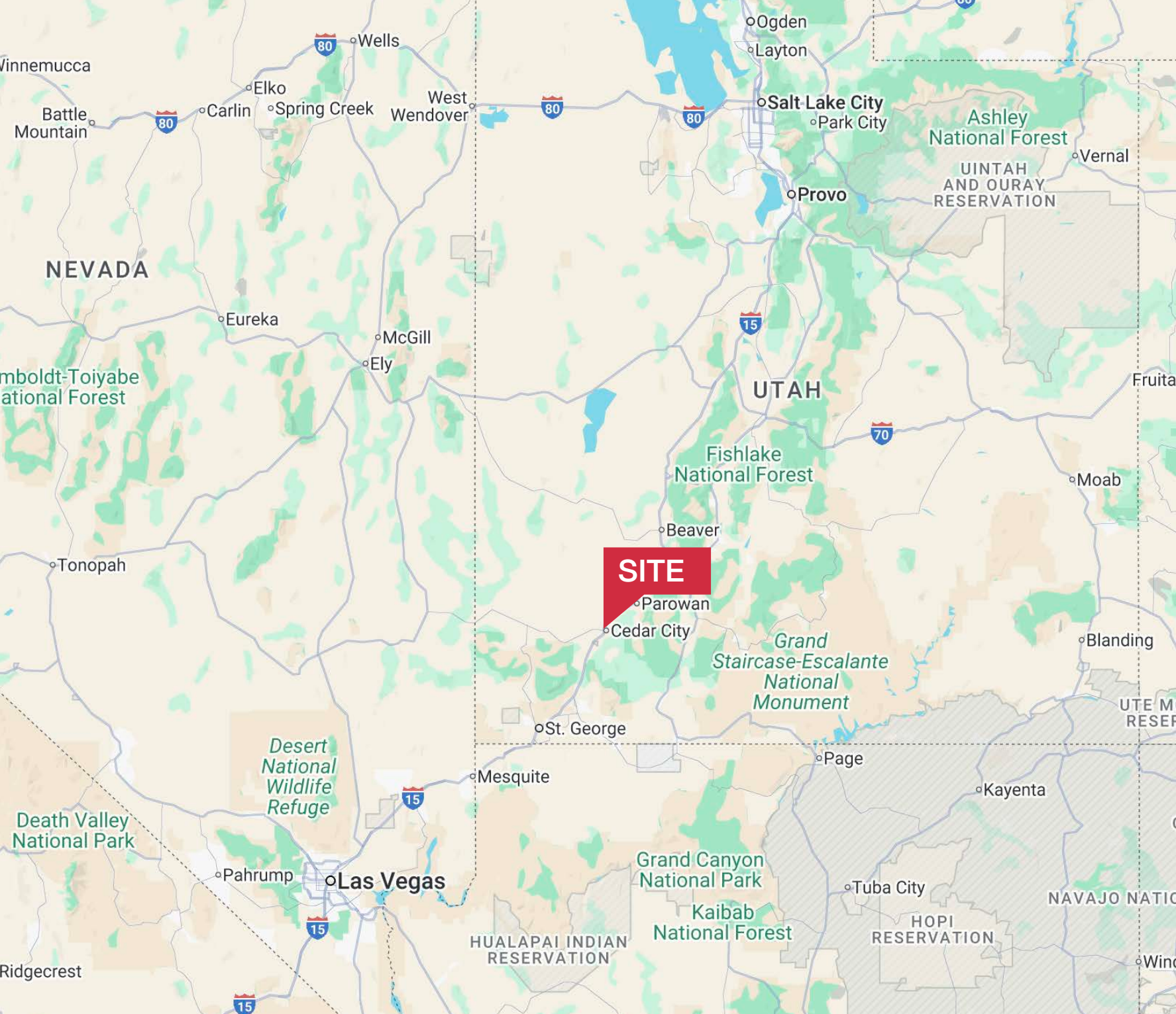
PHOTOS



AREA MAP



AREA MAP





DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	4,794	21,659	48,503
HOUSEHOLDS			
2025 Households	1,502	6,929	15,690
INCOME			
2025 Average HH Income	\$83,754	\$86,122	\$91,374

Traffic Counts

STREET	AADT
North Main Street	28,240
Interstate 15	30,431

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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