



THE SHOPPES AT ZION

250 Red Cliffs Dr
St George, UT 84790

- Two-tenant investment opportunity at the Shoppes at Zion
- Designated pylon signage specifically for the two tenants, the only units in the center with street signage

±4,960 SF | RETAIL

Property Specs

SALE PRICE	Contact Agent For Pricing
TOTAL AVAILABLE	±4,960 SF
YEAR BUILT	1992
TOTAL ACREAGE	±0.43 Ac
TYPE	Retail Community Center
TAX ID	SG-5-2-20-203

- Two-tenant investment opportunity at the Shoppes at Zion
- Designated pylon signage specifically for the two tenants, the only units in the center with street signage
- Retail center along one of the densest thoroughfares in St. George
- Right off the I-15
- **IMPORTANT: Do not disturb tenants**



OR TEXT 23876 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,482	53,287	127,131
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,364	19,174	44,914
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$83,109	\$108,140	\$118,588

Traffic Counts

STREET	AADT
Red Cliffs Drive	46,446
I-15 Freeway	50,238

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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