

FOR LEASE > RETAIL

# Sunset Corner



SUNSET BOULEVARD & BLUFF STREET ST. GEORGE, UTAH



## Property Information

- > 300,000 SF lifestyle center
- > Highest Traffic Counts in St. George
- > 56,515 Vehicles per day at the intersection of Sunset and Bluff
- > Anchored by Larry H. Miller Megaplex Theaters
- > 230,000 Population in the St. George trade area
- > Sunset Corner is located at the center of the highest incomes in the market
- > Retail lease rates from \$15.00 PSF NNN

### DEMOGRAPHICS

#### Population

	1 MILE	3 MILE	5 MILE
2018 Estimated	8,854	43,994	85,470
2023 Projected	9,523	47,908	95,337

#### Households

2018 Estimated	2,864	15,059	29,391
2023 Projected	3,071	16,379	32,731

#### Income

2018 Median HHI	\$47,489	\$51,702	\$55,255
2018 Average HHI	\$65,650	\$69,641	\$75,894
2018 Per Capita	\$22,807	\$24,797	\$26,401

*Information provided by ESRI Business Analyst*

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**LEGEND**


- AVAILABLE
- LEASED



LOWER LEVEL SUITES	SF
801	16,938
802	1,330
803	1,444
804	1,444
805	1,444
806	1,330
UPPER LEVEL SUITES	
808	1,330
809	} 
810	
811	
812	




SUITE	Tenant / SF
301 Main Flr	1,021
301 2nd Flr	
302 Main Flr	Elan Hair Salon
303	
305	
306	1,340
307	All Good Coin
308	1,817
309	European Watch
311	
312	1,178

SUITE	SF
505	2,100

Medical/Dental Space

SUITE	SF
1501	
1502	1,029
1504	2,379
1505	2,118

SUITE	Tenant / SF
1001	Affordable Long Range
1002	
1003	Netos Panaderia
1004	1,779
1005	

SUITE	Tenant / SF
404	
401	
402	1,802
403	



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St. George, Utah (2017)	
Estimated Population	146,977
Population Growth 2010 to 2016	7.0%
High School Graduate or Greater	91.4%
Number of Non-Farm Businesses	4,008
Retail Sales	\$2.087 Billion

**Zion Outlet**

- Salech's
- Tuesday Morning
- dressbarn
- IZOD
- Justice
- Eddie Bauer OUTLET
- THE CHILDREN'S PLACE
- VAN HEUSEN
- Standard Optical
- sunglass hut
- rue21

- SPORTSMAN'S WAREHOUSE
- Costco WHOLESALE
- Payless
- DOWNEAST home & clothing
- KOHL'S
- petco
- Walmart
- JOANN
- Albertsons
- THE HOME DEPOT
- BEST BUY
- SHOE CARNIVAL
- CAL SHOES
- BED BATH & BEYOND

- PETSMART
- ULTA
- DICK'S SPORTING GOODS
- OLD NAVY

- Pier 1 Imports
- ROSS DRESS FOR LESS
- TARGET
- Michael's
- DOLLAR TREE
- LOWE'S

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