

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	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2017 Estimated	8,962	45,620	87,887
2022 Projected	9,679	49,770	97,679
<b>Households</b>			
2017 Estimated	2,906	15,697	30,244
2022 Projected	3,130	17,122	33,591
<b>Income</b>			
2017 Median HHI	\$43,447	\$48,457	\$52,822
2017 Average HHI	\$61,072	\$65,227	\$71,286
2017 Per Capita	\$21,392	\$23,361	\$24,785

*Information provided by ESRI Business Analyst*

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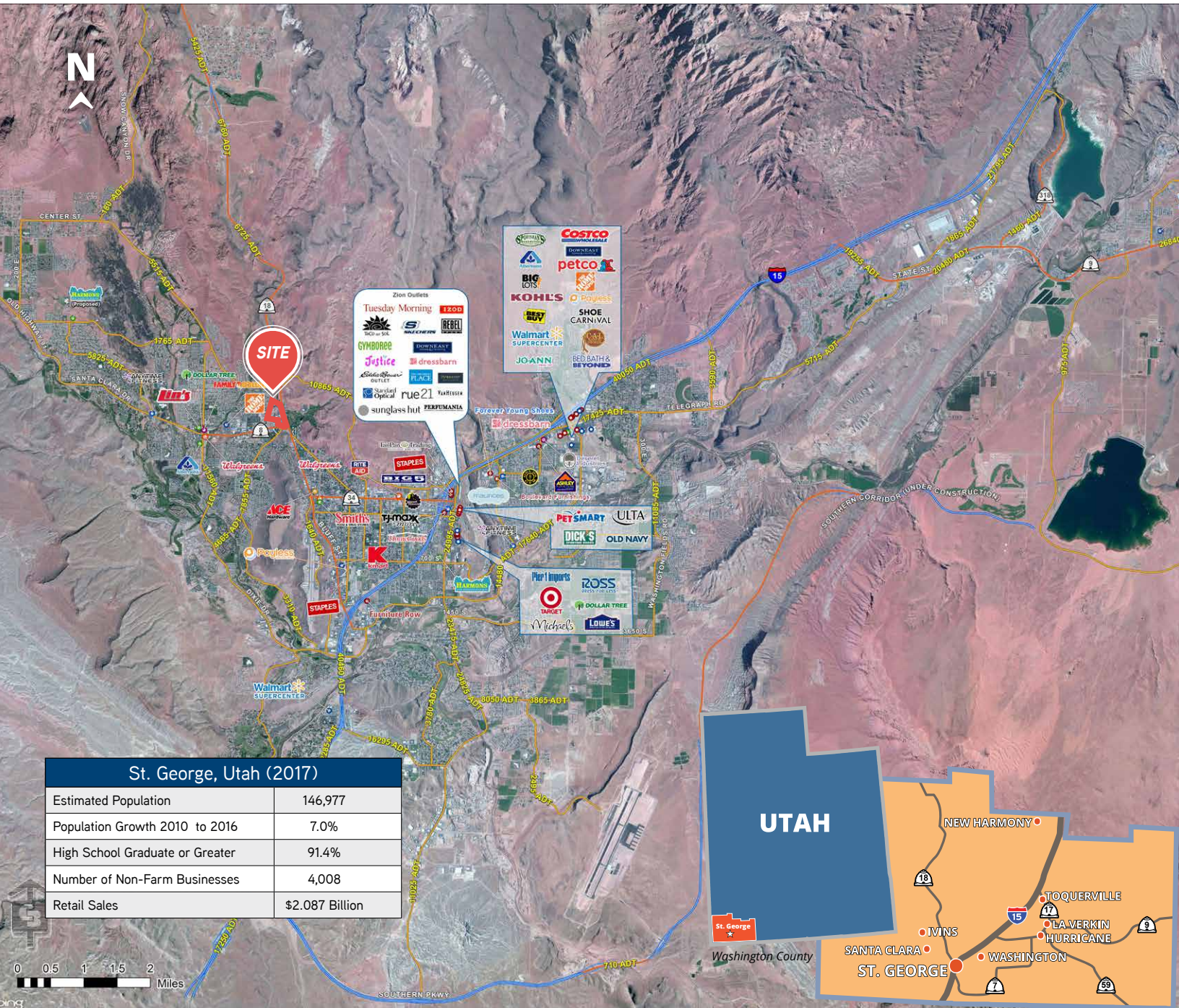
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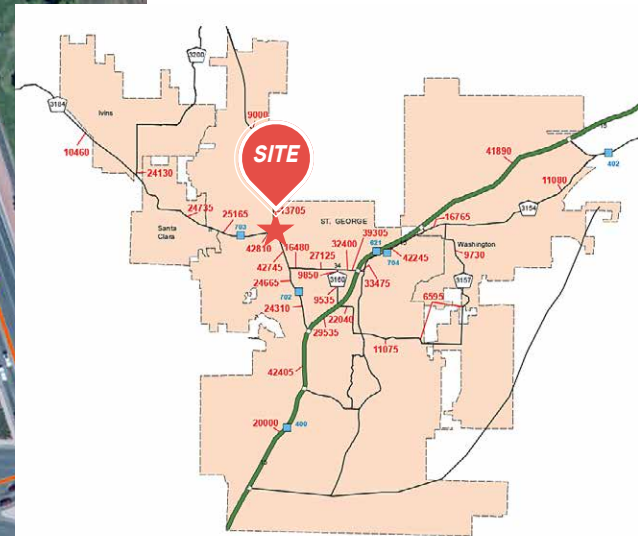
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**LEGEND**

- AVAILABLE
- LEASED

SUITE	SF
801	16,938
802	1,330
803	1,444
804	1,444
805	1,444
806	1,330
807	1,330
808	1,444
809	1,444
810	1,444
811	1,330

SUITE	Tenant / SF
301 Main Flr	The Lunch Box
301- 2nd Flr	The Gregory
302 Main Flr	Elan Hair Salon
303	cricket
305	Massage Envy
306	1,340
307	All Good Coin
308	1,817
309	European Watch
311	THE EGG&I
312	1,178



SUITE	SF
1501	<b>ELEVATION FITNESS</b>
1502	1,029
1504	2,379
1505	2,118

SUITE	Tenant / SF
1001	1,188 SF
1002	Classic Sports
1003	Netos Panderia
1004	1,779
1005	<b>BRENT'S PHARMACY</b>

SUITE	Tenant / SF
404	3,077
401	<b>LESLIE'S SWIMMING POOL SUPPLY</b>
402	1,802
403	

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