PROPERTY LISTING UPDATE

There are only 3 In-line Retail spaces available at $1.65 PSF with Ground Lease/Build-to-Suit The Hard-Corner Front Pad Space (1 Acre) and the back Pad Spaces are Now available for SALE at $20.00 PSF (Approx.)

PRIME COMMERCIAL LAND & RETAIL SPACE



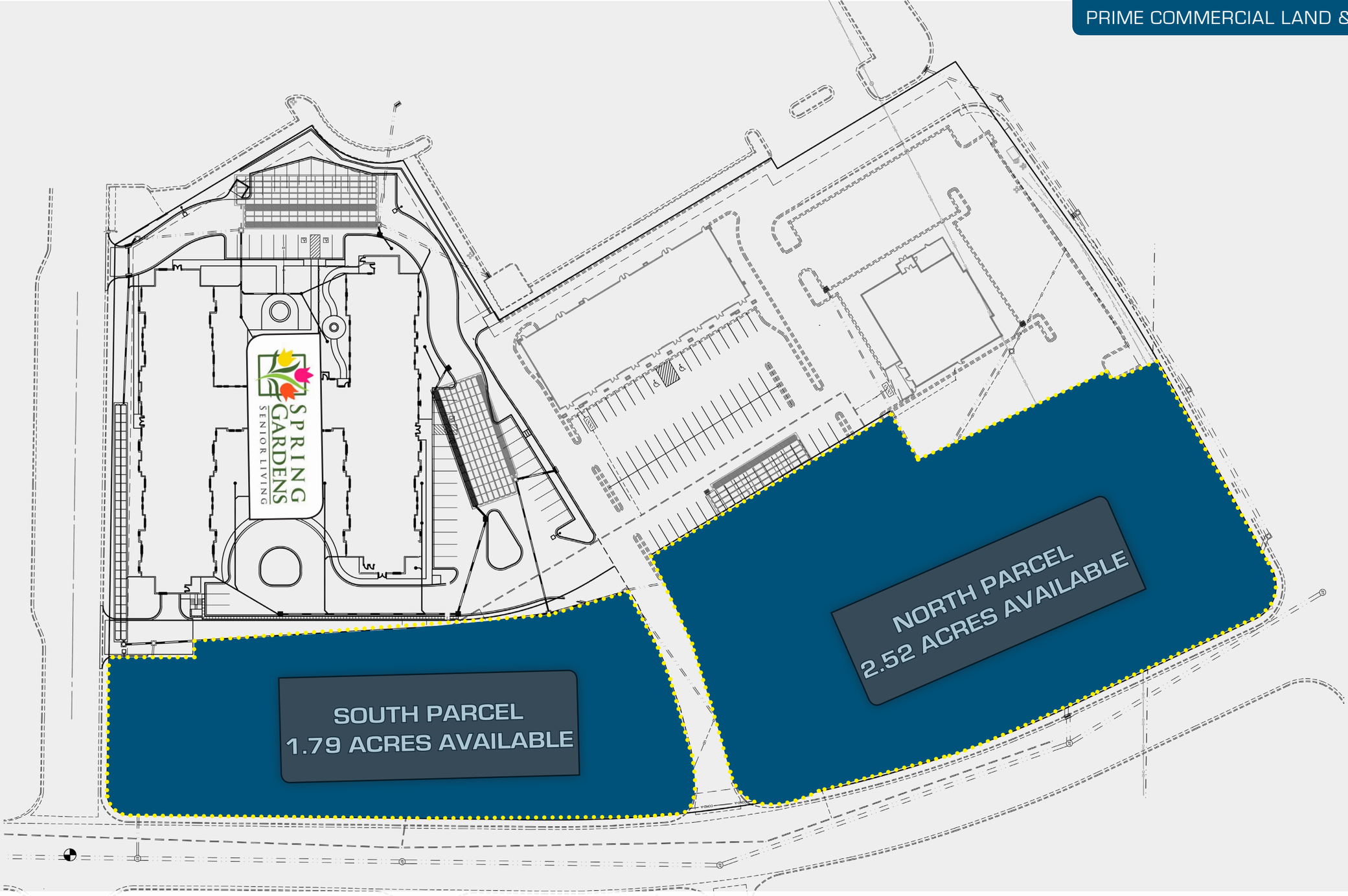
CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



CREW
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



CONCEPTUAL VIEW OF PADS WITH LIGHT MEDICAL/OFFICE

CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

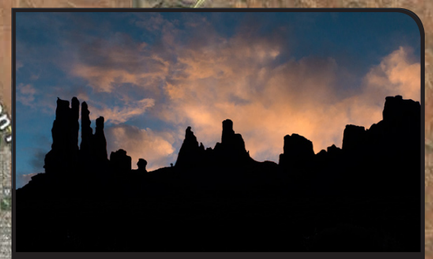
Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office





AVAILABLE SPACE

- 3 TO 5 Pad Sites
- Established Retail Sites
- Zoned C3 General Commercial
- Flat Typography
- 50,000 - 65,000 SF Pads

Green Springs Dr.
Exit 10



CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office

PRIME COMMERCIAL LAND & RETAIL SPACE



CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



BUILD-TO-SUIT READY

CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



IN-LINE RETAIL SPACE (ONLY 3 SPACES LEFT)

CREW
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office







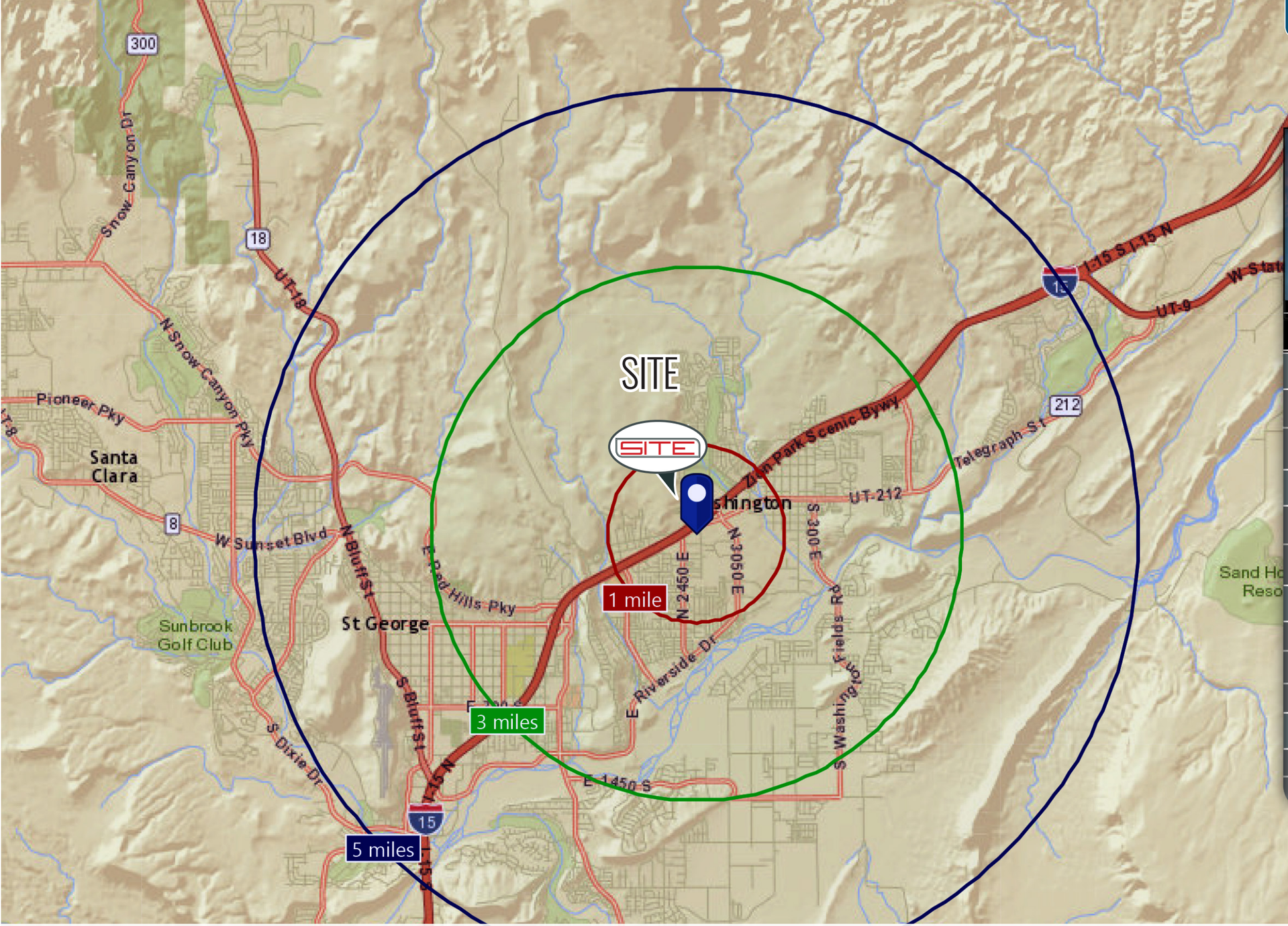
CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

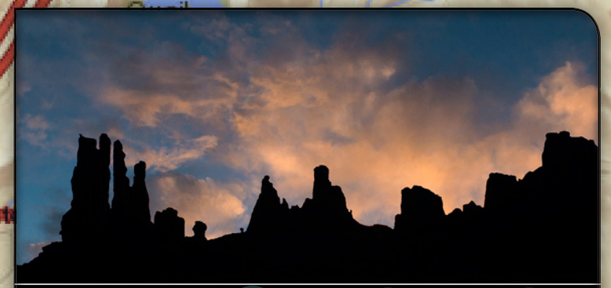
Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
haineshyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office





Demographics	1M	3M	5M
POPULATION			
2015 Estimated	8,903	38,611	76,878
2020 Projected	9,874	43,635	87,201
HOUSEHOLDS			
2015 Estimated	8,903	38,611	76,878
2020 Projected	9,874	43,635	87,201
INCOME			
2015 Med HHI	$41,607	$47,007	$48,489
2015 Ave HHI	$54 ,709	$58,668	$62,263
2015 Per Capita	$19 ,234	$20,099	$21,146
EMPLOYMENT			
Total Businesses	197	2,876	4,166
Total Employees	3,182	32,671	43,576

Information provided by Esri Business Analyst Online

CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

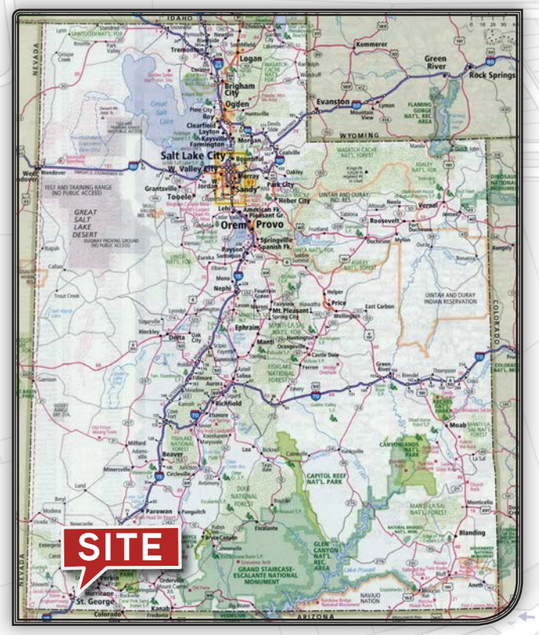
Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

DEMOGRAPHICS

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



DISTANCES FROM ST. GEORGE TO

- Denver = 500 Miles
- Las Angeles = 336 Miles
- Las Vegas = 108 Miles
- Phoenix = 266 Miles
- Salt Lake City= 268 Miles

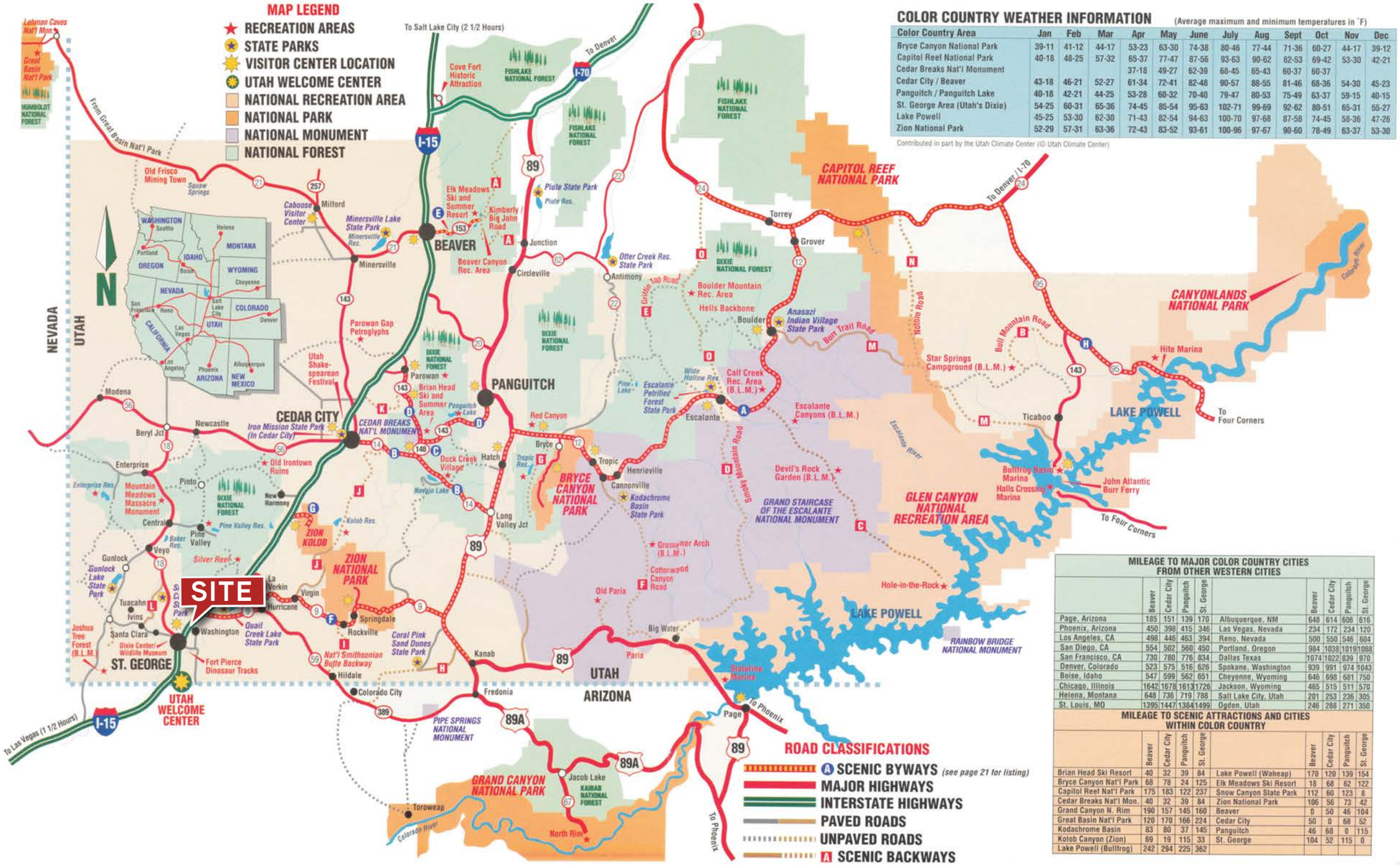
CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



COLOR COUNTRY WEATHER INFORMATION

(Average maximum and minimum temperatures in °F)

Color Country Area	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Bryce Canyon National Park	39-11	41-12	44-17	53-23	63-30	74-38	80-46	77-44	71-36	60-27	44-17	39-12
Capitol Reef National Park	40-18	48-25	57-32	65-37	77-47	87-56	93-63	90-62	82-53	69-42	53-30	42-21
Cedar Breaks Nat'l Monument				37-18	49-27	62-39	68-45	65-43	60-37	60-37		
Cedar City / Beaver	43-18	46-21	52-27	61-34	72-41	82-48	90-57	88-55	81-46	68-36	54-30	45-23
Panguitch / Panguitch Lake	40-18	42-21	44-25	53-28	60-32	70-40	79-47	80-53	75-49	63-37	59-15	40-15
St. George Area (Utah's Dixie)	54-25	60-31	65-36	74-45	85-54	95-63	102-71	99-69	92-62	80-51	65-31	55-27
Lake Powell	45-25	53-30	62-30	71-43	82-54	94-63	100-70	97-68	87-58	74-45	58-36	47-26
Zion National Park	52-29	57-31	63-36	72-43	83-52	93-61	100-96	97-67	90-60	78-49	63-37	53-30

Contributed in part by the Utah Climate Center (© Utah Climate Center)

MILEAGE TO MAJOR COLOR COUNTRY CITIES FROM OTHER WESTERN CITIES

	Beaver	Cedar City	Panguitch	St. George		Beaver	Cedar City	Panguitch	St. George
Page, Arizona	185	151	139	170	Albuquerque, NM	648	614	606	616
Phoenix, Arizona	450	398	415	346	Las Vegas, Nevada	234	172	234	120
Los Angeles, CA	498	446	463	394	Reno, Nevada	500	550	546	604
San Diego, CA	554	502	560	450	Portland, Oregon	984	1038	1019	1088
San Francisco, CA	730	780	776	834	Dallas Texas	1074	1022	839	970
Denver, Colorado	523	575	516	626	Spokane, Washington	939	991	974	1043
Boise, Idaho	547	599	562	651	Cheyenne, Wyoming	646	698	681	750
Chicago, Illinois	1642	1678	1613	1726	Jackson, Wyoming	465	515	511	570
Helena, Montana	648	736	719	788	Salt Lake City, Utah	201	253	236	305
St. Louis, MO	1395	1447	1384	1499	Ogden, Utah	246	288	271	350

MILEAGE TO SCENIC ATTRACTIONS AND CITIES WITHIN COLOR COUNTRY

	Beaver	Cedar City	Panguitch	St. George		Beaver	Cedar City	Panguitch	St. George
Brian Head Ski Resort	40	32	39	84	Lake Powell (Waheap)	170	120	139	154
Bryce Canyon Nat'l Park	68	78	24	125	Elk Meadows Ski Resort	18	68	62	122
Capitol Reef Nat'l Park	175	183	122	237	Snow Canyon State Park	112	60	123	8
Cedar Breaks Nat'l Mon.	40	32	39	84	Zion National Park	106	56	73	42
Grand Canyon N. Rim	190	157	145	160	Beaver	0	50	45	104
Great Basin Nat'l Park	120	170	166	224	Cedar City	50	0	68	52
Kodachrome Basin	83	80	37	145	Panguitch	46	68	0	115
Kolob Canyon (Zion)	69	19	115	33	St. George	104	52	115	0
Lake Powell (Bullfrog)	242	294	225	362					

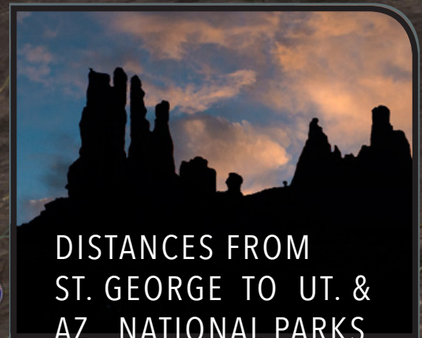
CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office



DISTANCES FROM ST. GEORGE TO UT. & AZ. NATIONAL PARKS

- ***ZION NP***
33min (23..1mi) via UT-9 E

- ***BRYCE NP***
2 h 9 min (129.5 mi) via I-15 N

- ***GRAND CANYON NP***
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S

- ***CAPITOL REEF NP***
3 h 18 min (178 mi) via I-15 N

- ***CANYON LANDS NP***
5 h (335 mi) via I-15 N and I-70 E

- ***ARCHES NP***
4 h 45 min (323 mi) via I-15 N and I-70 E



Zion National Park



Bryce National Park



Capitol Reef National Park



Canyonlands National Park



Arches National Park



Grand Canyon National Park

SITE

St George

PROXIMITY TO NATIONAL PARKS

CREW™
Co-Operative Real Estate Worldwide
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT

Shellee Haines
Principal Broker
435 - 229 - 2522
135 N 900 E, SUITE 2
St. George, UT 84790
hainesyourway@gmail.com

RED CLIFFS SQUARE

2654 E. Red Cliffs Drive St. George, UT

Mid-box | Shop Space | Pads available | Light Medical | Office