



Colliers

For Lease // Retail

Promenade at Red Cliffs

245 Red Cliffs Dr. | St. George, UT 84770

Property Highlights

- Immediate access to I-15
- Across the street from The Shoppes at Zion outlet stores
- Close proximity to Dixie State University with approximately 12,000 students enrolled.
- Over 30,000 ADT in front of the Center on Red Cliffs Dr.

Cody Felts

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Achored by:

BIG 5
SPORTING GOODS

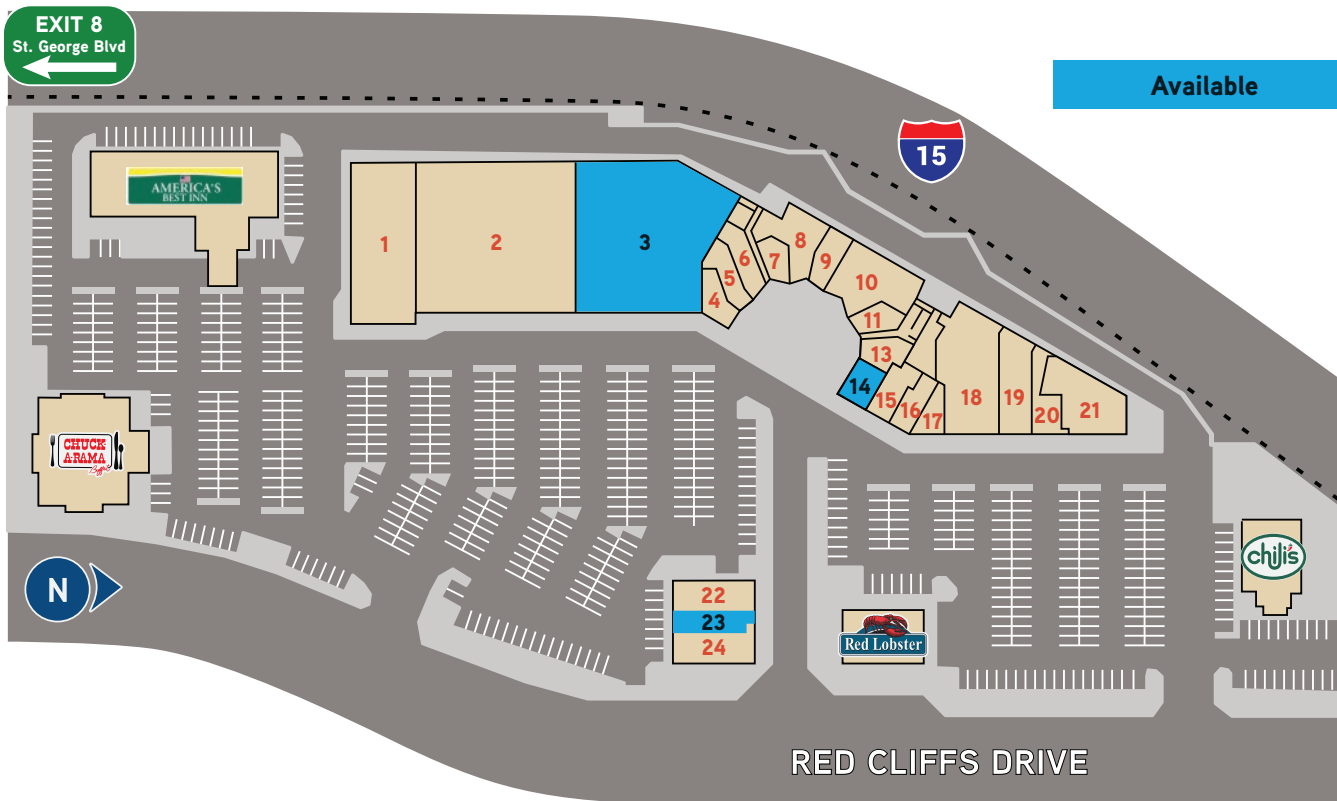
 **Staples**

DOWNEAST
home & clothing

For Lease // Retail

Site Plan

Promenade at Red Cliffs



1	BIG 5 SPORTING GOODS	14	Available 1,206 SF
2	Staples	15	
3	Available 19,500 SF	16	Lash & Brows
4	COLD STONE CREAMERY	17	Cosmo Nails
5		18	Deseret Book
6	Pho Vietnamese Cuisine	19	SALLY BEAUTY
7	<i>Jonny Rxxx</i>	20	uBreakiFix
8	DURANGO'S MEXICAN GRILL	21	
9	<i>Color Me Mine</i>	22	PIZZERIA LIMONE
10	Kabuto Sushi	23	Available 1,230 SF
11	Slurpin Ramen Bar	24	CHIPOTLE
13	STRETCH LAB		



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

Population

2021 Estimated 8,396 52,378 115,422

2026 Projected 8,960 59,419 133,069

Households

2021 Estimated 2,706 17,912 38,512

2026 Projected 2,898 20,266 44,440

Income

2021 Median HHI \$56,294 \$57,947 \$63,327

2021 Average HHI \$64,506 \$76,954 \$85,176

2021 Per Capita \$21,743 \$26,171 \$28,707

Information provided by ESRI Business Analyst

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