

Colliers

For Sale or Lease // Retail

Dinosaur Crossing

599 South Mall Drive | St. George, UT 84790

Property Highlights

- Anchored by 123,000 SF Smith's Marketplace
- Multi tenant buildings and Pads for lease
- 2 major medical campuses under construction in the immediate area.
- Mall Drive is the main connector to the high growth areas of Little Valley and Washington Fields.

Cody Felts

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St. George, UT 84770

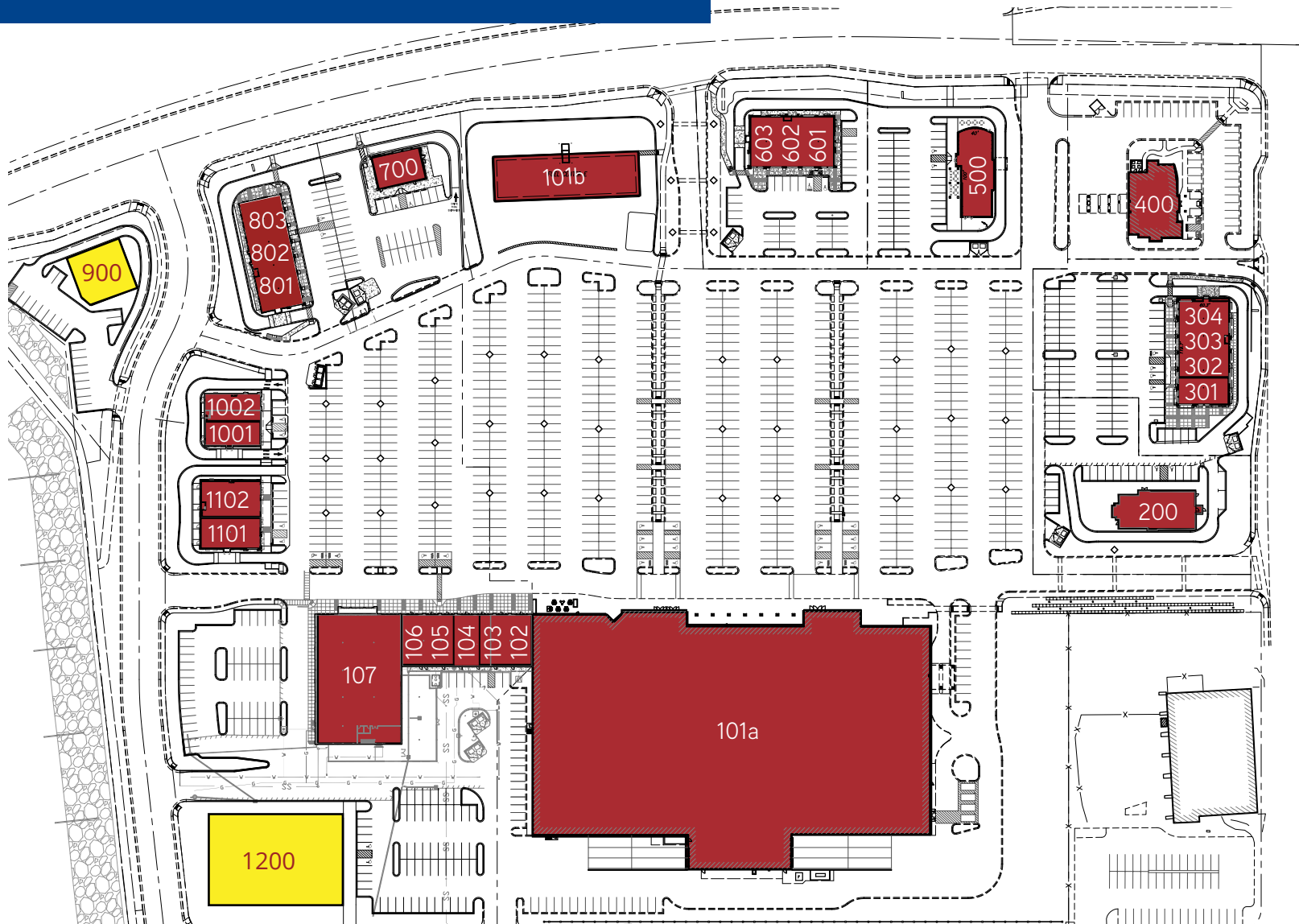
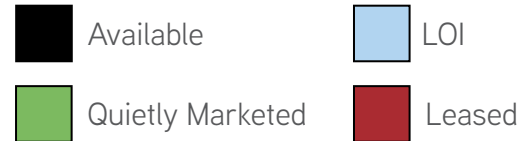
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Site Plan



101a	Smith's
101b	Smith's Fuel
102	STONE CANYON EYE CARE
103	Great Clips
104	BONZA RED ROCK
105	THE JOINT chiropractic
106	Orangetheory FITNESS
107	ACE Hardware
200	TACO BELL
301	Flavors Frozen Yogurt
302	Dentist
303	WAYBACK CONSTRUCTION
304	Beans & Brews Cafe & Bar
400	Goldenwest CONSTRUCTION
500	KNEADERS BAKERY & CAFE
601	verizon ✓
602	ROD WORKS Unique Home Decor
603	Swig
700	PIZZA HUT
801	Starbucks
802	McDonald's
803	Cookie Co.
900	3,500 SF / 0.65 acres
1001	MO' BETTAH HAWAIIAN STYLE
1002	Jersey Mike's Subs
1101	zao ASIAN CAFE
1102	Orthodontist
1200	1.2 acres

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Site Overview



599 SOUTH MALL DRIVE | ST. GEORGE, UT 84790



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2021 Estimated	7,535	59,678	101,275
2026 Projected	8,350	68,375	117,498
Households			
2021 Estimated	2,485	19,543	33,437
2026 Projected	2,739	22,421	38,846
Income			
2021 Median HHI	\$66,555	\$62,903	\$62,755
2021 Average HHI	\$85,910	\$84,548	\$84,025
2021 Per Capita	\$29,100	\$27,668	\$28,006

Information provided by ESRI Business Analyst

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