



Colliers

For Lease // Retail

Promenade at Red Cliffs

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

Cody Felts

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Property Highlights

- Immediate access to I-15
- Across the street from The Shoppes at Zion outlet stores
- Close proximity to Utah Tech University with approximately 14,000 students enrolled.
- Over 30,000 ADT in front of the Center on Red Cliffs Dr.

Achored by:

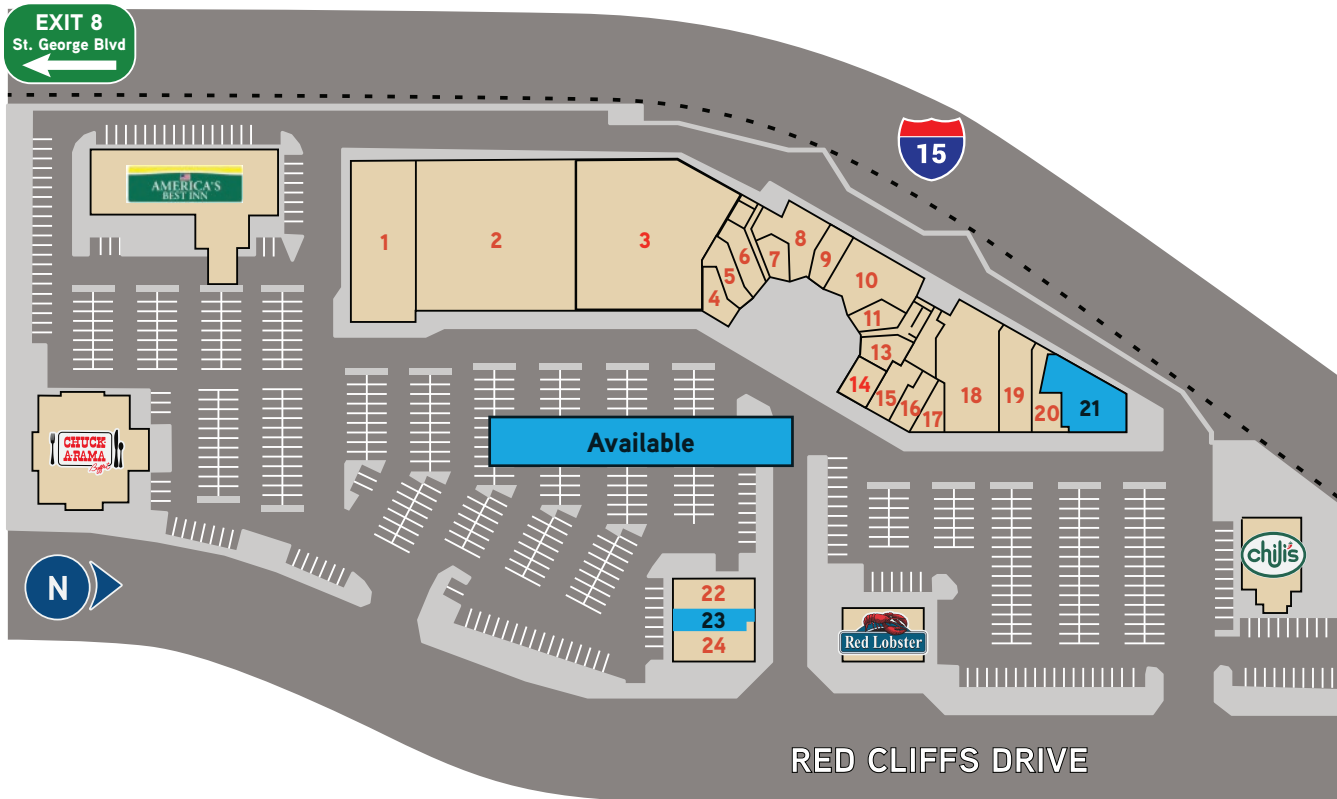


DOWNEAST
home & clothing

Retail For Lease

Site Plan

Promenade at Red Cliffs



1	BIG 5 SPORTING GOODS	14	DOWNEAST home & clothing
2	Staples	15	PIZZA EXPRESS
3	THE PICKLE PAD	16	Lash & Brows
4	COLD STONE CREAMERY	17	Cosmo Nails
5	Cheesecake COUTURE	18	Deseret Book
6	Pho Vietnamese Cuisine	19	SALLY BEAUTY
7	Jonny Rxxx	20	uBreakiFix
8	DURANGOS MEXICAN GRILL	21	Available 4,200 SF
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

2026 Estimated 8,150 54,826 127,893

2031 Projected 8,268 57,461 137,821

Households

2026 Estimated 2,727 19,651 45,162

2031 Projected 2,801 21,062 49,843

Income

2026 Median HHI \$59,621 \$79,616 \$88,839

2026 Average HHI \$79,901 \$111,213 \$118,700

2026 Per Capita \$21,743 \$40,111 \$42,322

Information provided by ESRI Business Analyst

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