

# SunRiver Commons

SURROUNDED BY A THRIVING COMMUNITY  
BUILT ON STRONG VALUES & ACTIVE LIFESTYLES  
[www.sunrivercommons.com](http://www.sunrivercommons.com)



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AN ENTERTAINMENT THEMED DESTINATION  
**LIVE • WORK • PLAY**

RESIDENTIAL



OFFICE



RETAIL





**RETAIL | HOME IMPROVEMENT**

- Home Center Pad Available
- Surrounded by Thousands of Rooftops
- Easy Access

POTENTIAL FUTURE OPPORTUNITY

**OFFICE | PARK PLAZA 2**

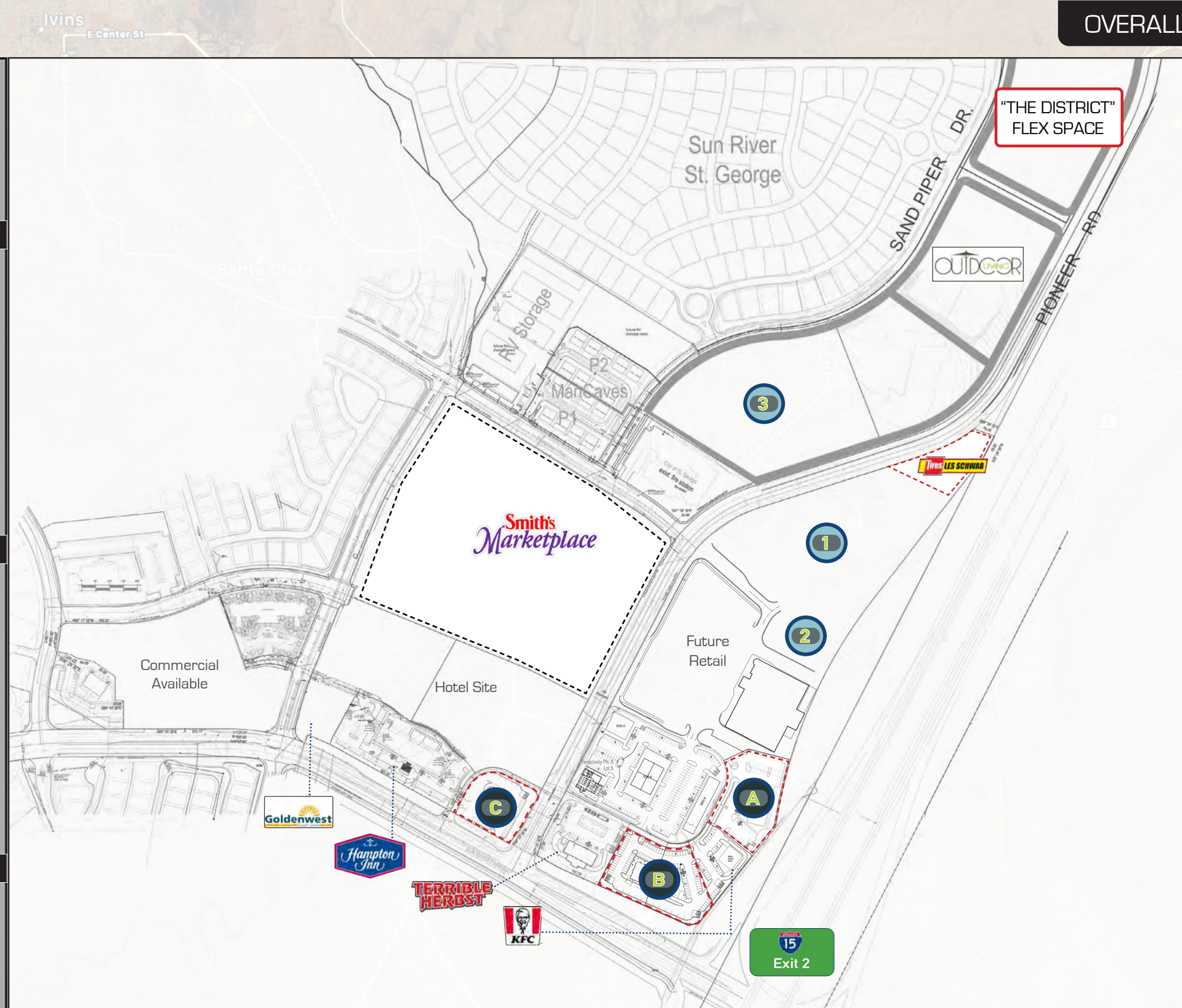
- Class A Office Space Available
- Incredible Views
- Executive Suites

POTENTIAL FUTURE OPPORTUNITY

**RESIDENTIAL | MULTI-FAMILY**

- 5 to 10 Acres Available
- Live | Work | Play
- 3 or 4 Story

POTENTIAL FUTURE OPPORTUNITY

**OFFICE | THE PLAZA AT SRC**

- Lease Rate: \$18.00 psf NNN
  - Floor to Ceiling Glass Windows
  - White Crow Office Location
- FULLY LEASED**

**RETAIL | DRIVE-THRU**

- Drive-Thru Available
- Rock Star Location
- To Be Built - 2022

**LEASING NOW****RETAIL | FAMILY RESTAURANT**

- Build to Suit
- Drive-Thru Available
- Rock Star Location



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## PRIME RETAIL SPACE FOR LEASE

An aerial photograph of a large residential development, likely a master-planned community. The image shows a dense cluster of houses in the foreground and middle ground, with a central area featuring taller buildings and parking lots. The development is surrounded by a vast, open landscape with rolling hills and mountains in the background. The sky is clear and blue. Overlaid on the bottom half of the image is the text "SURROUNDED BY A BOOMING COMMUNITY" and "WITH OVER 2,200 NEW HOMES" in white, sans-serif capital letters.

SURROUNDED BY A BOOMING COMMUNITY  
WITH OVER 2,200 NEW HOMES

“THE DISTRICT”  
FLEX SPACE



**MULTI-FAMILY  
SITE**

**Smith's  
Marketplace**  
UNDER CONTRACT

**RESORT HOTEL**

place  
CONTRACT

HOME IMPROVEMENT SITE

SPIONEER Rd

RETAIL or FOOD SITE

FULLY LEASED 3-STORY OFFICE

FULLY LEASED  
3-STORY OFFICE

**RETAIL or  
FOOD SITE**

**KFC**

**SIT DOWN  
RESTAURANT SITE**

**SOLD**  
SOON TO BE  
FAST FOOD SITE



**TRUCK STOP  
HOTEL SITE**

# SunRiver Commons | Existing and Future Development

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### PROJECT DETAILS

- Lease Rate: \$18.00 psf NNN
- 1000 to 8000 SF Available on 1st Floor and 2nd Floors
- Freeway Visibility
- Adjacent to Sun River Community and New Desert Color Community



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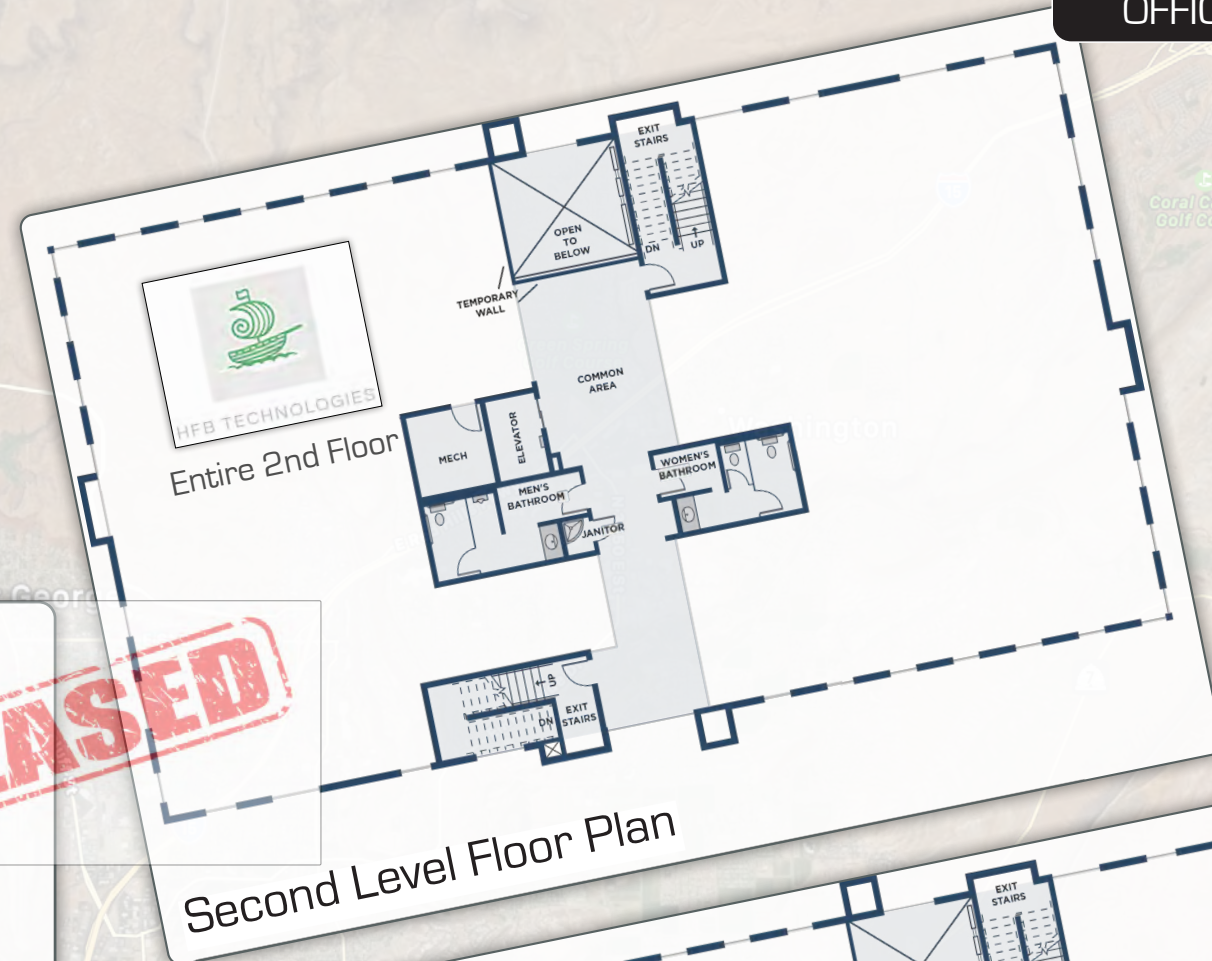
## The Plaza at SunRiver Commons

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**PROJECT DETAILS**

- Retail | Fast Food Pads Available
- Surrounded by Thousands of Rooftops
- Easy Access Shopping



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## Retail Drive-Thru at SunRiver Commons

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**PROJECT DETAILS**

- Restaurant Pad Available
- Build To Suit
- First Location From Border



\* Not Actual Photo. Rendering for Conceptual Purposes Only.



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## SunRiver Commons | Family Restaurant Space

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### PROJECT DETAILS

- Best Location For Easy Access
- Build To Suit
- Surrounded by New Houses
- Above Average Parking
- Existing and Future Retail

MULTI-FAMILY



OUTDOOR  
LIVING  
COMING  
SOON

Tires LES SCHWAB  
COMING  
SOON

Smith's  
Marketplace



\*NEAR FUTURE  
HOME IMPROVEMENT

\*NEAR FUTURE  
HOTEL AND RECREATION

\*NEAR FUTURE  
RETAIL | FAST FOOD

\*NEAR FUTURE  
FAMILY RESTAURANT



TERRIBLE  
HERBST

\*NEAR FUTURE  
DRIVE-THRU  
RESTAURANTS



COMING  
SOON

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## Retail | Home Improvement Site at SunRiver Commons

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**PROJECT DETAILS**

- Possible Multi-Family
- High Density
- Rare Opportunity



MULTI-FAMILY



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## Multi-Family Apartments at SunRiver Commons

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**PROJECT DETAILS**

- Class A Office Space
- Build To Suit Available
- Call For Details
- Corporate Headquarter Perfect



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PRIME RETAIL SPACE FOR LEASE

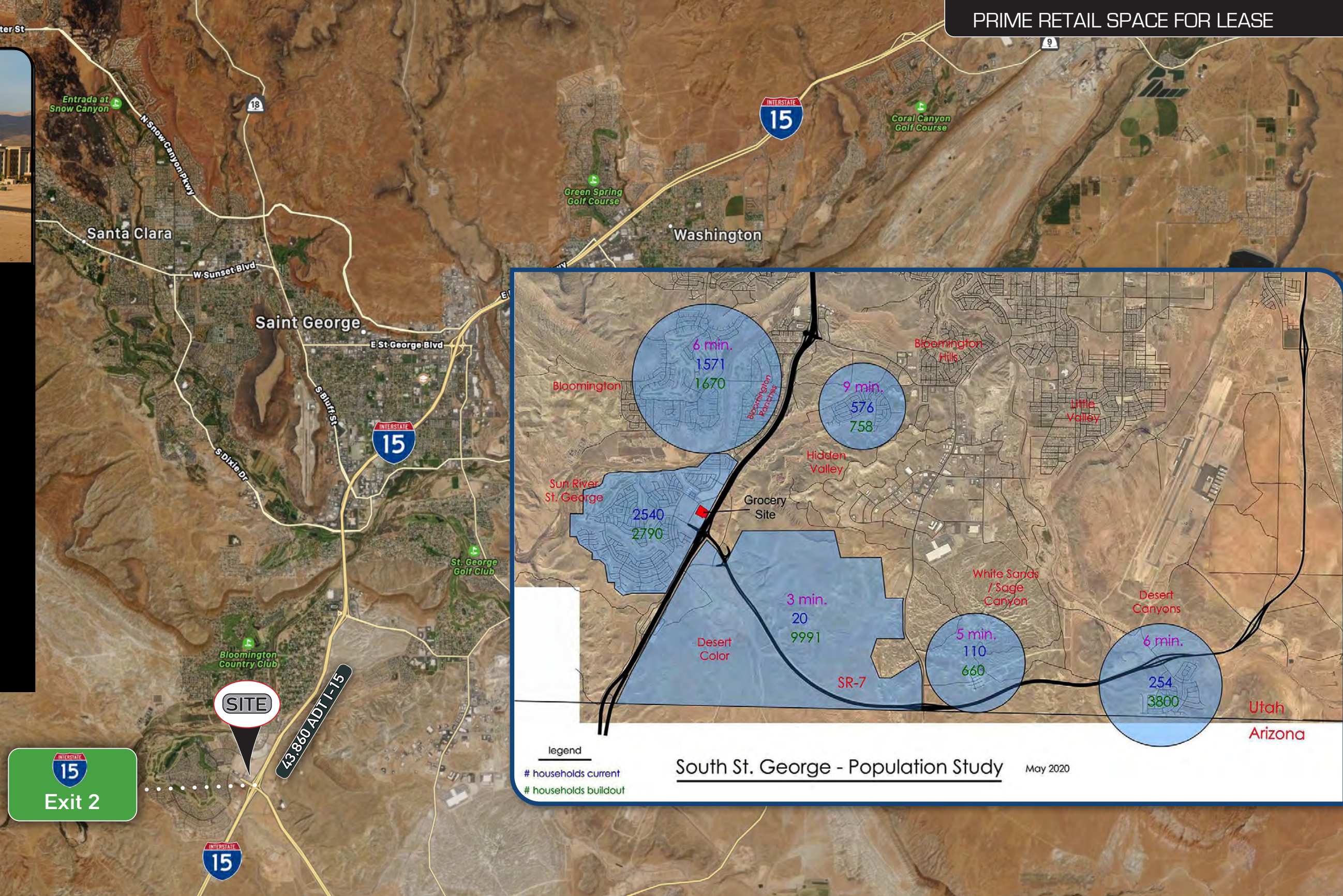


## LOCATION

- Amazing Traffic Counts
- Visible from I-15
- 1 Minute from Exit
- Easy Access

## DISTANCES FROM ST. GEORGE

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



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## DISTANCES FROM ST. GEORGE TO 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

SITE

St George



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