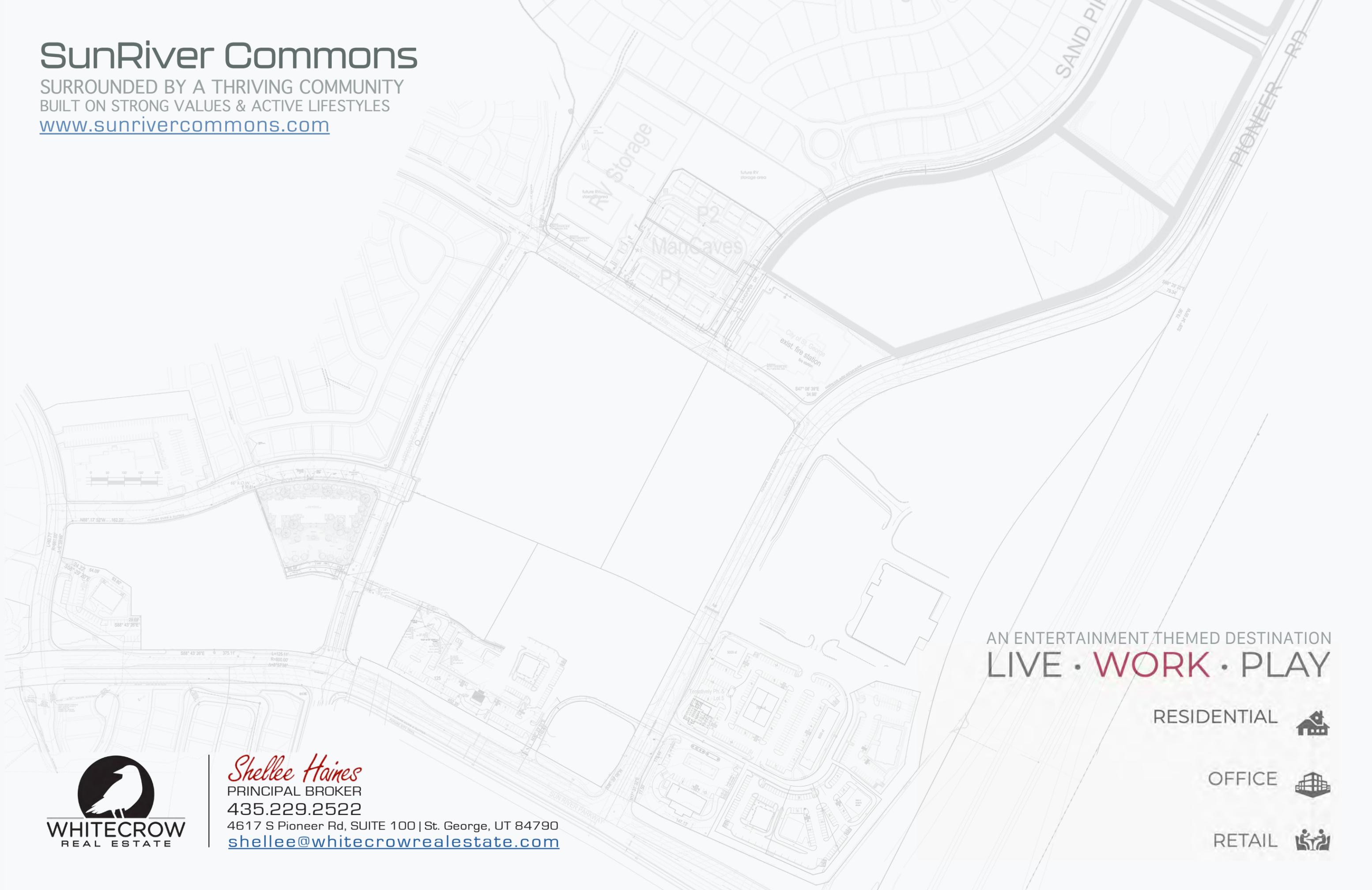


# SunRiver Commons

SURROUNDED BY A THRIVING COMMUNITY  
BUILT ON STRONG VALUES & ACTIVE LIFESTYLES

[www.sunrivercommons.com](http://www.sunrivercommons.com)



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

RESIDENTIAL 

OFFICE 

RETAIL 



*Shellee Haines*  
PRINCIPAL BROKER  
435.229.2522  
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VARIOUS AVAILABLE FOR SALE OR LEASE

THE **DISTRICT**



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## SunRiver Commons | Commercial Land Available

4617 South Pioneer Road, St George, UT, 84790

VISIBLE FROM I-15, SECONDS FROM EXIT 2

[www.sunrivercommons.com](http://www.sunrivercommons.com)



**PROJECT DETAILS**

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



FOR SALE OR LEASE

**Tires LES SCHWAB**  
COMING SOON

FOR SALE OR LEASE

**Smith's Marketplace**

FOR SALE OR LEASE

FOR SALE OR LEASE

**Hampton Inn**

FOR SALE OR LEASE

**TERRIBLE HERBST**

FOR SALE OR LEASE

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



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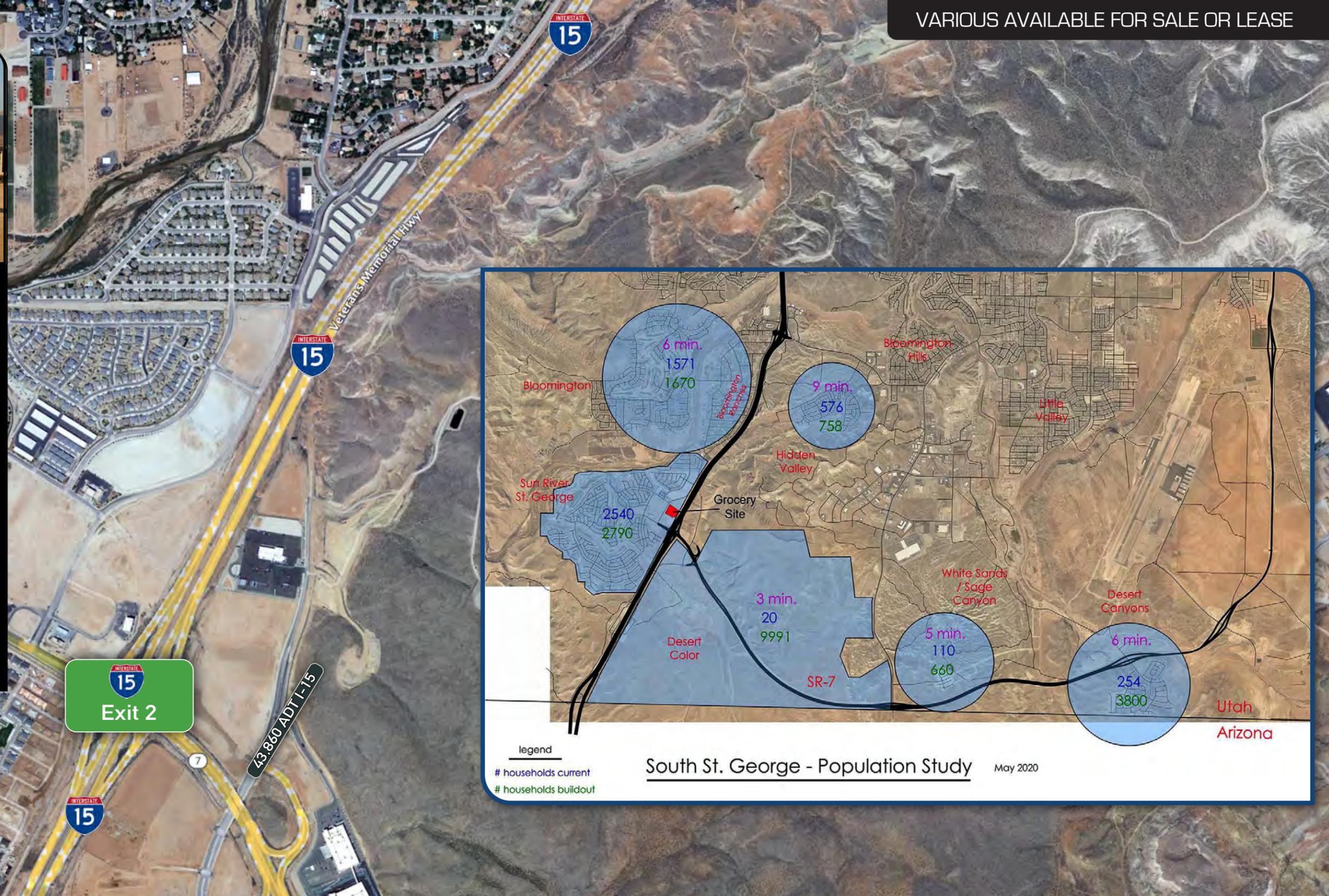


## LOCATION

- Amazing Traffic Counts
- Visible from I-15
- Less than a 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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