

The Shoppes At ZION

The End of The Rainbow

You deserve a store in Southern Utah...

#1 in Utah



The Shoppes at Zion
St. George, Utah
www.TheShoppesAtZion.com

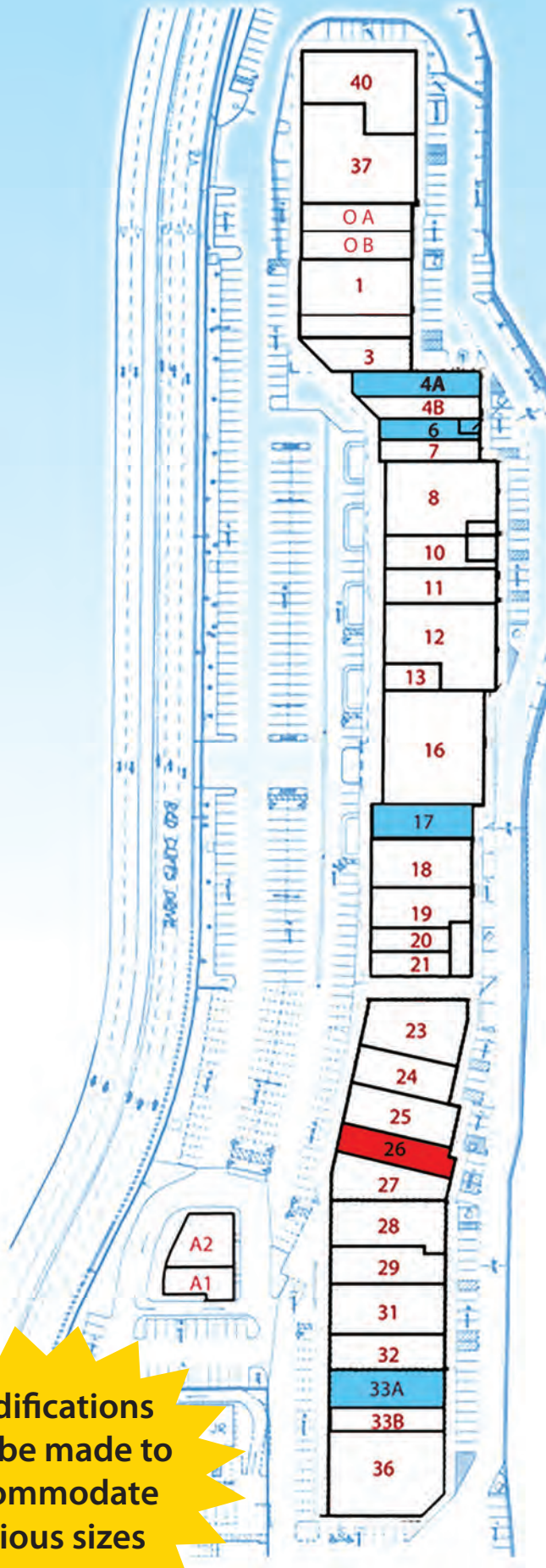
Tenant List

Space	Store	Sq Ft
40	Outback Steakhouse	6,220
37	Tuesday Morning	7,663
0A	Runway Fashion Exchange	2,800
0B	Hope Ave.	2,160
1	rue21	6,509
3	Roy's Pizza & Pasta	2,633
4A	Madison & Sixth	1,837
4B	The UPS Store	1,775
6	Vinyl 4 Decor	1,400
7	Standard Optical	1,772
8	The Children's Place	6,069
10	Del Sol / Cariloha	1,778
11	Van Heusen / Izod	3,430
12	Eddie Bauer Outlet	6,721
13	Capriotti's Deli	1,493
16	Dress Barn / Dress Barn Woman	8,937
17	Pro Image Sports	2,485
18	Cowboys and Indians	3,998
19	Justice	3,879
20	Rocky Mountain Chocolate Factory	931
21	Sunglass Hut	931
23	HuHot Mongolian Grill	6,102
24	Wing Nutz	3,008
25	Skechers	3,506
27	Gymboree Outlet	3,063
28	Down East Outfitters	3,888
29	Famous Footwear	4,590
31	Levis	4,321
32	Kitchen Collection	2,954
33A	Motorsports Shoppe Outlet	3,311
33B	Redstone Olive Oil	1,500
36	Gen X Clothing	8,134
A1	Starbucks	1,600
A2	Smashburgers	2,400

Available	
26	3,006

Quietly Marketed	
4A	1,837
6	1,400
17	2,485
33A	3,311

Modifications may be made to accommodate various sizes



Site Plan

*Lease pending, call for availability.

Heavy tourist market
We sit in the middle of the retail
hub window of opportunity

Great tenant
allowance to
the right
qualifying tenant.



Retailers know the key to success in the St. George market is a location amidst this commercial corridor which includes most major national tenants. The Shoppes at Zion is centralized among all major St. George retail.

St George Blvd
 EXIT 8

The Shoppes at Zion is easily accessible to I-15 traffic at exit 8 (69,075 ADT)



Competition Map

Demographics & Tourism

Population & Income

	10 miles	25 miles	50 miles
2015 Population	120,514	146,416	216,958
Male	49.40%	49.50%	49.50%
Female	50.60%	50.50%	50.50%
Median Age	33.1	33.5	32.5

2015 Income / Retail Sales

	10 miles	25 miles	50 miles
Median HH Income	\$51,483	\$51,240	\$46,713
Per Capita Income	\$22,524	\$22,301	\$20,712
Average HH Income	\$65,290	\$64,613	\$60,508
Gross Taxable Retail Sales	\$82,078,141	\$98,462,250	\$136,119,859

Growth Rate

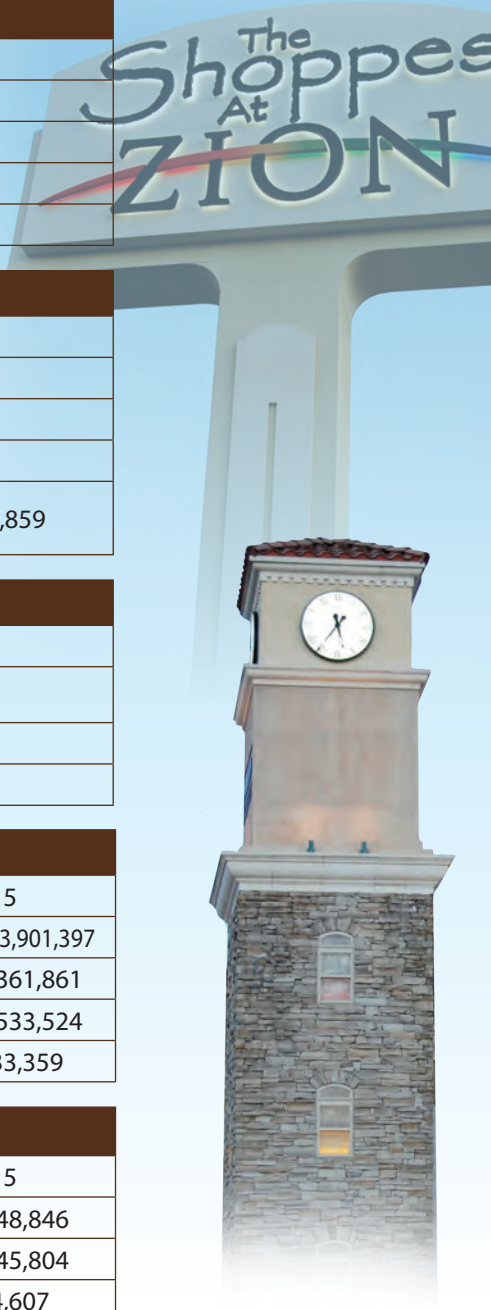
	10 miles	25 miles	50 miles
2000 - 2010	4.46%	4.40%	4.24%
2010 - 2015	2.24%	2.06%	1.76%
2015 - 2020	2.65%	2.57%	2.11%

Washington County Tourism Tax Revenues (000s)

	2013	2014	2015
Traveler Spending	\$349,400,000	\$389,868,437	\$423,901,397
Transient Room Tax	\$4,015,746	\$4,557,105	\$5,361,861
Restaurant Tax	\$2,128,363	\$2,259,611	\$2,533,524
Car Rental Tax	\$362,000	\$397,820	\$433,359

Regional Visitation

	2013	2014	2015
Zion's National Park	2,807,387	3,189,696	3,648,846
Bryce Canyon National Park	1,311,875	1,435,741	1,745,804
Canyonlands National Park	462,242	542,431	634,607
Capital Reef National Park	663,670	786,514	941,029
Arches National Park	1,082,866	1,284,767	1,399,247



Tour Bus Destination



Ranked 3rd in America's Top States for Business

CNBC Global CFO Council