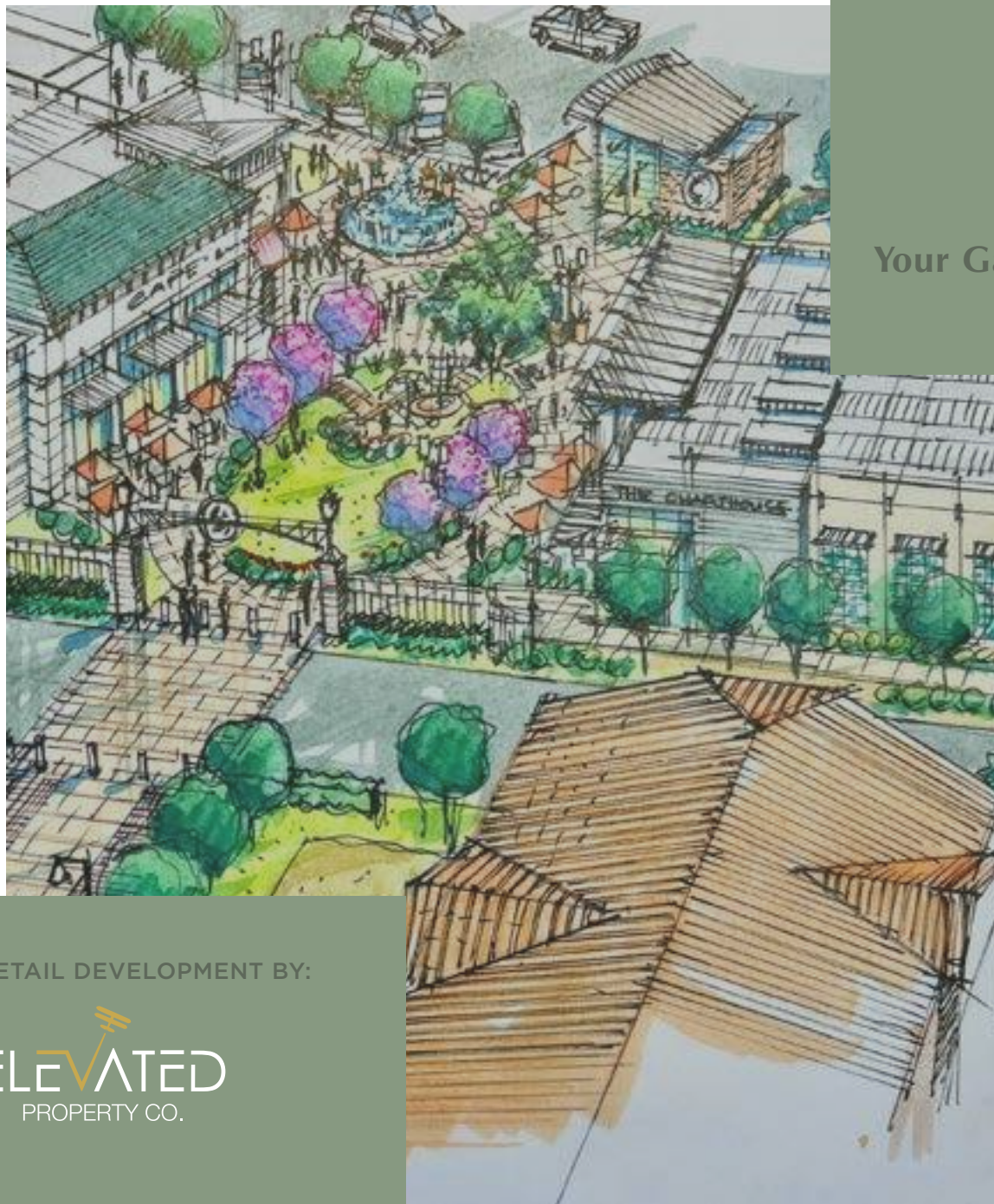


PASEO



THE PASEO

ST. GEORGE | UTAH

Your Gateway to an *Exceptional Lifestyle*

LEASING INFORMATION

A NEW RETAIL DEVELOPMENT BY:

ELEVATED
PROPERTY CO.





Elevate *Every Moment*

Welcome to **The Paseo**, an unparalleled destination nestled in the heart of Utah's thriving residential and resort community of St. George. Our location is accentuated by a **newly integrated regional loop system** from the south and west, coupled with effortless access from the north and east through the existing arterial network. As **the central location in the market**, The Paseo will offer unparalleled accessibility, setting the stage for a retail experience that **transcends expectations**.

Within this thriving environment, The Paseo will be more than a shopping center—it's a **lifestyle destination**. Boasting a harmonious blend of high-end residences, luxury apartments, and contemporary single-family homes for rent, our landscape is shaped by the adjacent Viviano development, **seamlessly integrating sophistication with convenience**.

1 UNBEATABLE LOCATION
IN AN AFFLUENT
NEIGHBORHOOD OF
ST. GEORGE

2 STRATEGIC POSITION
WITHIN ONE OF THE
FASTEST GROWING &
DYNAMIC TRADE AREAS
IN THE UNITED STATES.

3 WILL OFFER GUESTS A
DIVERSE MIX OF RETAIL,
ENTERTAINMENT, DINING
AND FITNESS OPTIONS

4 ADJACENT TO
VIVIANO RESIDENTIAL
DEVELOPMENT
321 UNITS

PASEO

Unrivaled *Market*



LOCAL HOMES

State Route 7 (SR-7), the last stretch of Southern Parkway serves as the regions' loop transit system. Encompassing the cities of St. George, Washington City and Hurricane. Southern Parkway runs for 23 miles and provides access to the St. George Regional Airport and Zion National Park. **The Project site is located right in the heart of the loop system and is just north of George Washington Parkway, which will be a critical east-west corridor connecting from exit-5 of the I-15 all the way to Southern Parkway.**



WELCOME TO

St. George, Utah

St. George enjoys tourism from guests visiting Zion National Park, Lake Powell, The Huntsman World Senior Games, St. George Marathon and Iron Man.

| | 5 MILES | 10 MILES | MSA(2023) |
|--------------------------|-----------|-----------|-----------|
| Population | 122,943 | 162,181 | 202,452 |
| Population Growth (5 yr) | +9.9% | +10.1% | +22.5% |
| Households | 44,111 | 59,091 | 72,315 |
| Median Age | 37 | 39 | 40 |
| Average HH Income | \$116,728 | \$116,326 | \$95,184 |
| Median Home Value | \$554,104 | \$545,833 | \$568,987 |

Source: SITES, USA/ Zillow / Costar

23.6%

PROJECTED 5 YEAR POPULATION
GROWTH WITHIN A 15 MILE RADIUS



ST. GEORGE MSA
2022 Population (est.): 197,680
Site: www.CityPopulation.de

LOCATED ALONG I-15 FREEWAY
30 MINUTES FROM MESQUITE, NV
1 HOUR & 45 MINUTES TO LAS VEGAS, NV
4 HOURS TO SALT LAKE CITY

ELEVATED
PROPERTY CO.

Local *Growth*



THE PASEO is within
**1 Mile of 1,100 new
residential units** that have
been built within the last
24 months.

**1. REVERE HEALTH CARE 68,000 SF URGENT CARE,
LAB, IMAGING
BUILT 2020**

**2. VISTA HEALTH CARE 34,000 SF PRIMARY CARE
BUILT 2021**

**3. WHITWORTH ESTATES 40 SINGLE
FAMILY HOMES
BUILT 2022**

**4. HERITAGE PLACE 178 SINGLE FAMILY
RESIDENCES & TOWNHOMES
BUILT 2022-23**

**5. MAGNOLIA GROVE 14 SINGLE FAMILY
RESIDENCES
BUILT 2023**

**6. FRANKLIN FIELDS 70 SINGLE FAMILY HOMES
BUILT 2023**

**7. RED CLIFFS TEMPLE
BUILT 2023-24**

**8. VIVIANO AT RED CLIFFS 321 PLANNED UNITS
BUILD TO RENT
COMING SOON**

**9. STONE CLIFF 175 SINGLE FAMILY HOMES
BUILT 2021-23**

**10. MOORLAND PARK 206 SINGLE FAMILY HOMES
BUILT 2021-23**

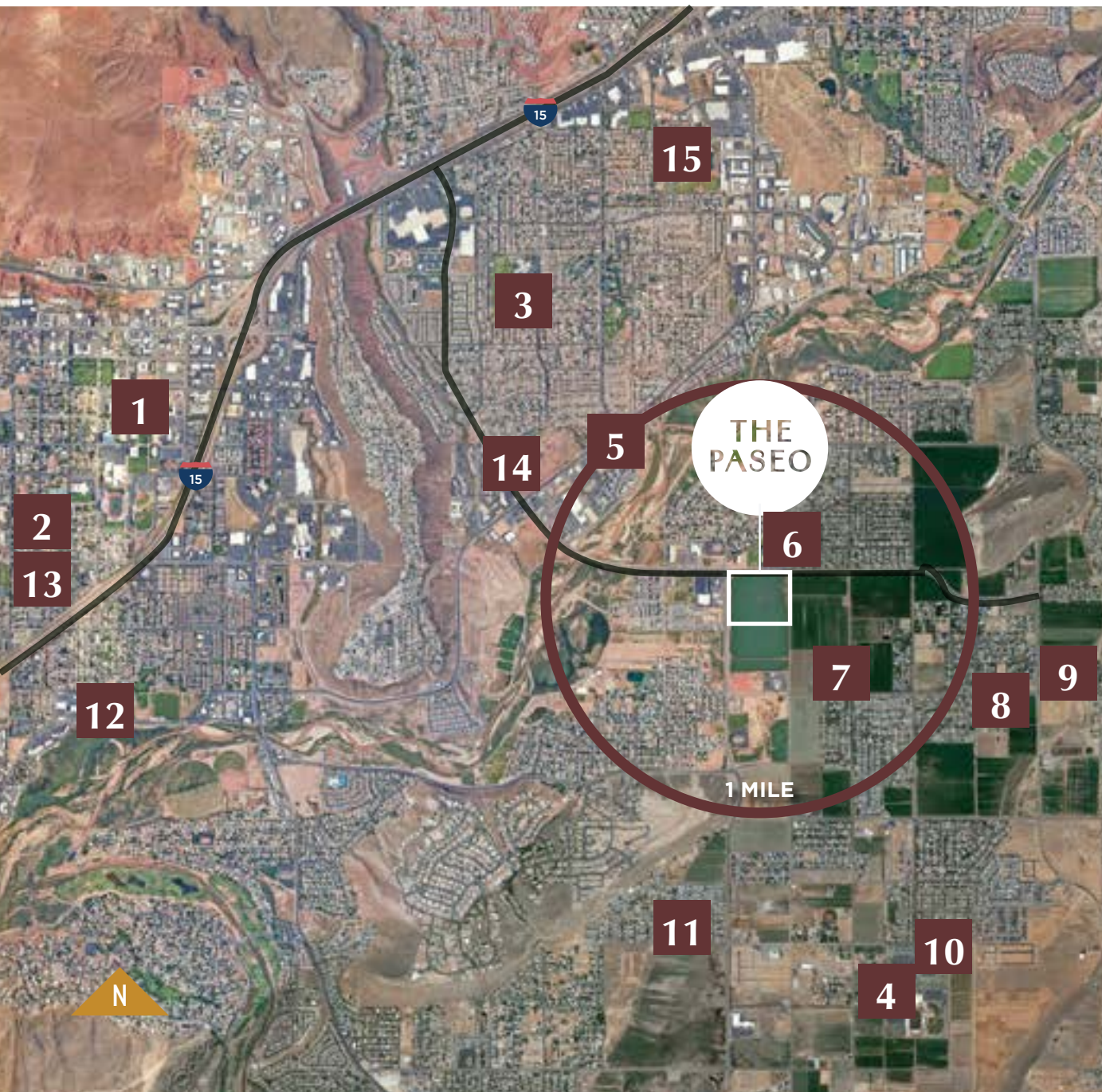
**11. WOODLAND ESTATES 261 TOWNHOMES
& SINGLE FAMILY RESIDENCES
BUILT 2020**

**12. BROOKFIELD APTS, 160 UNITS
BUILT 2021**

Local Retail



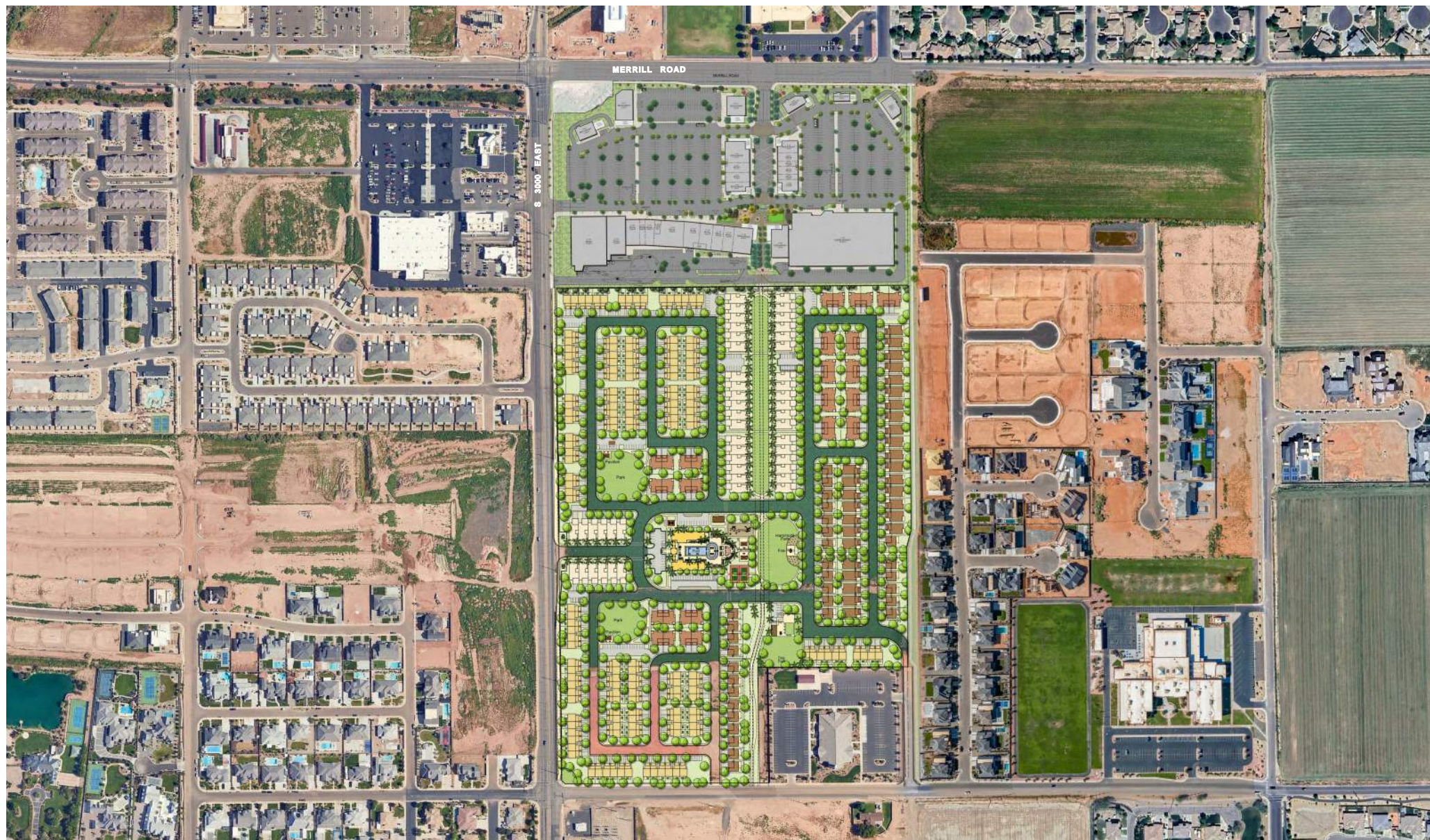
Surrounding *Schools*



LOCAL SCHOOLS

SCHOOL DISTRICT TOTAL: 42,562

1. UTAH TECH UNIVERSITY
12,556 STUDENTS
2. DIXIE HIGH SCHOOL
1,213 STUDENTS
3. PINE VIEW MIDDLE SCHOOL
746 STUDENTS
4. CRIMSON CLIFFS HIGH SCHOOL
1,054 STUDENTS
5. MILLCREEK HIGH SCHOOL
105 STUDENTS
6. RIVERSIDE ELEMENTARY
611 STUDENTS
7. WASHINGTON FIELDS MIDDLE SCHOOL
881 STUDENTS
8. ST. GEORGE ACADEMY (2 CAMPUSES)
300 STUDENTS
9. MAJESTIC ELEMENTARY
571 STUDENTS
10. CRIMSON CLIFFS MIDDLE SCHOOL
946 STUDENTS
11. CRIMSON VIEW ELEMENTARY
650 STUDENTS
12. HERITAGE ELEMENTARY
516 STUDENTS
13. DIXIE MIDDLE SCHOOL
862 STUDENTS
14. FOSSIL RIDGE MIDDLE SCHOOL
761 STUDENTS
15. PINE VIEW HIGH SCHOOL
1,209 STUDENTS



Site Plan & Surrounding Residential



Site Plan & Surrounding Residential

Conceptual Lease Plan 15f



PASFO

THE PASEO *Rendering*

Sense of Arrival



THE PASEO *Rendering*

Residential Connectivity



ELEVATED
PROPERTY CO.

CONCEPT ONLY

THE PASEO *Rendering*



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CONCEPT ONLY

THE PASEO *Rendering*



THE PASEO *Rendering*



Larry H. Miller MEGAPLEX ENTERTAINMENT

THE PASEO *Rendering*



Larry H. Miller MEGAPLEX ENTERTAINMENT

Look and Feel



THE PASEO - ST. GEORGE, UT



CONCEPT ONLY

ELEVATED
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Look and Feel



CONCEPT ONLY

THE PASEO - ST. GEORGE, UT

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Life Elevated.

FOR MORE INFORMATION PLEASE CONTACT:

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