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A NEW RETAIL DEVELOPMENT BY:

**ELEVATED**  
PROPERTY CO.

# THE PASEO

ST. GEORGE | UTAH

Your Gateway to an *Exceptional Lifestyle*

LEASING INFORMATION





# 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

# 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.**



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# 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



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

# Local Growth



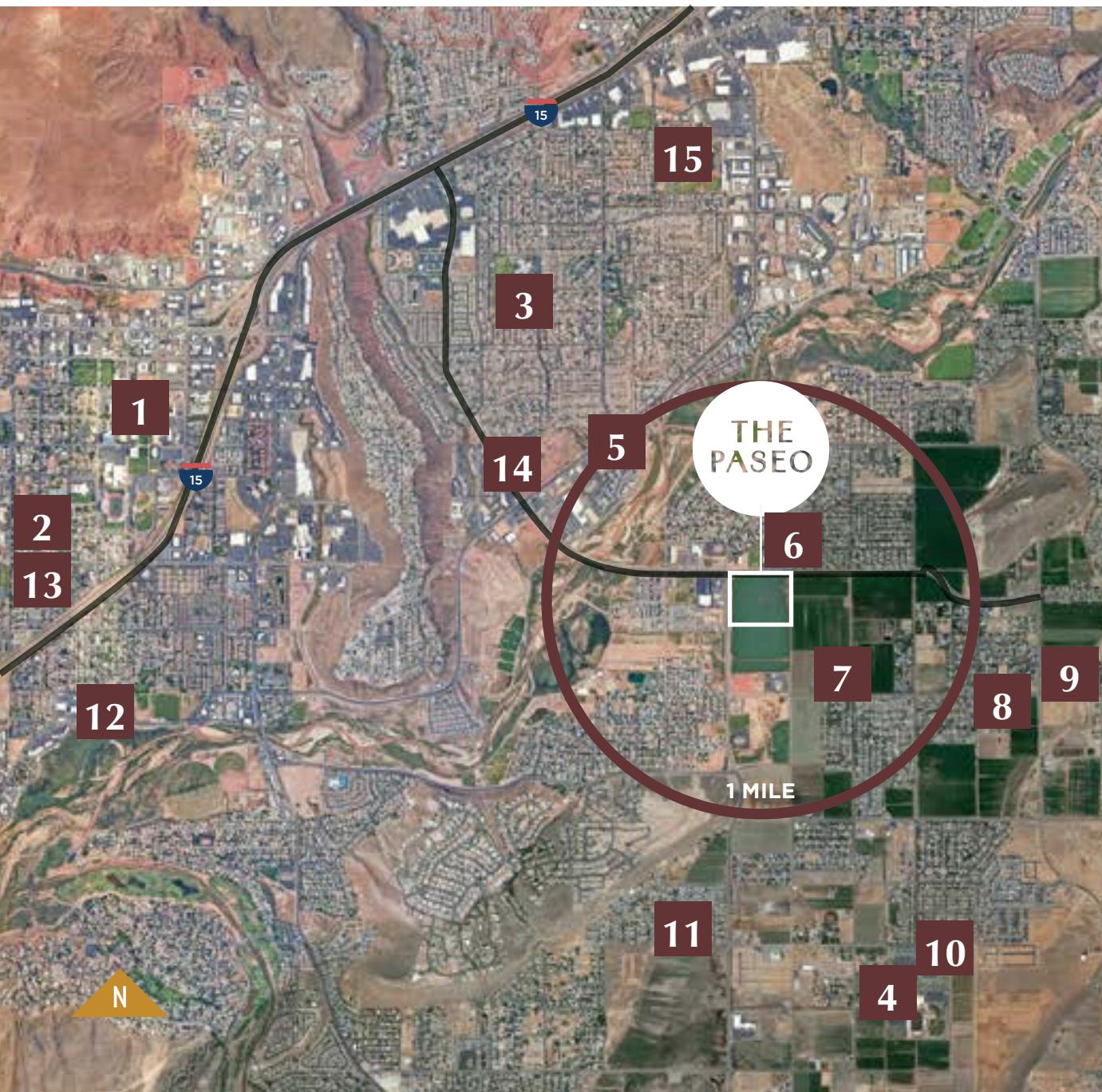
THE PASEO is within 1 Mile of 1,100 new residential units that have been built within the last 24 months.

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



# PASEO

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# THE PASEO *Rendering*

*Sense of Arrival*



CONCEPT ONLY

# THE PASEO *Rendering*

*Residential Connectivity*



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# THE PASEO *Rendering*



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# THE PASEO *Rendering*



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CONCEPT ONLY

# THE PASEO *Rendering*



CONCEPT ONLY

Larry H. Miller MEGAPLEX ENTERTAINMENT

# THE PASEO *Rendering*



Larry H. Miller MEGAPLEX ENTERTAINMENT

# Look and Feel



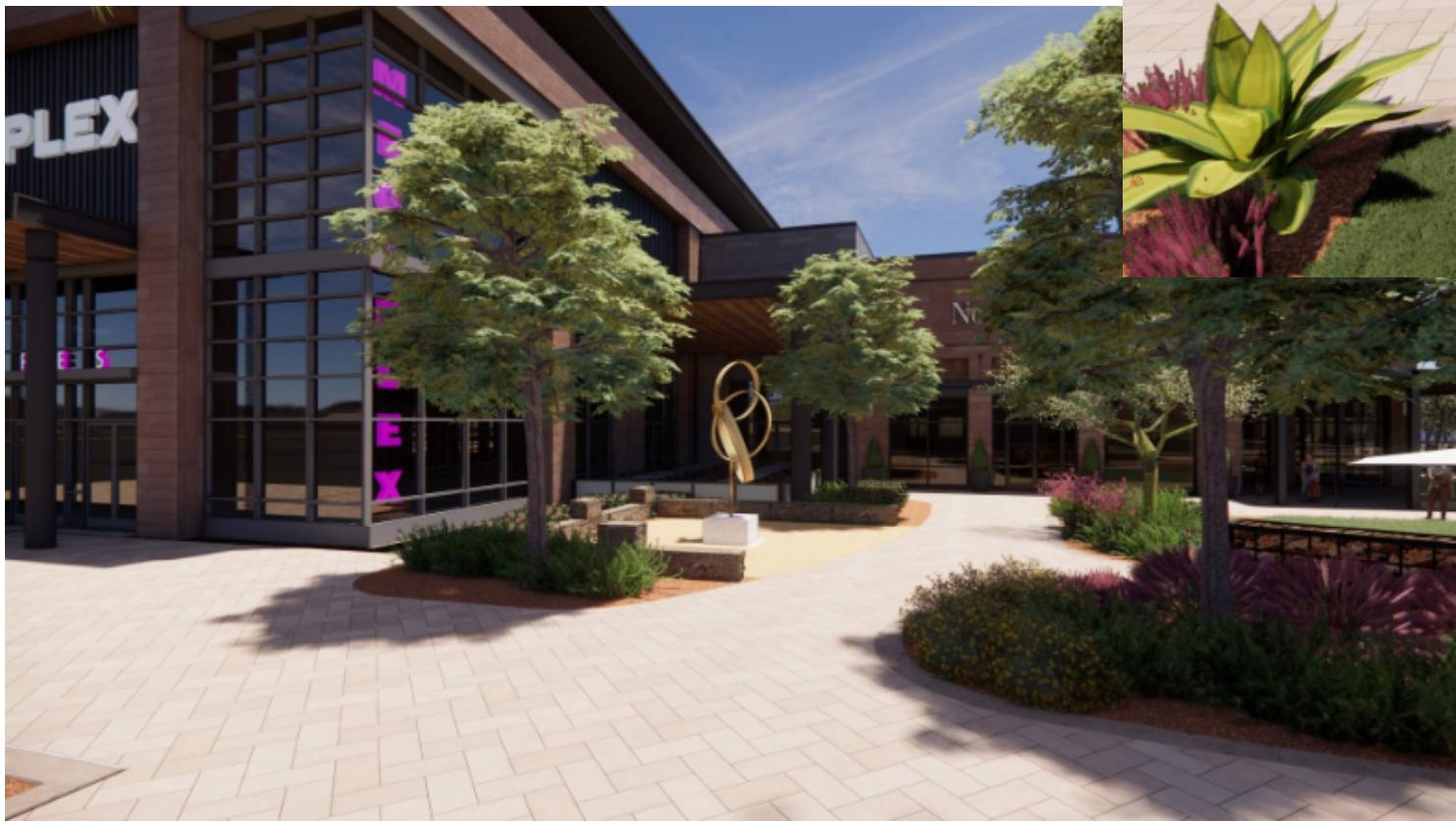
THE PASEO - ST.GEORGE, UT



CONCEPT ONLY

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# Look and Feel



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*Life Elevated.*

FOR MORE INFORMATION PLEASE CONTACT:

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DEVELOPMENT BY

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