



PROVIDENCE
CENTER

Southern Utah's Premiere Retail Location

FOUR NEW PROPERTIES
BETWEEN WAL-MART &
HOME DEPOT

SEPTEMBER 4, 2008



Wal-Mart

New Lots

Home Depot

Between #1 and #2

The partners that have developed the Providence Center have opened up four separate parcels in the Providence Center. All of these parcels are in a prime location directly between Wal-Mart and Home Depot, the two largest retailers in the world. These parcels are in the heart of the Providence Center and are an incredible deal for the following reasons:

- ◆ Parcels are located between the two largest retailers in the world.
- ◆ All utilities are to the sites
- ◆ There are no off site costs
- ◆ Permitting process can take as little as two weeks
- ◆ Providence Center generates more than eighty (80) percent of the retail sales in this region
- ◆ This Wal-Mart is consistently in the top three producers in Utah every year

Cedar City's retail sales have increased every year for the past twenty years.

PARCELS

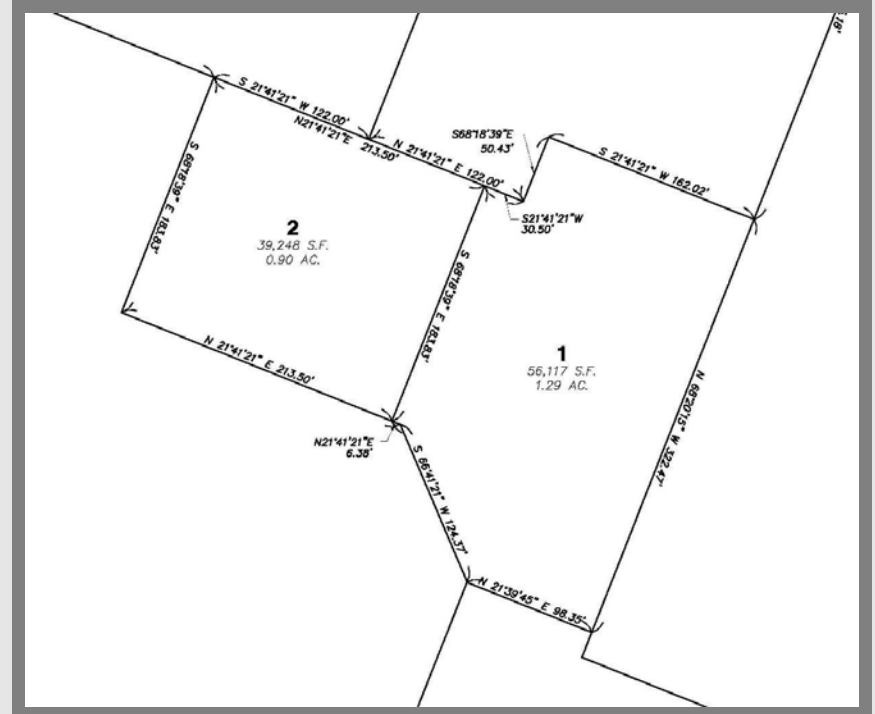


PARCEL ONE

Parcel 1 Uses: Restaurant, Stand-Alone Retail, Small Multi-Use Retail, etc..

Size:..... approx. 1.29 Acres
 approx. 56,117 SF

Price:..... \$787,000

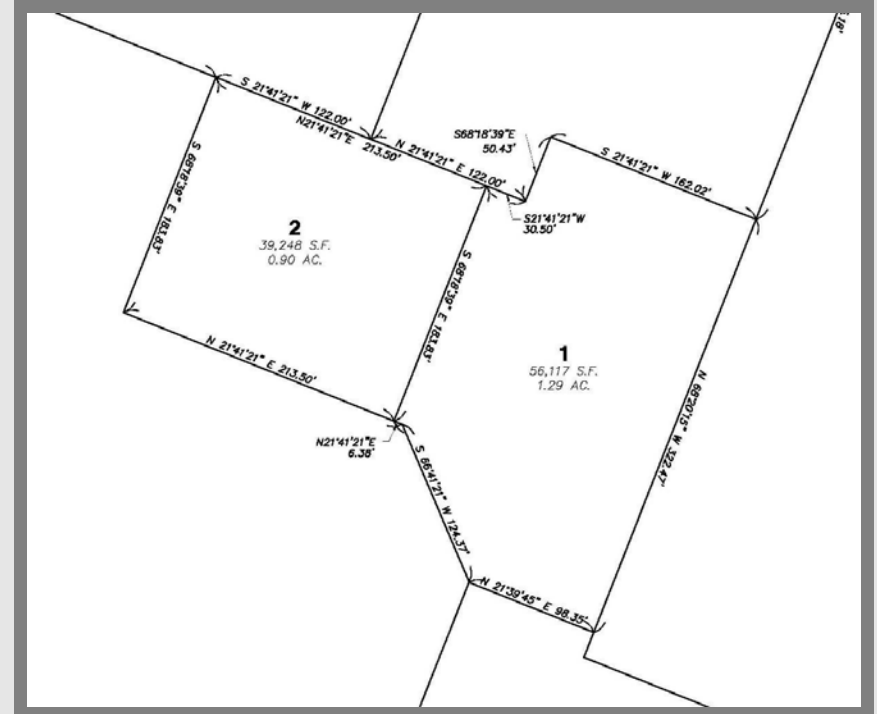


PARCEL TWO

Parcel 2 Uses: Restaurant, Stand-Alone Retail, Small Multi-Use Retail, etc..

Size:..... approx. .90 Acres
 approx. 32,248 SF

Price:..... \$550,000

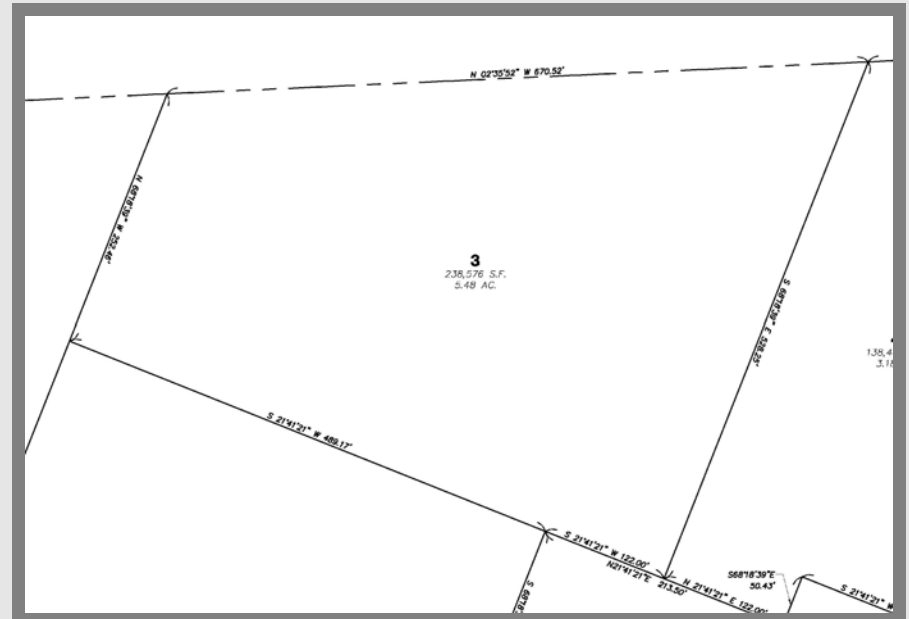


PARCEL THREE

Parcel 3 Uses: Big Box, Restaurant, Small Multi-Use Retail, etc..

Size:..... approx. 5.48 Acres
 approx. 238,576 SF

Price:..... \$2,625,000

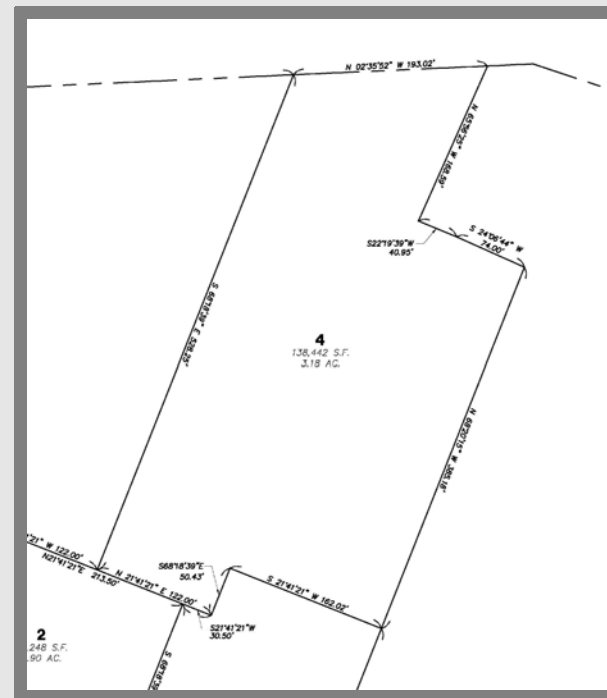


PARCEL FOUR

Parcel 3 Uses: Big Box, Restaurant, Small Multi-Use Retail, etc..

Size:..... approx. 3.18 Acres
approx. 138,442 SF

Price:..... \$1,525,000



LOTS LAYOUT



AERIAL VIEW



RETAIL OPPORTUNITIES

Cedar City is one of the most under-developed retail markets in Utah. We need everything from department store clothing, furniture to sporting goods and many other retail needs.

Trends and Opportunities

The trends we see in the current marketplace have been documented by several studies that can be obtained through Cedar City Economic Development at www.cedarcity.org. Besides those studies, there is empirical evidence that has been created by the retailers that are here...everyone has surpassed their expectations in retail sales. How you plan to take advantage of the opportunities Cedar City provides is up to you, but Providence Center has not missed with retail yet.

Opportunity

- ▶ Retail Clothing
- ▶ All types: Men's, Women's, Youth and Children's.

Opportunity

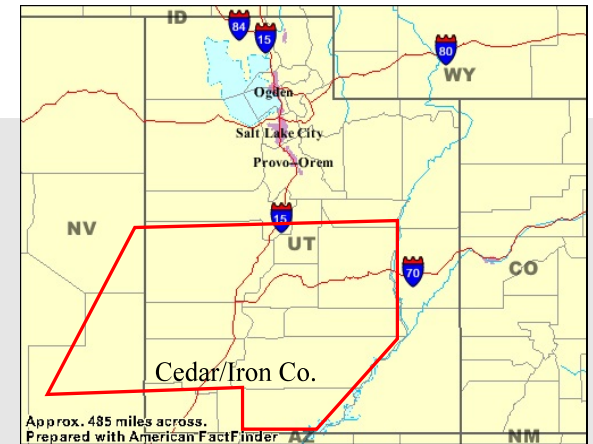
- ▶ Furniture & Housewares
- ▶ One study suggested a \$40 million dollar sales leakage in this area.

Opportunity

- ▶ Sporting Goods
- ▶ With 6,000 Children in soccer, three high schools and numerous new programs, Cedar City is bursting with opportunity for sporting goods.

MARKET

The Cedar City retail market continues to always place in the top twenty retail sales producers in Utah. The reason is that the market is strengthened by the numerous small communities that surround Cedar City. In fact, many of the residents of these communities actually work here in Cedar City.



Community	2001	2007
Beaver	6,023	6,466
Garfield	4,735	4,872
Cedar City/Iron	34,079	44,813
Millard	12,461	13,414
Kane	6,037	6,440
Lincoln County NV	4,165	4,738
Piute	1,436	1,385
Sevier	18,938	20,442
Washington (Northern Only)	4,530	5,711
SUU Students**	6,921	7,211
Iron County Market Total	99,325	115,492
Southwest Utah	140,919	256,400

* Numbers Provided by the Governor's Office of Planning & Budget. Updated December 2003.

** Population Counts are administered after students have left SUU for the summer season.