

# WILDCAT SQUARE

3586 Brinker Avenue, Ogden, UT

1,305 SF - 5,156 SF RETAIL FOR LEASE



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### OVERVIEW

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#### PREMISES

Located on the backside/lower-level of the Wildcat Square

#### SIZE

1,305 SF - 5,156 SF

#### LEASE RATE

\$12.00 PSF/NNN

#### 2024 CAM

\$7.08 PSF

#### NEIGHBORS

Betos, Little Caesars, Sitara India Restaurant, Army Career Center, Metro by T-Mobile, The Laundro Mutt

#### COMMENTS

- Excellent location on the corner of 36th and Harrison Blvd.
- Located adjacent to Weber State University
- Ample Parking
- Pylon signage available



### NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



DAYTIME  
EMPLOYMENT

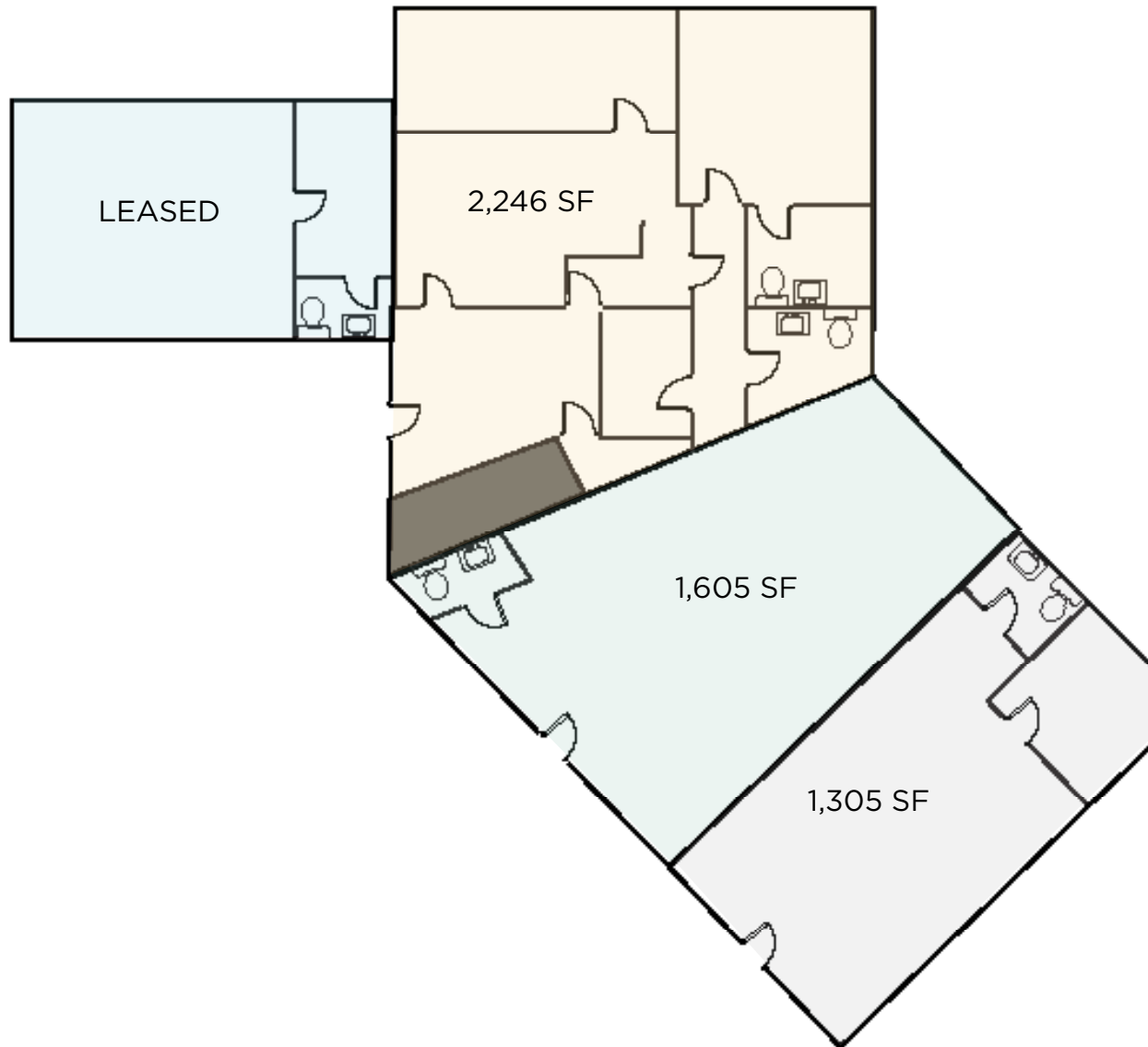
1 Mile	13,956	\$73,063	4,351
3 Miles	79,473	\$74,001	46,759
5 Miles	140,356	\$76,583	82,337

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## SITEPLAN

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## NEIGHBORHOOD MAP

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