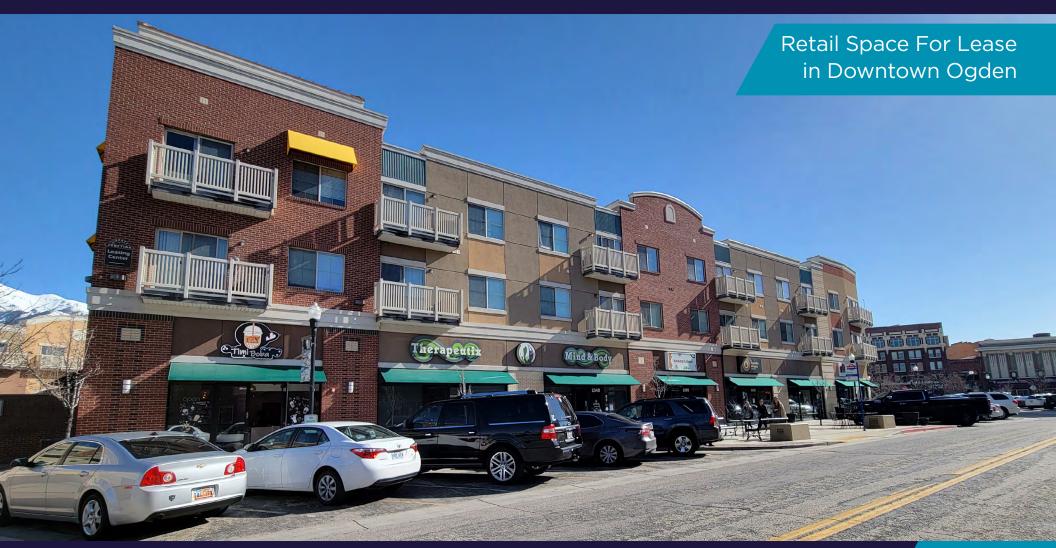


2300 South Washington Blvd, Ogden, UT



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Property Highlights

AVAILABLE SPACES

#2320 - 1,265 SF #2356 - 1,456 SF (Former Fiiz space with a grease trap)

RFNT

\$22.00 PSF/NNN

CAM

\$6.59 PSF

NEIGHBORING TENANTS INCLUDE

Larry H Miller Megaplex, Five Guys, Subway, Sonora Grill, Hilton Hotel, Treehouse Museum, iFly, Costa Vida, EoS Fitness, IMAGE Studios, Therapeutix Mind & Body, Skinny Dogs Bowling, Deseret Book, Atlas Tea, and Elevated Bagel

COMMENTS

- Ideal central location in the heart of Ogden's downtown entertainment district
- Ample, covered, no-cost parking in a 4-story parking garage on the west side of the center



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	14,232	\$65,668	24,449
3 Miles	76,083	\$78,112	110,935
5 Miles	142,840	\$90,524	182,134



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Site Plan



TENIA	NT MIV		
TENANT MIX			
SUITE	TENANT		
#2371	The Artisan Collective		
#2363	Image Studios		
#2351	Megaplex Theatres		
\$2386	Bixton's Baked Potato		
#2382	Utah National Guard		
#2378	Subway		
#2368	Vamos Health		
#2360	Bassett Salon Solutions		
#2356	AVAILABLE		
#2352	The Cupcake Shoppe		
#2350	Honey & Lime Boutique		
#2348	Therapeutix Mind & Body		
#2344	Timi Boba		
#2332	WingNutz		
#2320	AVAILABLE		
#2369	FedEx		
#2355	Airforce Recruiting Center		
#2361	The Wick Lab		
#2347	Elevated Bagel		
#2341	Atlas Tea Company		
#2337	Sparkles & Gowns		
#2327	Laan Thai Restaurant		
#2325	Five Guys		
#2309	Holangi Korean BBQ		
#2310	Sonora Grill		
#2389	Wells Fargo		

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