

# 1303 WASHINGTON BLVD

Ogden, Utah 84404



## HIGHLIGHTS

- QUIETLY MARKETED (DO NOT DISTURB BUSINESS)
- 2,350 SF + 650 SF PRIVATE PATIO
- 2ND GENERATION RESTAURANT
- CONTACT AGENT FOR LEASE RATE (NO TIA AVAILABLE)
- WASHINGTON BLVD VISIBILITY/ ACCESS

**CONNOR DEBRY**

801.557.9119 | cdebry@legendllp.com

**ALEX DEBRY**

801.556.1421 | adebry@legendllp.com

PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS ■■■■

801.930.6750 | www.legendllp.com  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

# WASHINGTON BLVD



## DEMOGRAPHICS

|                              | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|----------|----------|----------|
| 2023 EST. POPULATION         | 14,828   | 80,243   | 146,187  |
| 2028 PROJECTED POPULATION    | 16,619   | 83,404   | 154,182  |
| 2023 EST. DAYTIME POPULATION | 5,004    | 30,234   | 58,806   |
| 2023 EST. AVG HH INCOME      | \$72,719 | \$89,263 | \$97,647 |
| 2023 EST. HOUSEHOLDS         | 5,770    | 29,725   | 52,906   |
| 2023 EST. BUSINESSES         | 423      | 2,675    | 5,220    |

## TRAFFIC

**WASHINGTON BLVD**  
33,568 VEHICLES PER DAY

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### ALEX DEBRY

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