

THE COMMONS AT OGDEN

SWC Wall Avenue And 12th Street // Ogden, Utah 84404



CLICK FOR 360° AERIAL

HIGHLIGHTS

- AVAILABLE FOR LEASE
- 1,300 SF
- \$37 PSF / NNS \$6 PSF
- EXCELLENT RETAIL CORRIDOR
- ANCHORED BY WINCO FOODS AND ROSS DRESS FOR LESS
- LOCATED ON THE MAIN TRAFFIC CORRIDOR GOING TO AND FROM INTERSTATE 15

TANNER OLSON

801.930.6752 | tolson@legendllp.com

JOE MILLS

801.930.6755 | jmills@legendllp.com

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	11,986	78,899	150,263
2028 PROJECTED POPULATION	13,838	82,244	158,463
2023 EST. DAYTIME POPULATION	6,378	33,230	60,039
2023 EST. AVG HH INCOME	\$73,303	\$88,692	\$96,932
2023 EST. HOUSEHOLDS	4,409	29,044	54,336
2023 EST. BUSINESSES	450	2,838	5,307

TRAFFIC

12TH STREET
34,000 VEHICLES PER DAY

WALL AVENUE
31,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS

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



COMMONS AT OGDEN

Tires LES SCHWAB

Safelite AutoGlass

Exxon

Carl's Jr.

12TH STREET 34,000 ADT

GIBSON AVE

WALL AVE

Pita Pit

**CHLOE'S POINT
114 UNIT COMPLEX**

THE JOINT

GNC

ZAXBY'S

CHASE

Great Clips

SalonCentric

UPS

T-Mobile

**CLICK FOR
360° AERIAL**

MAVERIK

CUPBOP

IHOP

**NAPA
AUTO PARTS**

AT&T

Beans & Brews

ZUPAS

**WinCo
FOODS**

PETSMART

**ROSS
DRESS FOR LESS**

Swig

POTBELLY

CAFE

**tropical
SMOOTHIE
CAFE**

1,300 SF

1,300 SF

14TH ST

31,000 ADT