

OGDEN CITY PLAZA REDEVELOPMENT

FOR LEASE



SOUTHWEST VIEW & PATIO AREA



SOUTHEAST VIEW &
COFFEE SHOP

PROPERTY DETAILS

2263 SOUTH GRANT AVENUE, OGDEN, UT 84401

- 1,800–9,839 SF Available
- New Storefront Design
- Lease Rate: \$24.00/SF – \$28.00/SF
- Patio Seating Available
- Ample Parking Available:
 - » Onsite Parking Field
 - » Adjacent Public Parking Garages
- Adjacent to the Downtown Junction
- New Hotel Construction Commencing December 2025
- New Apartment Complex Construction Commencing March 2026

SURROUNDING TENANTS



2025 DEMOS

EST. POPULATION

1 MILE » 16,961
3 MILE » 84,211
5 MILE » 164,381

EST. HOUSEHOLDS

1 MILE » 7,364
3 MILE » 32,264
5 MILE » 61,622

EST. AVERAGE HH INCOME

1 MILE » \$71,321
3 MILE » \$88,181
5 MILE » \$101,774



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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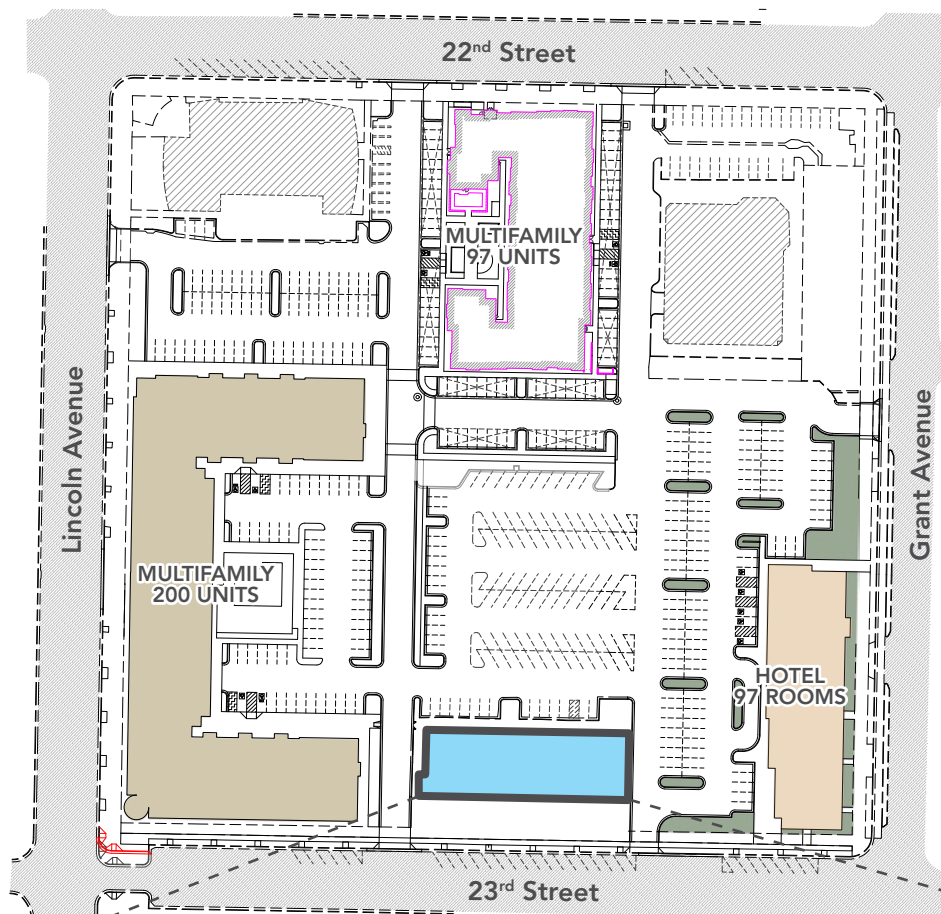
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OGDEN CITY PLAZA REDEVELOPMENT

SITE PLAN



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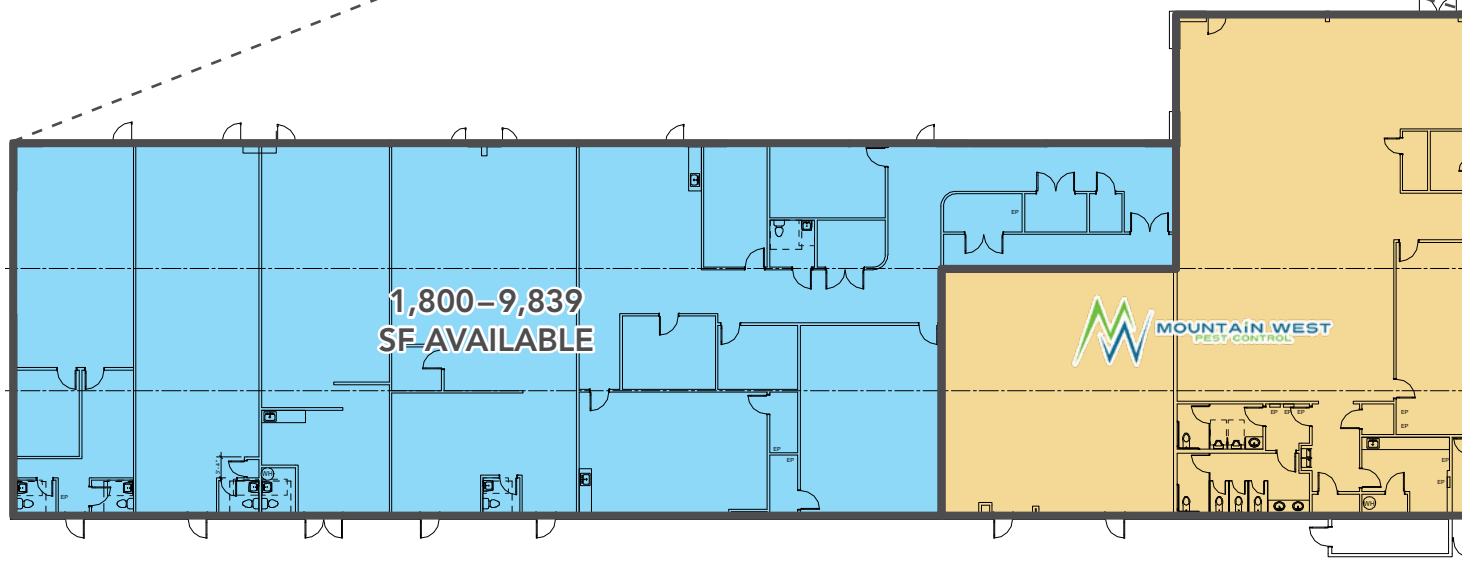
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AERIAL VIEW



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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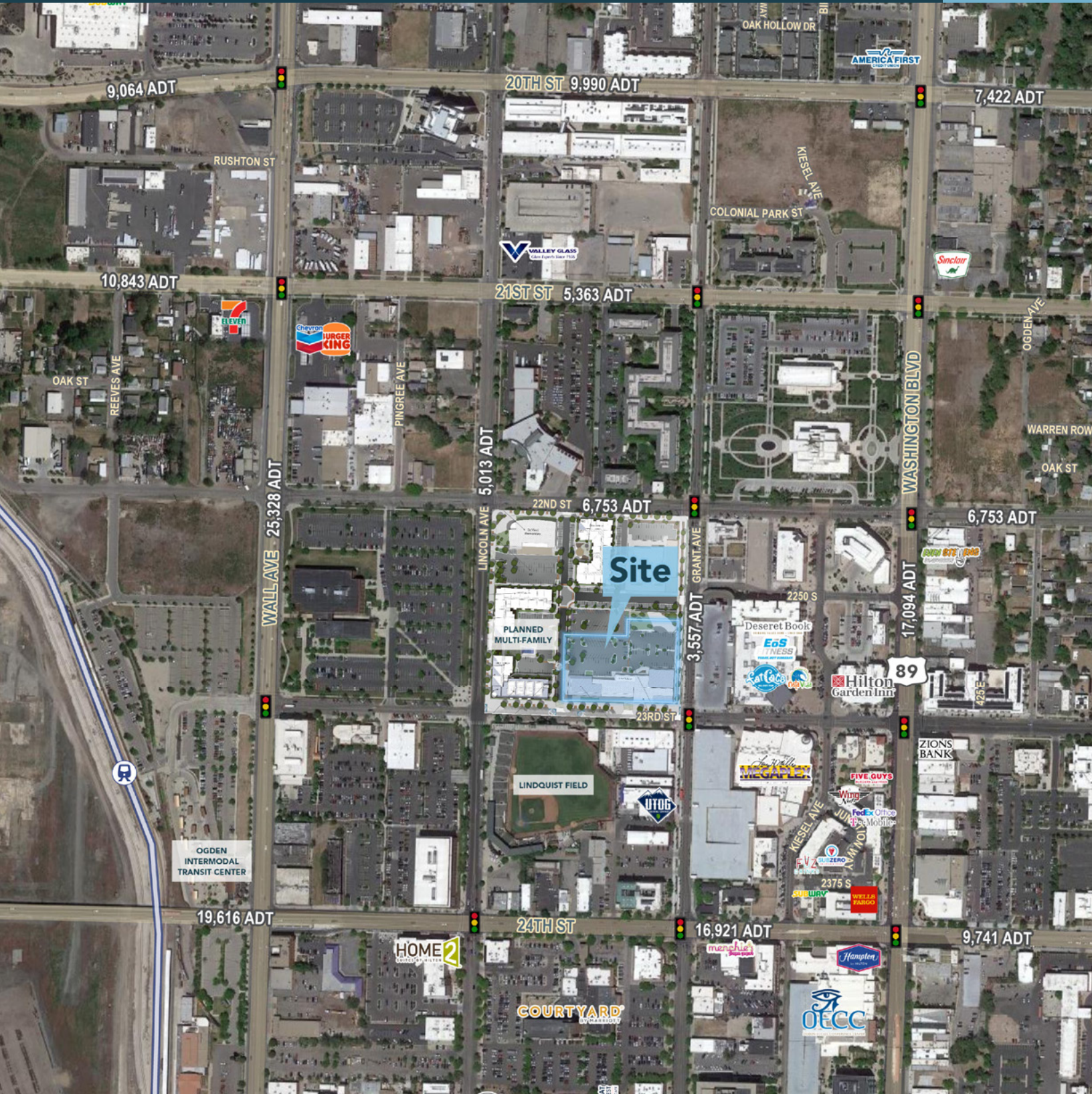
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OGDEN, UT



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WASATCH FRONT



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