

FOR LEASE

SOUTHWEST VIEW & PATIO AREA



SOUTHEAST VIEW & COFFEE SHOP



PROPERTY DETAILS

2263 S. Grant Ave., 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**

NEWMARK

MOUNTAIN WEST

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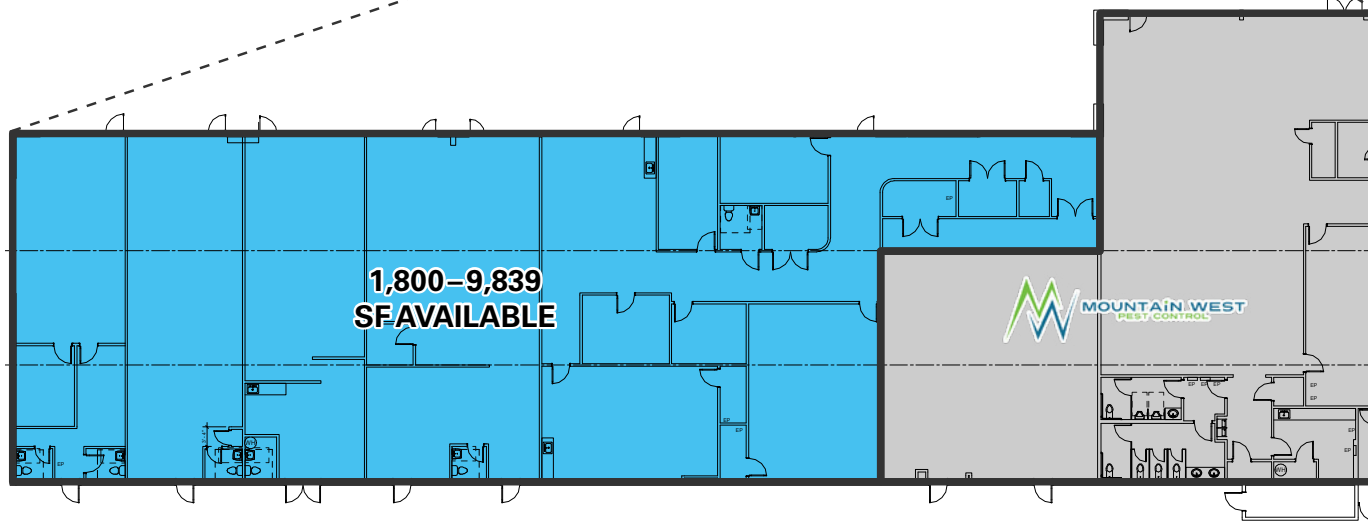
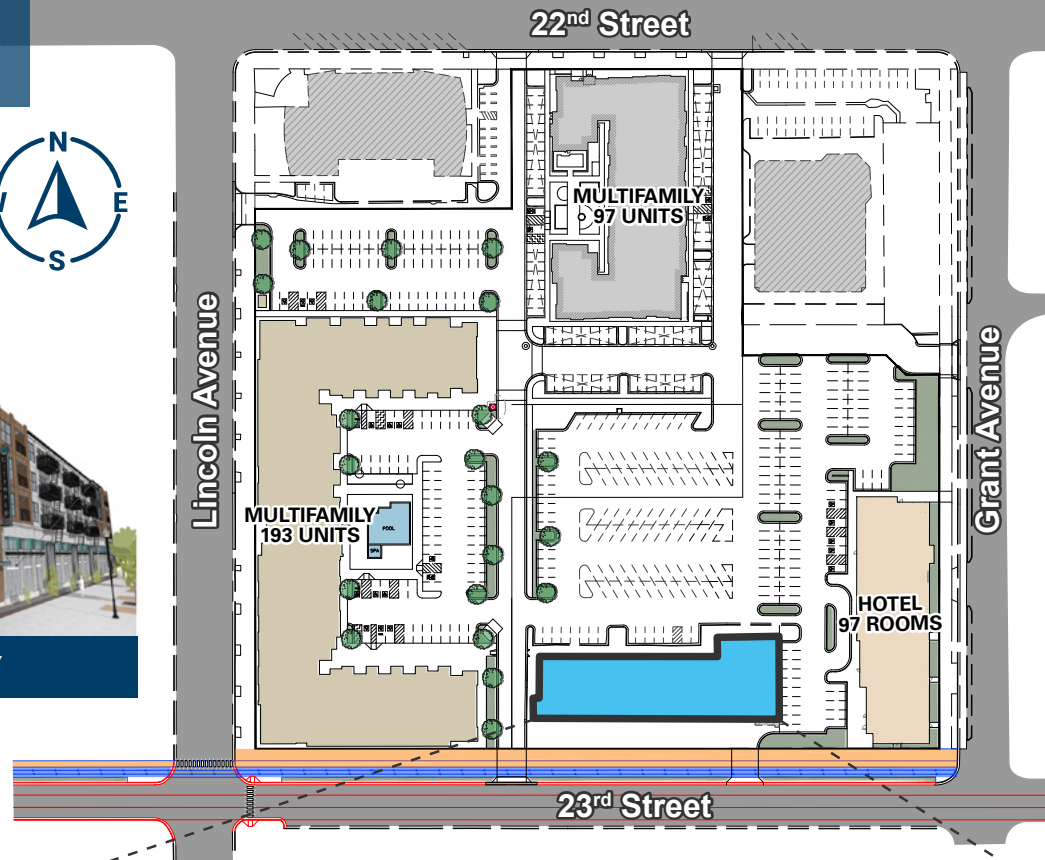
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OGDEN CITY PLAZA REDEVELOPMENT

SITE PLAN



MULTIFAMILY



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AERIAL VIEW

OGDEN CITY PLAZA REDEVELOPMENT



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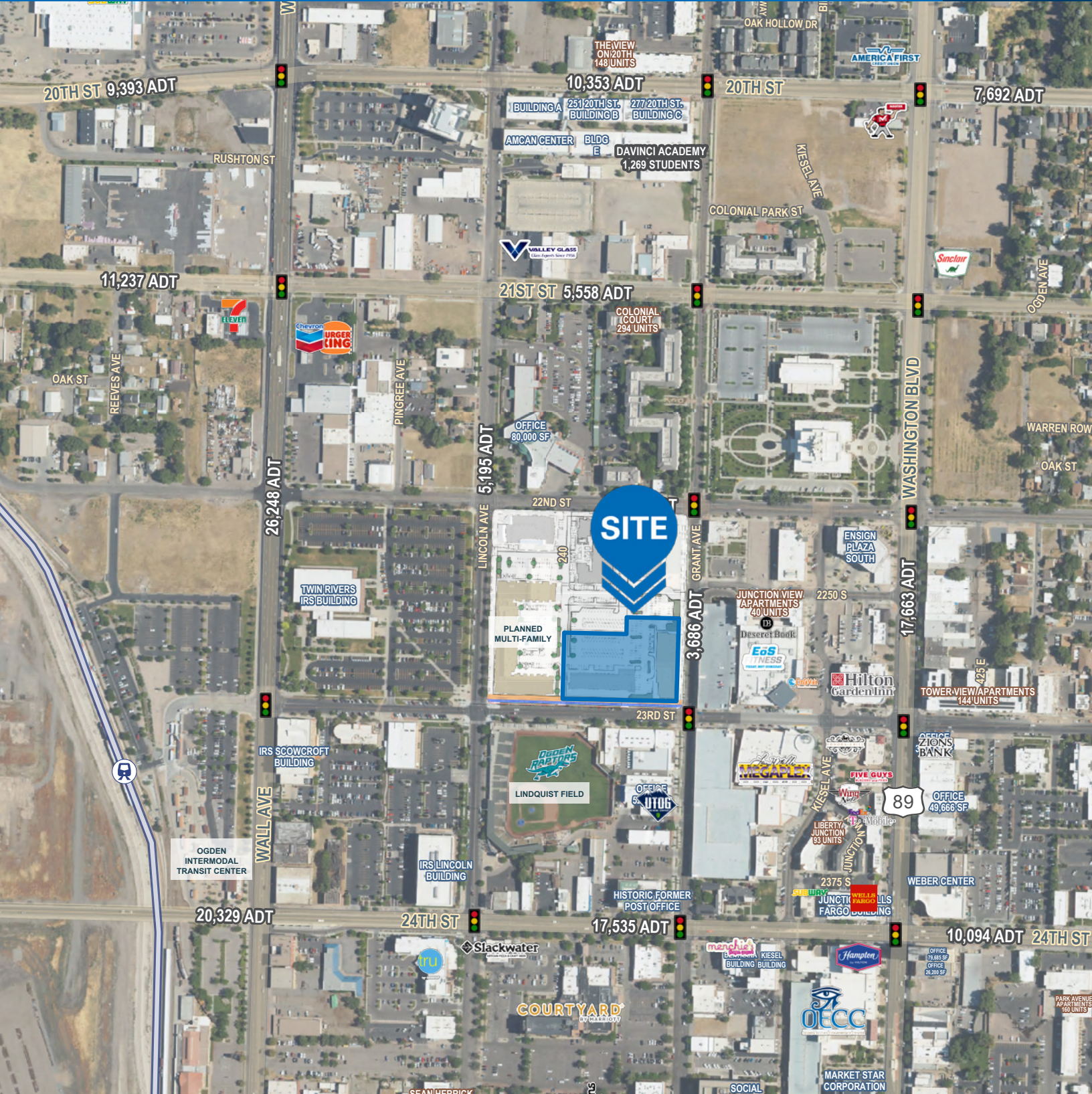
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OGDEN, UT



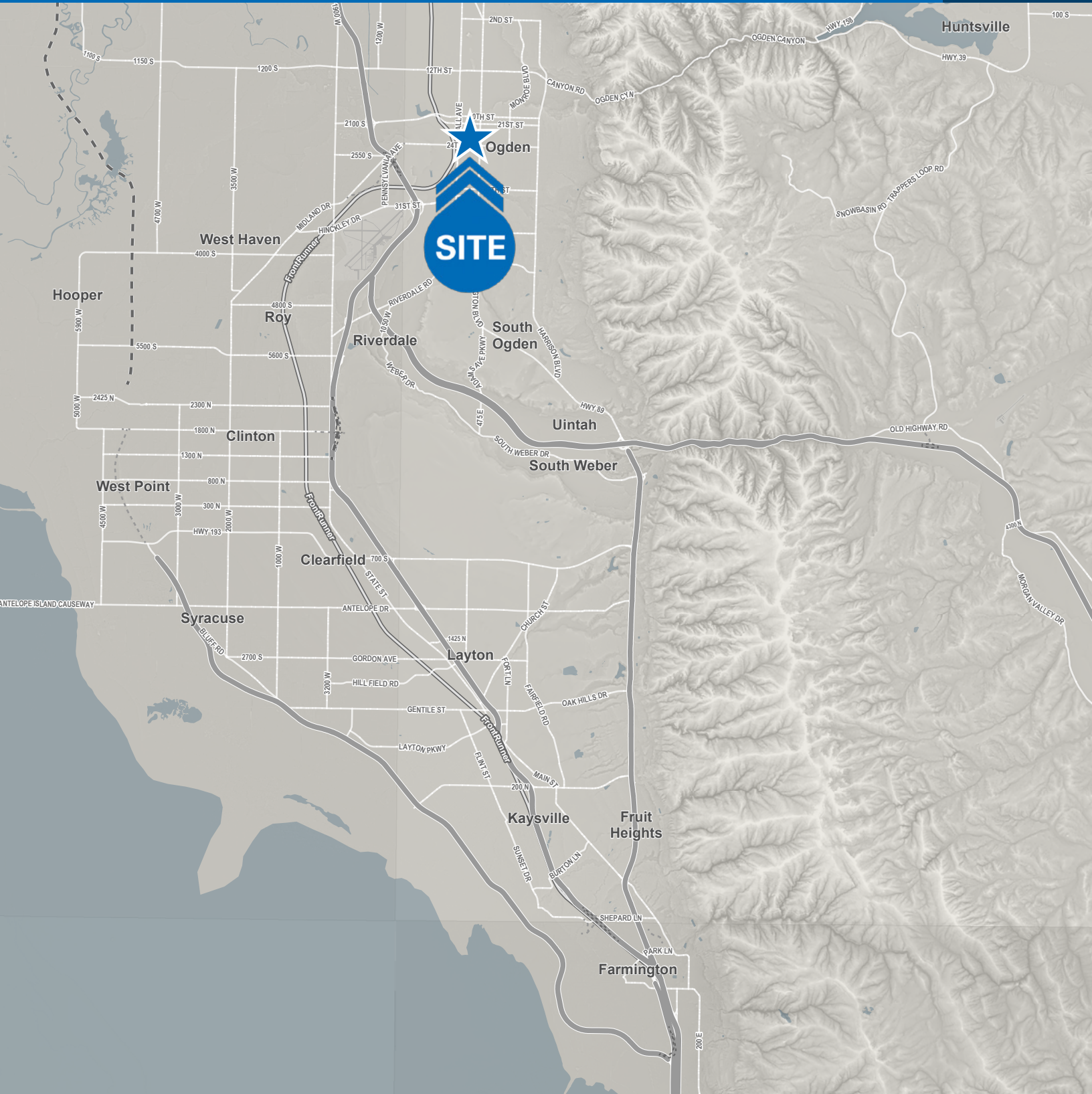
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WASATCH FRONT



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