

DOWNTOWN OGDEN RETAIL/OFFICE

QUIETLY MARKETED - DO NOT DISTURB TENANT

FOR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

ALBERTO VAZQUEZ

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PROPERTY DETAILS

2335 GRANT AVENUE, OGDEN, UT 84401

- QUIETLY MARKETING - DO NOT DISTURB TENANT
- 3,464 SF
- For Lease - \$15.00 SF
- Retail or Office Use
- Located on Ground Floor of Historic Thorstensen Building with Store Frontage on Grant Ave.
- Ample On and Off Street Parking
- Centrally located in Downtown Ogden across from The Junction, adjacent to Lindquist Field and just one block from Ogden's Historic 25th Street

SURROUNDING TENANTS INCLUDE:



2023 DEMOS

EST. POPULATION



1 MILE » 14,902
3 MILE » 82,439
5 MILE » 160,973

EST. HOUSEHOLDS



1 MILE » 5,964
3 MILE » 30,790
5 MILE » 58,655

EST. AVERAGE HH INCOME



1 MILE » \$72,687
3 MILE » \$86,911
5 MILE » \$98,811

FULL SERVICE
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312 East South Temple
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SITE PLAN



LINDQUIST
FIELD



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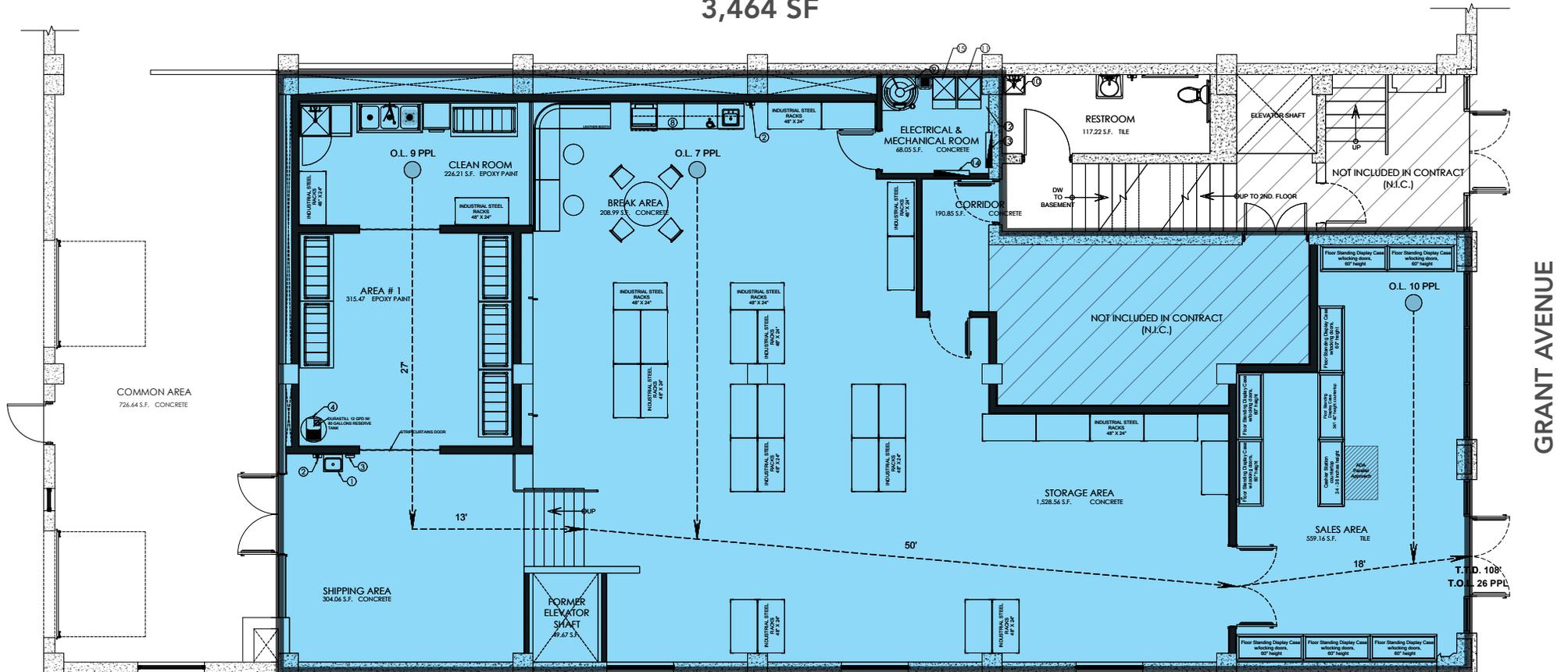
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SITE PLAN

AVAILABLE
3,464 SF



GRANT AVENUE



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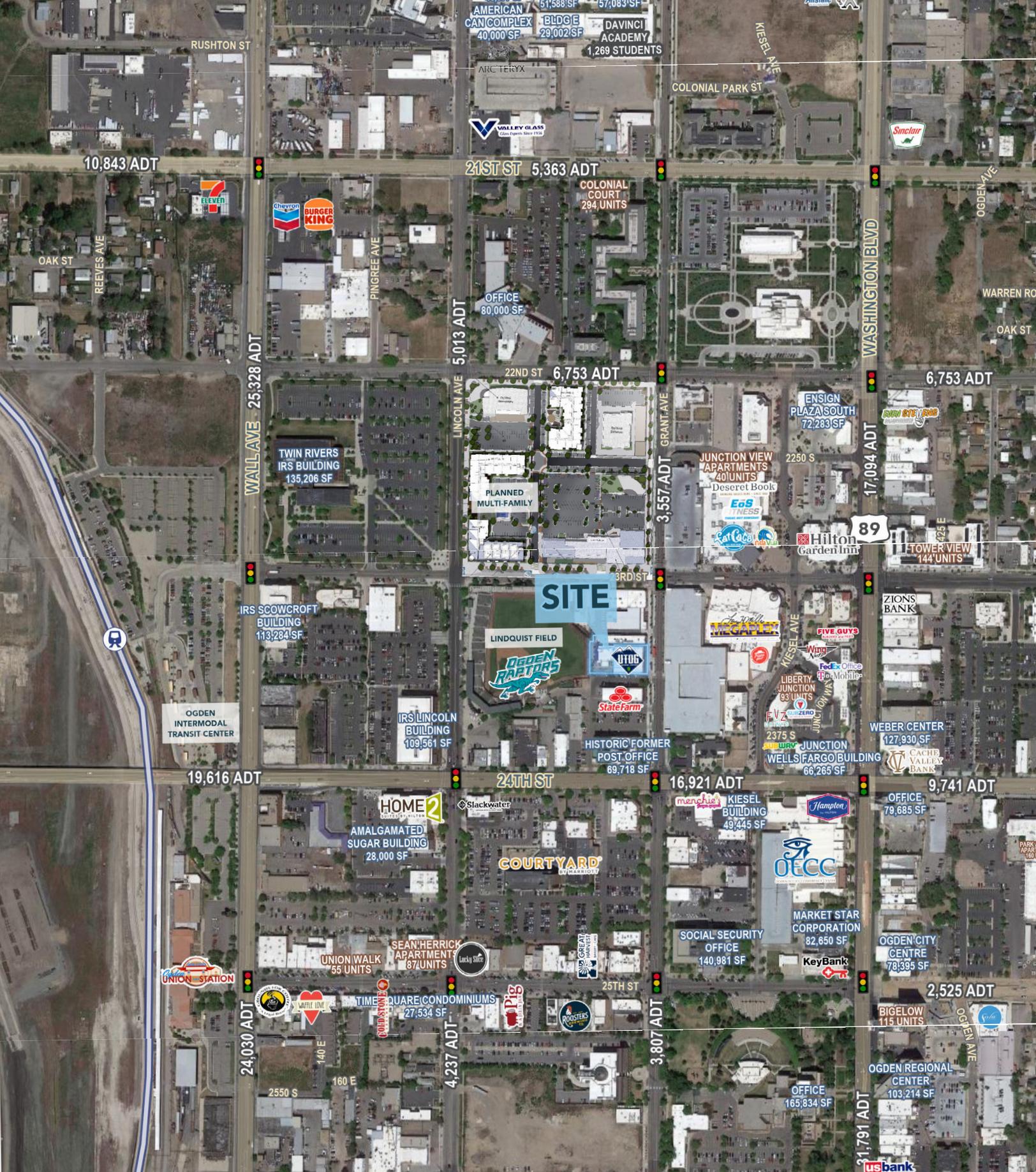
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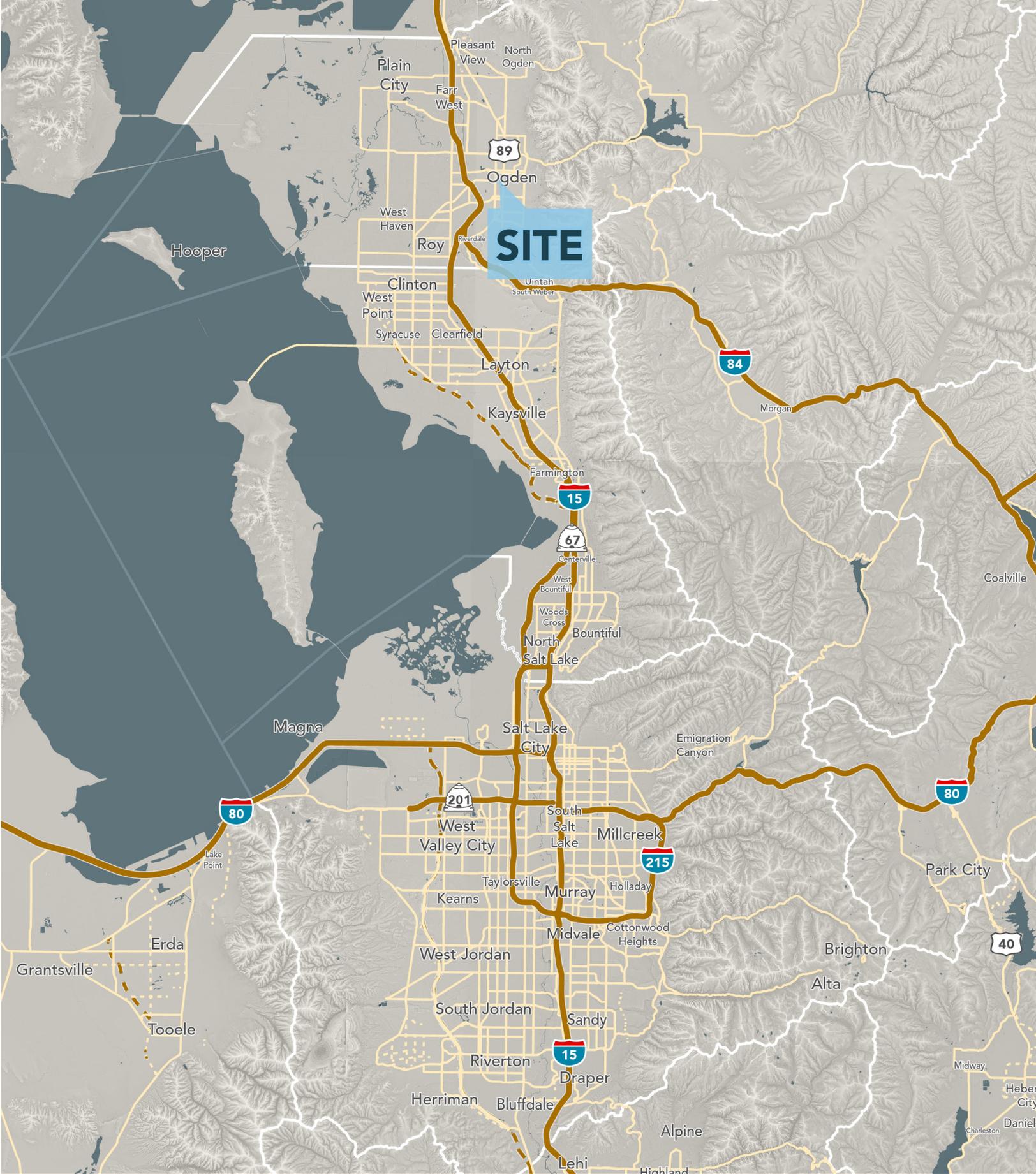
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