

WILDCAT SQUARE

3586 Brinker Avenue, Ogden, UT

6,062 SF RETAIL/OFFICE/FLEX SPACE AVAILABLE / FOR LEASE



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OVERVIEW

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PREMISES

Located on the backside/lower-level of the Wildcat Square

SIZE

1,305 SF - 6,062 SF

LEASE RATE

\$12.00 PSF/NNN

2024 CAM

\$7.08 PSF

NEIGHBORS

Betos, Little Caesars, Sitara India Restaurant, Army Career Center, Metro by T-Mobile, The Laundro Mutt

COMMENTS

- Excellent location on the corner of 36th and Harrison Blvd.
- Located adjacent to Weber State University
- Ample Parking
- Pylon signage available



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME EMPLOYMENT

1 Mile	13,956	\$73,063	4,351
3 Miles	79,473	\$74,001	46,759
5 Miles	140,356	\$76,583	82,337

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NEIGHBORHOOD MAP

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