



Colliers

For Sublease

Ogden Zaxby's Sublease

141 W. 12th Street | Ogden, UT 84404

Property Information

- **Size:** 3,500 SF
- **1.08 AC** with ample parking
- **Asking Rent:** \$42.70 PSF
 - Monthly Rent:** \$12,454.17
 - Annual Rent:** \$149,450.00
- **Lease Term:** 7 years remaining (Expires February 2034)
- **Prime location:** situated on 12th St. corridor, a high-traffic retail area with strong visibility
- **Excellent access:** close to major roads and FrontRunner commuter rail station
- **Zoning:** Commercial use (C) (Restaurant/ Drive-In)
- **Nearby Amenities:** anchored by WinCo, Ross, and PetSmart, plus additional national retailers for strong co-tenancy

CONTACT US

Brandon Goodman

Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

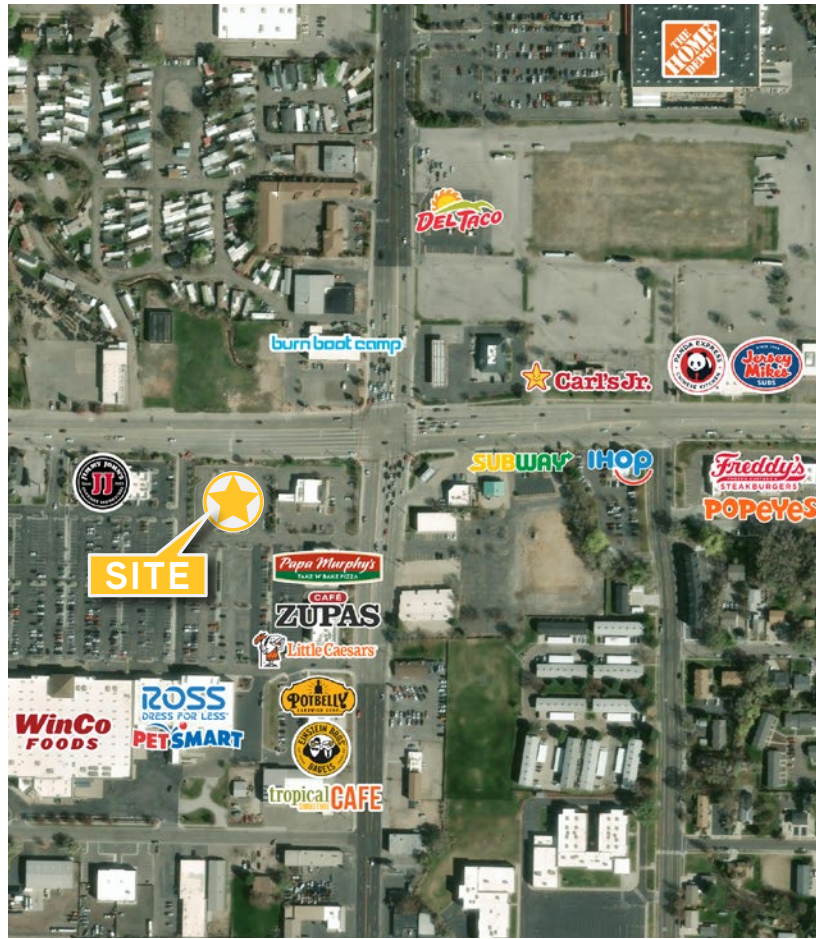
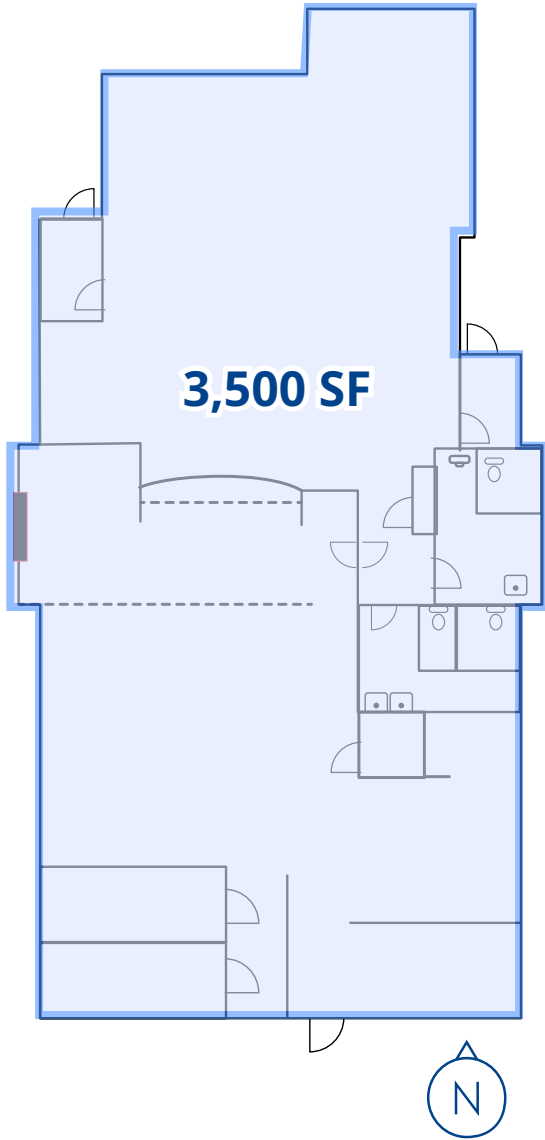
Nate Monson

Vice President
+1 925 765 7437
nate.monson@colliers.com

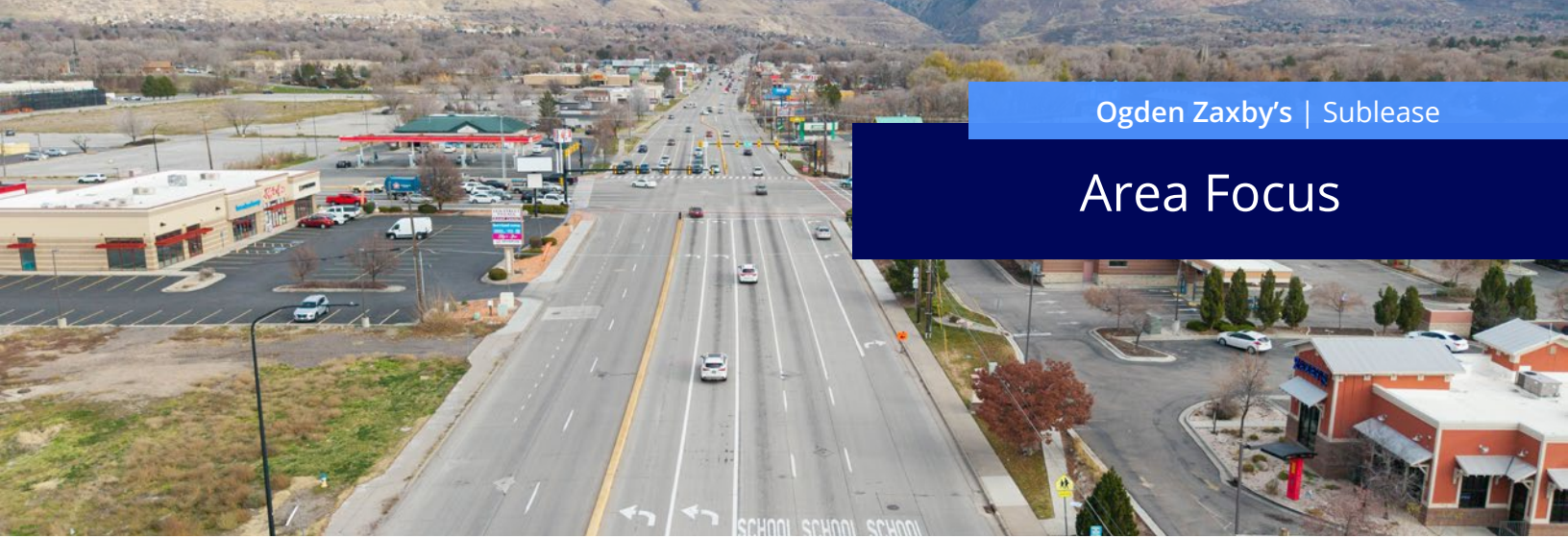
Sage Shepard

Senior Associate
+1 951 893 7415
sage.shepard@colliers.com

Floor Plan & Property



Area Focus



Ogden, Utah

Ogden has a diverse economy bolstered by key industry growth in aerospace, advanced materials, life sciences and tech. The Brookings Institution has recognized Ogden as having the nation's 14th highest concentration of employment in advanced industries.

The city of Ogden is located at the foot of the Wasatch Range, about 35 miles north of Salt Lake City.

As the county seat of Weber County, Ogden is the regional center for employment and education. It is home to Weber State University and 45 minutes from Logan's Utah State University, offering support for innovation and a young, well-educated workforce.

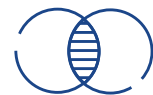
Downtown Ogden has emerged as a vibrant community center with a historic, walkable downtown and events held throughout the year. It is also in the process of a 25-year master revitalization and development plan to enhance the area for the community and new residents.

Demographics within a 5-mile radius



Population

159,067



2030 Projected Population

159,067



Median Household Income

\$78,914



Average Household Income

\$98,384



Households

59,119



Daytime Population

166,005

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Sage Shepard

Senior Associate
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sage.shepard@colliers.com

Colliers International

2100 Pleasant Grove Blvd,
Suite 500
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com



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