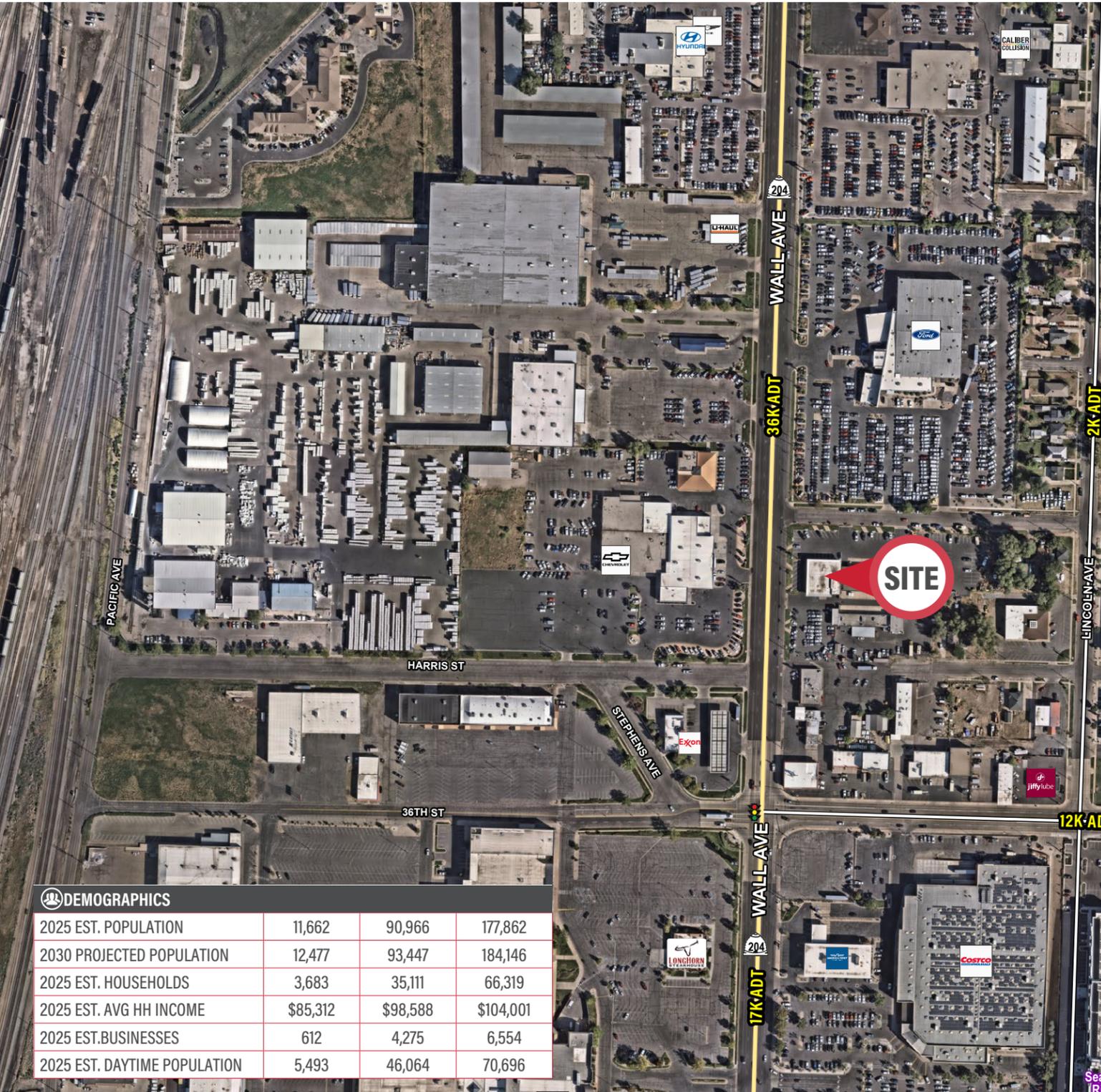


OGDEN AUTO CENTER SUBLEASE

3520 Wall Avenue | Ogden, UT 84401

OGDEN AUTO CENTER SUBLEASE

3520 Wall Avenue | Ogden, UT 84401



 LOT SIZE: 2.76 Acres Available	 TOTAL AVAILABLE: 26,023 SF	 ZONING: CP-3	 LOADING: Thirty (30) Grade Level Doors
--	--	--	--

FOR SUBLEASE

\$30,000/Monthly NNN

[Click For Approved Uses](#)

Property Highlights

- Total Available: 26,023 SF
- Main Building: 19,773 SF
- Office: 3,409 SF
- Warehouse: 16,364 SF
- Paint Shop: 6,250 SF
- Warehouse: 6,250 SF
- Lot Size: 2.76 Acres
- Thirty (30) Grade Level Doors
- Two (2) Automatic 14' x 14'
- Two (2) 12' x 14'
- Six (6) 12' x 12'
- Five (5) Automatic 10' x 10'
- Six (6) 10' x 10'
- Two (2) Automatic 10' x 12'
- Seven (7) 8' x 8'
- Restrooms: Five (5)
- Clear Height: 10' - 16'
- Trench Drains in Warehouse
- Heating: Radiant Heaters & Gas Forced Heaters
- Cooling: Two (2) Swamp Coolers in Warehouse
- Skylights in Warehouse
- Temperature Controlled Office
- Lighting: Fluorescent & LED
- LED: February 3, 2028
- Zoning: CP-3 (Regional Commercial)
- Traffic Count: Wall Avenue: 36,000 Cars/Daily
- Year Built: 1965 (Partially Renovated)
- Equipment: Two (2) Paint Booths, Compressor, & Power Drops
- Security Alarm System In-Place
- Location: Positioned in the heart of Ogden, Weber County, the property benefits from exceptional visibility, strong regional connectivity, and convenient access to major arterial corridors, placing it within one of Northern Utah's most established and high-traffic commercial hubs.

DEMOGRAPHICS			
2025 EST. POPULATION	11,662	90,966	177,862
2030 PROJECTED POPULATION	12,477	93,447	184,146
2025 EST. HOUSEHOLDS	3,683	35,111	66,319
2025 EST. AVG HH INCOME	\$85,312	\$98,588	\$104,001
2025 EST. BUSINESSES	612	4,275	6,554
2025 EST. DAYTIME POPULATION	5,493	46,064	70,696

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com



OGDEN AUTO CENTER SUBLEASE

3520 Wall Avenue | Ogden, UT 84401



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TANNER PULSIPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

