

THE JUNCTION

2300 South Washington Blvd, Ogden, UT

Retail/Office Space For Lease



Julie Brown / Senior Associate / julie.brown@cushwake.com / +1 801 644 4946

April Hartzell / Associate / april.hartzell@cushwake.com / +1 801 814 4273

**WHAT'S
NEXT
IN RETAIL**

CUSHMANWAKEFIELD.COM



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Highlights

AVAILABLE SPACE

- #2320 - 1,522 SF
- #2309 - 7,300 SF (Restaurant)
- #2368 - 1,177 SF (office)

RENT

\$22.00 PSF/NNN

2024 CAM

\$6.08 PSF

NEIGHBORING TENANTS INCLUDE

Larry H Miller Megaplex, Five Guys, Subway, Sonora Grill, Hilton Hotel, Treehouse Museum, iFly, Costa Vida, Fiiz, EoS Fitness, IMAGE Studios, Therapeutix Mind & Body, Skinny Dogs Bowling, Deseret Book, and Biscuit & Hogs

COMMENTS

- Ideal central location in the heart of Ogden’s downtown entertainment district
- Ample, covered, no-cost parking in a 4-story parking garage on the west side of the center



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



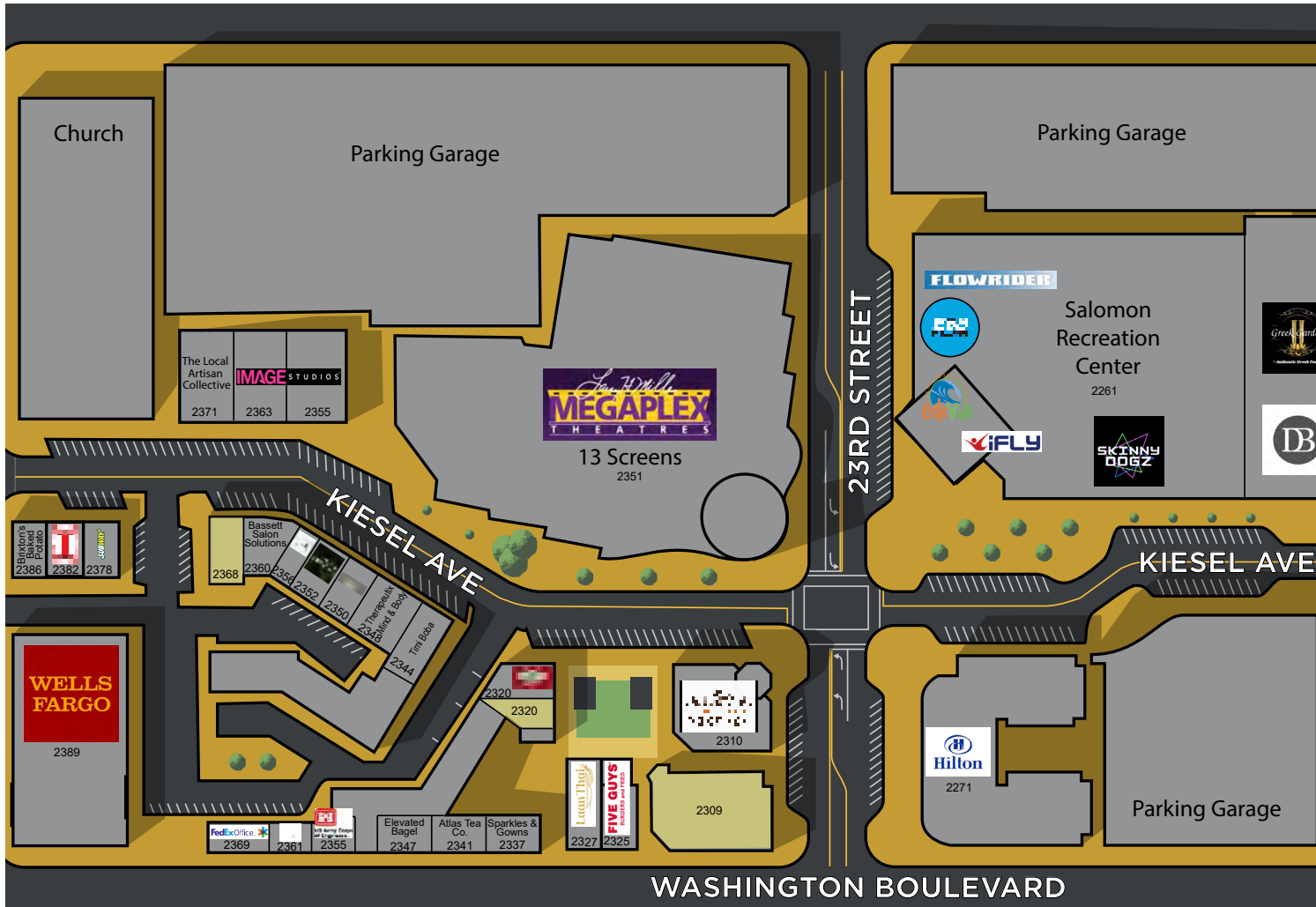
AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	14,232	\$65,668	24,449
3 Miles	76,083	\$78,112	110,935
5 Miles	142,840	\$90,524	182,134

Site Plan



THE JUNCTION

2300 South Washington Blvd, Ogden, UT



Julie Brown / Senior Associate / julie.brown@cushwake.com / +1 801 644 4946
April Hartzell / Associate / april.hartzell@cushwake.com / +1 801 814 4273

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.