

# RETAIL FOR LEASE

## SOUTH OGDEN CITY CENTER

325 36th Street | South Ogden, Utah 84405

maceys

SITE

### Property Highlights

- Available Size: 1,800 SF
- Lease rate: \$25 PSF
- NNNs - \$6.75 PSF
- Grocery Anchored

WASHINGTON BLVD 32,000 ADT

36TH STREET 19,000 ADT

RIVERDALE RD 13,000 ADT

TANNER OLSON

801.930.6752

tolson@legendcommercial.com

CHLOE CYPERS

801.644.6299

ccypers@legendcommercial.com

801.930.6750  
[www.legendcommercial.com](http://www.legendcommercial.com)

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**  
RETAIL ADVISORS



**LEGEND**  
COMMERCIAL



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SITE

South Ogden  
City  
Center

Intermountain  
Health

maceys

KIESEL AVE

MURPHY'S

COFFEE & PAstry

13K ADT RIVERDALE

32K ADT WASHINGTON BLVD

26

37TH ST

89

## DEMOGRAPHICS

|                           | 1 MILE   | 3 MILE    | 5 MILE    |
|---------------------------|----------|-----------|-----------|
| 2025 POPULATION           | 15,815   | 85,941    | 170,828   |
| 2030 PROJECTED POPULATION | 16,559   | 87,693    | 176,539   |
| 2025 HOUSEHOLDS           | 5,277    | 33,026    | 64,081    |
| 2025 AVG HH INCOME        | \$87,757 | \$101,347 | \$103,570 |
| 2025 BUSINESSES           | 634      | 4,117     | 6,432     |
| 2025 DAYTIME POPULATION   | 4,999    | 43,053    | 69,250    |

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