

LOCATION



3602 WASHINGTON BLVD

3602 Washington Blvd | Ogden, UT

NEWGATE MALL



SITE

30,000 ADT

18,000 ADT



HIGHLIGHTS

- AVAILABLE FOR SALE
- PRICE: \$1,900,000
- SQUARE FOOTAGE: 17,808 SF
- LAND: 1.078 ACRES
- ZONING: CITY CENTER GENERAL (CCG)
- 56 PARKING SPACES
- 2 YEAR FINANCIAL DEED RESTRICTION

TANNER OLSON

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LEGEND
PARTNERS

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	13,933	83,656	166,049
2028 PROJECTED POPULATION	14,659	86,801	173,191
2023 EST. HOUSEHOLDS	4,767	31,073	60,579
2023 EST. AVG HH INCOME	\$90,872	\$100,397	\$99,262
2023 EST. BUSINESSES	535	3,608	5,773
2023 EST. DAYTIME POPULATION	7,021	63,067	108,391

TRAFFIC

36TH STREET
18,000 VEHICLES PER DAY

WASHINGTON BLVD
30,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

