

FOR SALE



PROPERTY DETAILS

3540 Washington Blvd., Ogden, UT 84403

- Purchase price: \$475,000
- 0.5 acres available
- 600 SF storage building with bathrooms
- 375 SF free-standing drive-through building
- Perfect for coffee and soda
- Ideal for car lot and/or redevelopment
- Great drive thru opportunity
- Pylon sign along Washington Boulevard
- Traffic counts:
 - » Washington Boulevard: 29,945 ADT
 - » 36th Street: 16,551 ADT
 - » Riverdale Road: 10,476 ADT

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » **12,938**
3 MILE » **88,017**
5 MILE » **180,675**



EST. HOUSEHOLDS

1 MILE » **4,307**
3 MILE » **33,803**
5 MILE » **67,118**



EST. AVERAGE HH INCOME

1 MILE » **\$89,226**
3 MILE » **\$101,786**
5 MILE » **\$104,747**

NEWMARK

MOUNTAIN WEST

MIKE MEDINA

m.medina@newmarkmw.com

direct 801.416.1049

[View Profile](#)

ALBERTO VAZQUEZ

avazquez@newmarkmw.com

direct 801.852.8574

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312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

www.newmarkmw.com

WASHINGTON BLVD CAR LOT

PLAT MAP



WASHINGTON BOULEVARD



36th STREET



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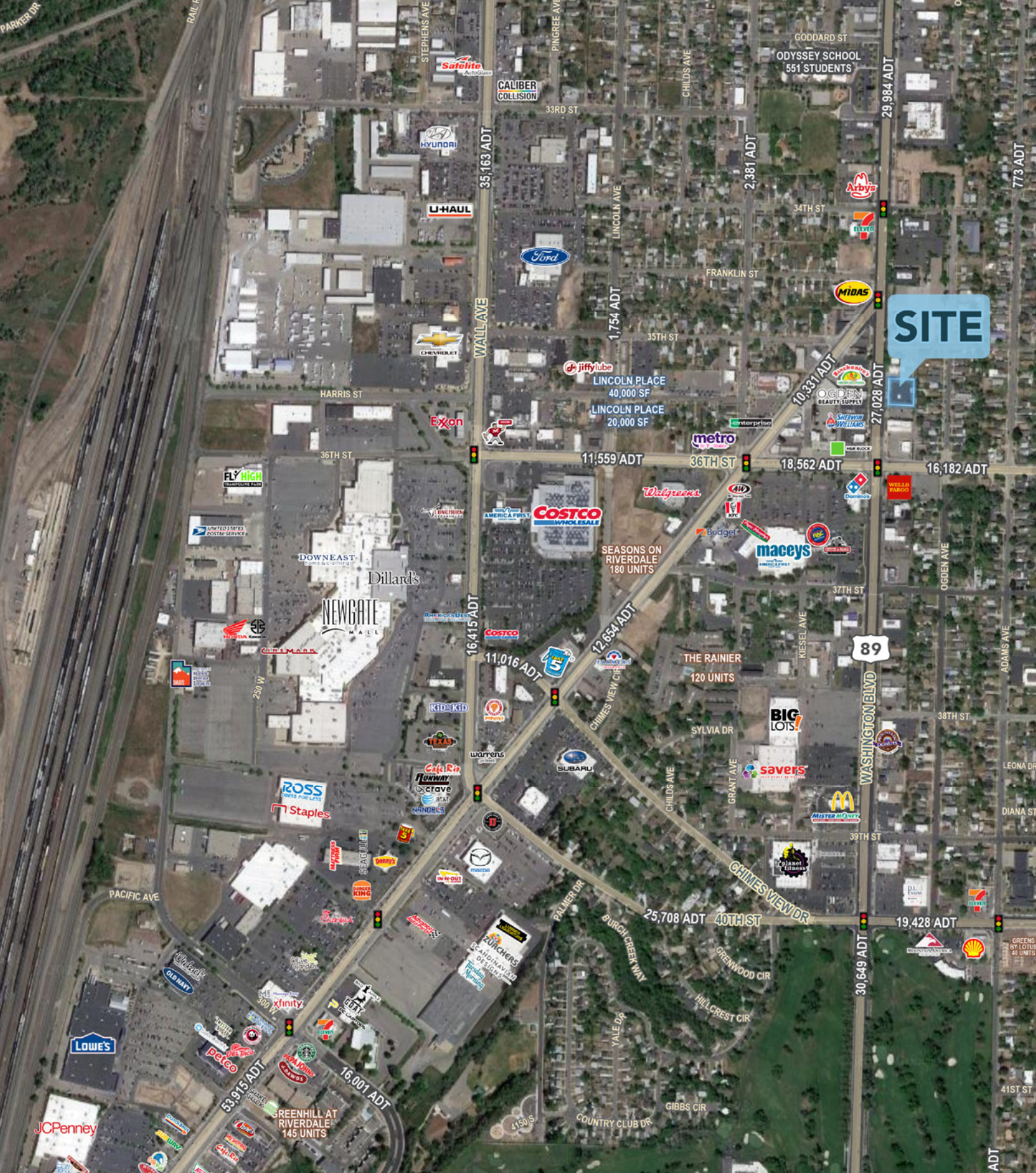
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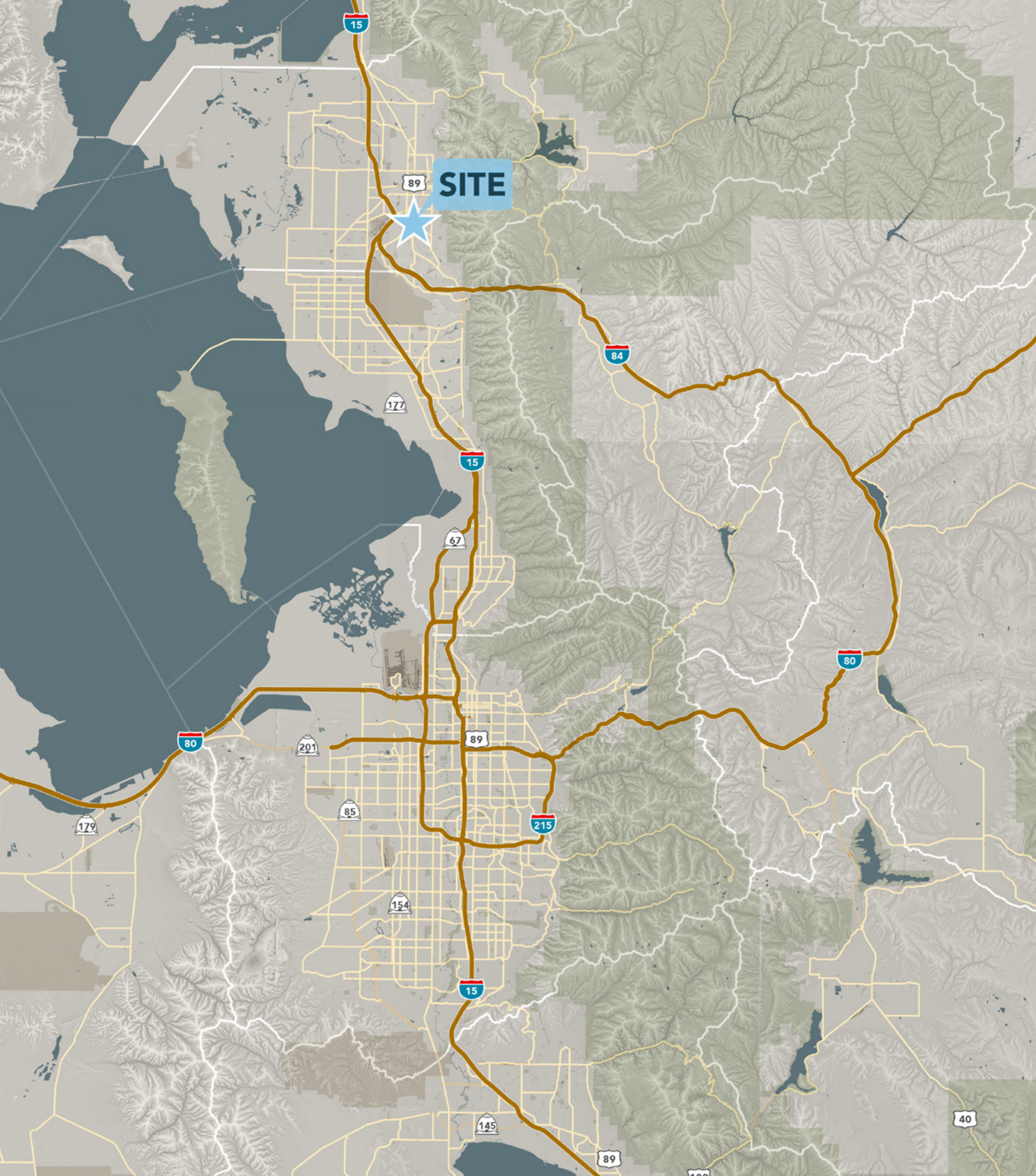
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