



Colliers

For Sublease

# Ogden Zaxby's Sublease

141 W. 12th Street | Ogden, UT 84404

## Property Information

- **Size:** 3,800 SF
- **1.08 AC** with ample parking
- **Asking Rent:** \$48 PSF
- **Lease Term:** 8 years remaining (Expires October 2033)
- **Prime location:** situated on 12th St. corridor, a high-traffic retail area with strong visibility
- **Excellent access:** close to major roads and FrontRunner commuter rail station
- **Zoning:** Commercial use (C) (Restaurant/ Drive-In)
- **Nearby Amenities:** anchored by WinCo, Ross, and PetSmart, plus additional national retailers for strong co-tenancy

## CONTACT US

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### Nate Monson

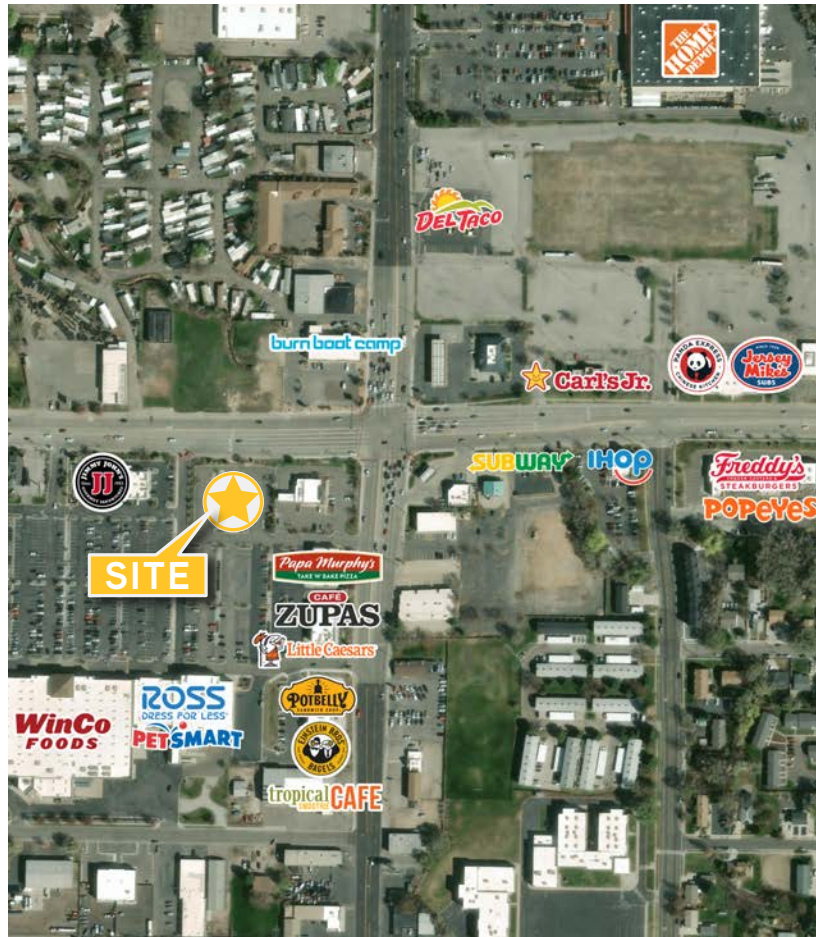
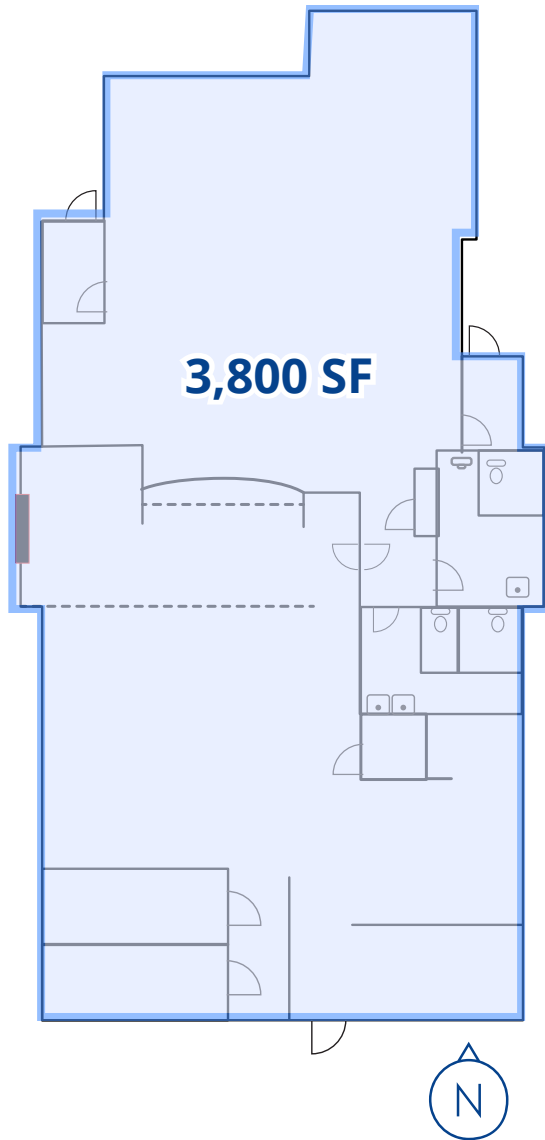
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# Floor Plan & Property





## Area Focus

### Ogden, Utah

*Ogden has a diverse economy bolstered by key industry growth in aerospace, advanced materials, life sciences and tech. The Brookings Institution has recognized Ogden as having the nation's 14th highest concentration of employment in advanced industries.*

The city of Ogden is located at the foot of the Wasatch Range, about 35 miles north of Salt Lake City.

As the county seat of Weber County, Ogden is the regional center for employment and education. It is home to Weber State University and 45 minutes from Logan's Utah State University, offering support for innovation and a young, well-educated workforce.

Downtown Ogden has emerged as a vibrant community center with a historic, walkable downtown and events held throughout the year. It is also in the process of a 25-year master revitalization and development plan to enhance the area for the community and new residents.

#### Demographics within a 5-mile radius



Population

**159,067**



2030 Projected Population

**159,067**



Median Household Income

**\$78,914**



Average Household Income

**\$98,384**



Households

**59,119**



Daytime Population

**166,005**



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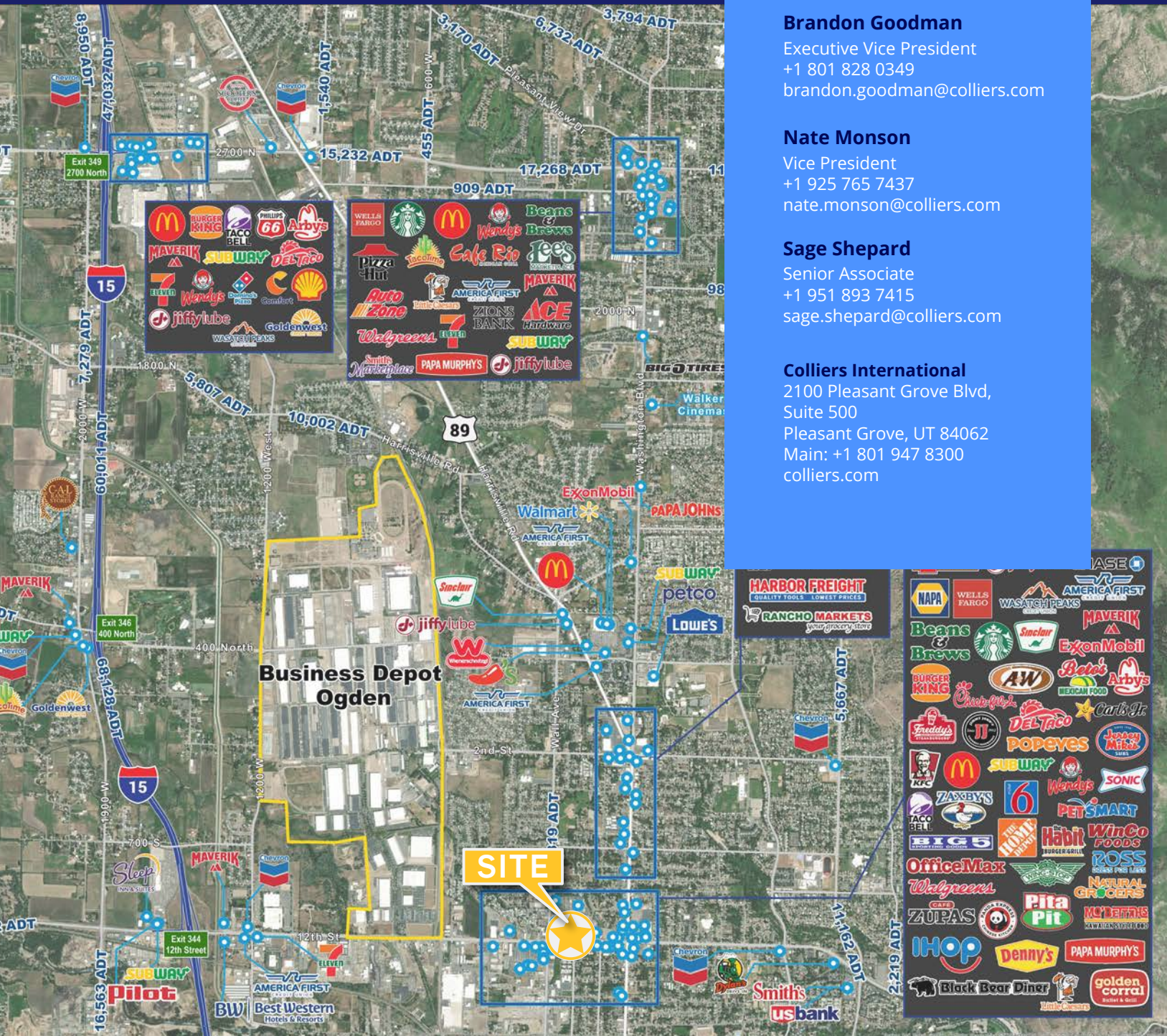
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