

# FOR LEASE, GROUND LEASE OR BTS

## RESTAURANT W/DRIVE-THRU

3385 Washington Blvd | Ogden, Utah 84401



### Property Highlights

- Available July 1, 2026
- Building Size: 2,274 SF
- Lot Size: 0.46 Acres
- Lease Rate: \$100,000/Year NNN
- Great Access & Visibility from Washington Blvd

TANNER OLSON  
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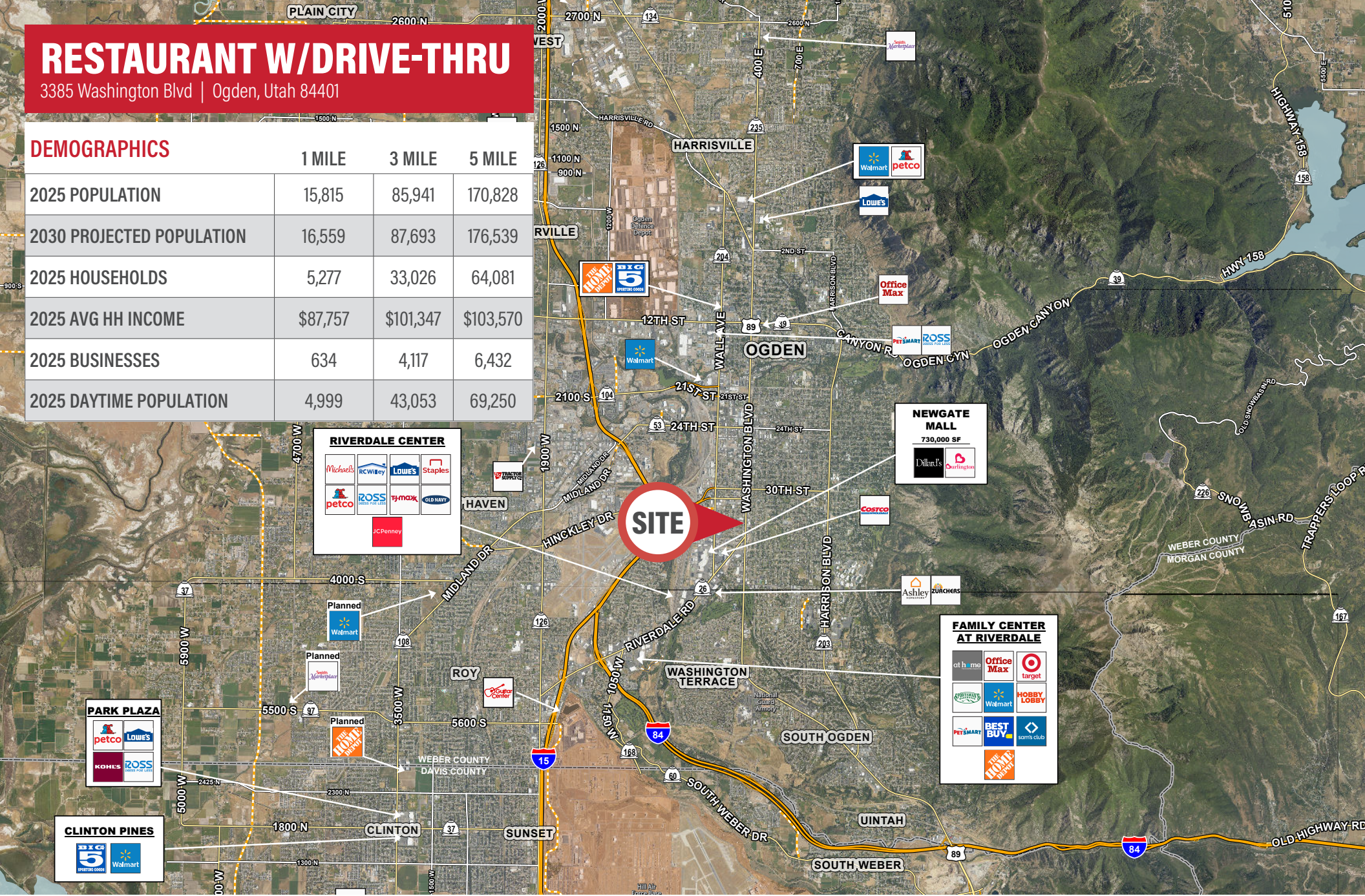
PARTNER **XTEAM**  
RETAIL ADVISORS



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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



**RIVERDALE CENTER**

- Michaels
- RC Willey
- Lowe's
- Staples
- petco
- ROSS Dress for Less
- TYMAX
- OLD NARY
- JCPenney

**NEWGATE MALL**

730,000 SF

- Dillard's
- Surfington

**FAMILY CENTER AT RIVERDALE**

- at home
- Office Max
- target
- Walmart
- HOBBY LOBBY
- PETSMART
- BEST BUY
- som's club
- THE HOME DEPOT

**PARK PLAZA**

- petco
- Lowe's
- KOHLS
- ROSS Dress for Less

**CLINTON PINES**

- THE HOME DEPOT
- Walmart

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