

FOR SALE - SINGLE TENANT INVESTMENT OFFERING

SHERWIN-WILLIAMS

3559 WASHINGTON BLVD, OGDEN, UT 84403



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PROPERTY OVERVIEW

This well-positioned, single-tenant property provides a stable and predictable income stream secured by Sherwin-Williams, a long-standing and creditworthy tenant with strong regional brand recognition. The lease extends through April 30, 2032, reflecting the tenant’s commitment to this location and ensuring reliability for ownership.

The property is located along Washington Blvd., a major high-traffic commercial corridor in Ogden, Utah. It benefits from excellent visibility and accessibility and is surrounded by national and regional retailers including Macy’s, a Subaru dealership, and established restaurants that generate steady consumer traffic.

The strength of the tenant, combined with a prime location and long-term lease security, makes this property a compelling investment opportunity in one of Ogden’s most established commercial districts.

TENANT	Sherwin-Williams
ADDRESS	3559 Washington Blvd, Ogden, UT 84403
PROPERTY TYPE	Single Tenant Office - 100% Occupied
BUILDING SIZE	4,950 SF
PARCEL DETAILS	0.24 Acres / 05-116-0019
ZONING	C-3
YEAR BUILT	1971
SALES PRICE	\$999,000
CAP RATE	5.02-5.60%
NOI	\$58,200 - \$64,000 (NN Terms)
LEASE EXPIRATION	April 2032

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INVESTMENT HIGHLIGHTS



ATTRACTIVE INVESTMENT

Well-positioned, single-tenant investment opportunity



LONG-TERM NN LEASE

Lease secured through April 30, 2032, ensuring income stability and predictability



PRIME COMMERCIAL CORRIDOR

Located on US Highway 89 with traffic counts exceeding 32,000 cars per day



CREDITWORTHY TENANT

Occupied by Sherwin-Williams, a Fortune 500 company with strong regional brand recognition



STRONG SURROUNDING RETAIL

Close to Macey's, Costco, Newgate Mall, Walgreens, Subaru dealership, and restaurants



MINIMAL LANDLORD RESPONSIBILITIES

NN lease structure with limited obligations



ESTABLISHED COMMERCIAL DISTRICT

Located in one of Ogden's most active and growing retail hubs



STRONG CONSUMER BASE

Over 169,000 residents within a 5-mile radius with an average household income exceeding \$100,000

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RARE 7 YEAR LEASE IN PLACE



TENANT OVERVIEW

SHERWIN-WILLIAMS (NYSE: SHW) is a global leader in the manufacture, distribution, and sale of paints, coatings, and related products. Founded in 1866 and headquartered in Cleveland, Ohio, the company operates more than 5,000 retail locations across North America and serves a diverse customer base that includes homeowners, contractors, industrial users, and commercial clients.

FINANCIAL STRENGTH

- Fortune 500 company with annual revenues exceeding \$20 billion.
- Investment-grade credit rating (S&P: BBB / Moody's: Baa2).
- Consistent track record of growth through both retail expansion and strategic acquisitions.

MARKET POSITION

- The largest specialty paint retailer in the United States.
- Strong brand recognition with more than 150 years in business.
- Well-established customer loyalty across professional and DIY markets.

COMMITMENT TO LOCATION

Sherwin-Williams has demonstrated long-term stability at this Ogden location, supported by a lease secured through April 30, 2032. This commitment reflects both the strength of the site and the company's ongoing strategy to maintain a strong retail footprint in high-traffic, established commercial corridors.



REGIONAL OVERVIEW

Ogden is a dynamic city located along the Wasatch Front, known for its historic charm, outdoor recreation, and growing economy. The city blends a rich railroad and Western heritage with modern innovation, making it a desirable place to live, work, and invest. With a steadily growing population, a strong workforce, and excellent transportation connections, Ogden continues to attract both residents and businesses seeking opportunity and quality of life.

- **Historic Downtown:** 25th Street, Union Station, Egyptian Theater
- **Outdoor Recreation:** Ski resorts, hiking and biking trails, and water activities at Waterfall Canyon and River Parkway
- **Culture & Museums:** Ogden Nature Center, Botanical Gardens, Aerospace Museum, Dinosaur Park
- **Festivals & Events:** Rodeo, Twilight concerts, marathons, markets, film and balloon festivals
- **Economic Growth:** Strong med-tech sector and consistently high economic performance rankings

With its mix of natural beauty, cultural attractions, and economic strength, Ogden offers both life-style appeal and solid fundamentals for long-term investment.



Founded
in 1851



4,300 ft
Elevation



3 World-
Class Ski
Resorts



200+ Miles
of Trails



Top Rodeo
Destination

DEMOGRAPHICS - OGDEN MSA

POPULATION

675,840

2025 Total
Population (Esri)

705,109

2030 Total
Population (Esri)

0.85%

2025-2030 Growth
Rate (Esri)

INCOME

\$104,887

Median Household
Income

\$41,863

Per Capita
Income

\$352,067

Median Net
Worth

EDUCATION

25%

High School
Graduate

33%

Some
College

36%

Bachelor's/Grad/
Prof Degree

BUSINESS

15,339

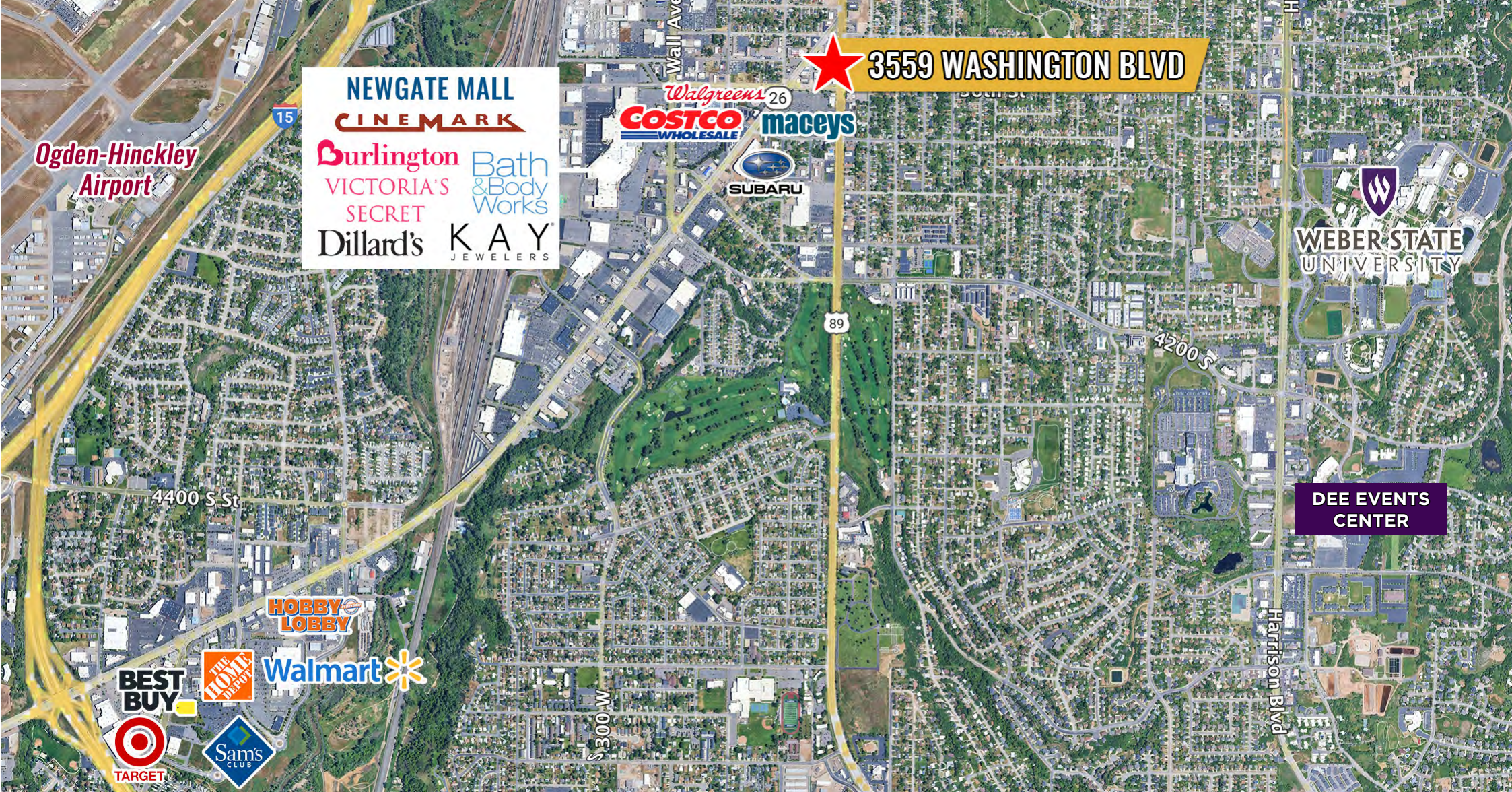
Total
Businesses

211,980

Total
Employees

2.8%

Unemployment
Rate



LOCATION OVERVIEW

Located along Washington Blvd. (US Highway 89) in the heart of Ogden, this property benefits from exceptional visibility and connectivity with direct access to I-15 and nearby major arterials. The site is surrounded by a strong mix of national retailers including Costco, Walgreens, Macey's, and Newgate Mall. Ogden-Hinckley Airport lies just west of the property, while Weber State University—home to more than 29,000 students—is located minutes to the east. This combination of highway access, retail synergy, air travel, and a major university presence positions the property within one of Ogden's most dynamic commercial corridors.

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