



THE JUNCTION

2300 South Washington Blvd, Ogden, UT

Retail Space For Lease
in Downtown Ogden



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**WHAT'S
NEXT
IN RETAIL**

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Property Highlights

AVAILABLE SPACES

- #2320 - 1,265 SF
- #2356 - 1,456 SF (Former Fiiz space with a grease trap)
- #2309 - 7,300 SF (2nd Generation Restaurant)

RENT

\$22.00 PSF/NNN

CAM

\$6.59 PSF

NEIGHBORING TENANTS INCLUDE

Larry H Miller Megaplex, Five Guys, Subway, Sonora Grill, Hilton Hotel, Treehouse Museum, iFly, Costa Vida, EoS Fitness, IMAGE Studios, Therapeutix Mind & Body, Skinny Dogs Bowling, Deseret Book, Atlas Tea, and Elevated Bagel

COMMENTS

- Ideal central location in the heart of Ogden’s downtown entertainment district
- Ample, covered, no-cost parking in a 4-story parking garage on the west side of the center



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



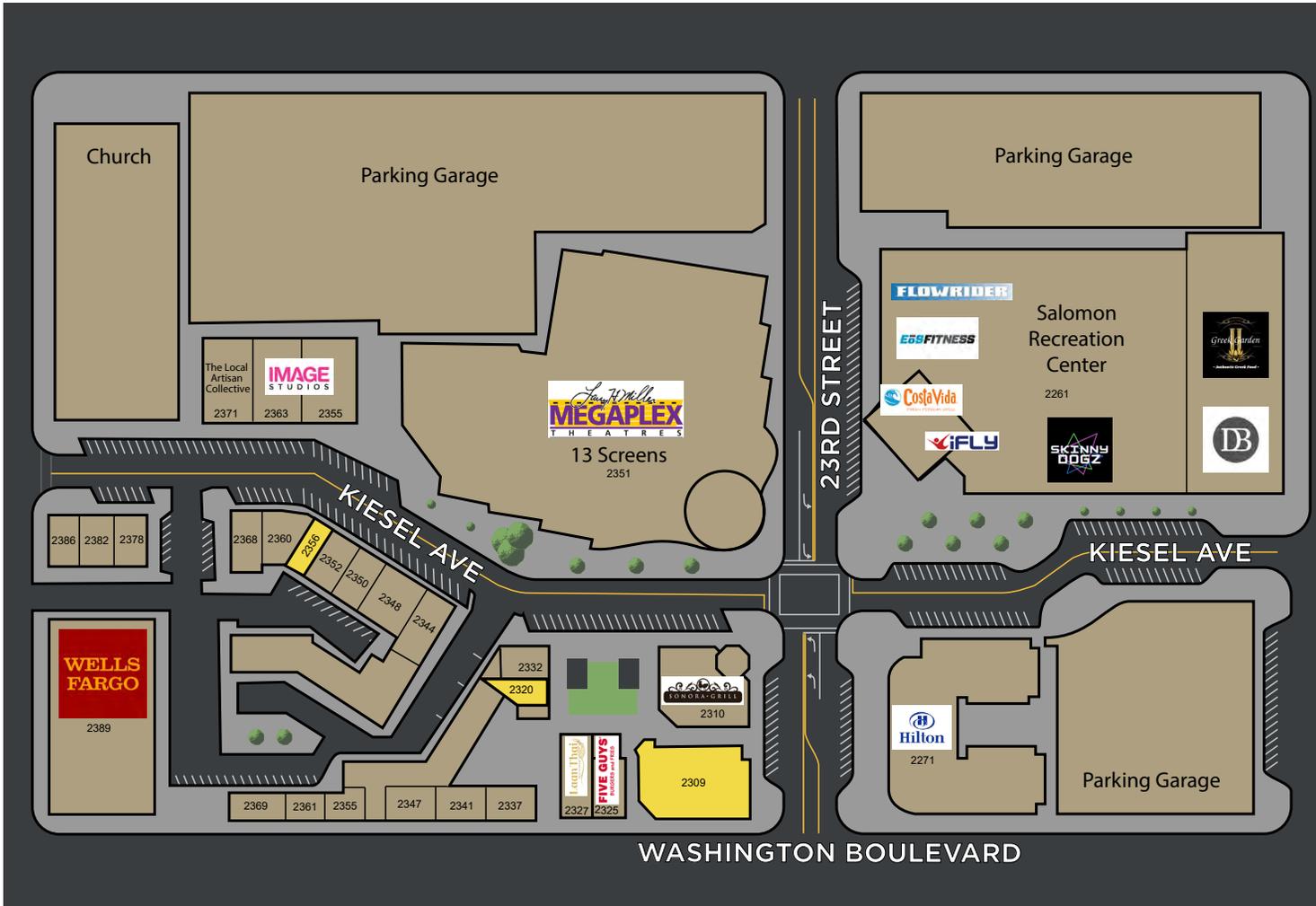
AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	14,232	\$65,668	24,449
3 Miles	76,083	\$78,112	110,935
5 Miles	142,840	\$90,524	182,134

Site Plan



TENANT MIX	
SUITE	TENANT
#2371	The Artisan Collective
#2363	Image Studios
#2351	Megaplex Theatres
\$2386	Bixton's Baked Potato
#2382	Utah National Guard
#2378	Subway
#2368	Vamos Health
#2360	Bassett Salon Solutions
#2356	AVAILABLE
#2352	The Cupcake Shoppe
#2350	Honey & Lime Boutique
#2348	Therapeutix Mind & Body
#2344	Timi Boba
#2332	WingNutz
#2320	AVAILABLE
#2369	FedEx
#2355	Airforce Recruiting Center
#2361	The Wick Lab
#2347	Elevated Bagel
#2341	Atlas Tea Company
#2337	Sparkles & Gowns
#2327	Laan Thai Restaurant
#2325	Five Guys
#2309	AVAILABLE
#2310	Sonora Grill
#2389	Wells Fargo



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