

Vacant Retail Opportunity:  
3,600 SF | Offered at:  
\$950,000

# 4301 S. 300 W.

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# 4301 S. 300 W.

OGDEN, UT 84405

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- 03 Financial Analysis
- 04 Location Overview
- 05 Market Overview



# C O N T E N T S

# 01

EXECUTIVE

# SUMMARY



Located at 4301 S 300 W, this well-maintained, **3,600 SF retail property** is being offered **Vacant at \$950,000**, presenting an exceptional owner-user or value-add opportunity. Built in 1961, the property was most recently home to **Kismet Kids Daycare**, a reputable childcare provider, and is well-suited for continued childcare use or a variety of other retail and service-oriented concepts.

The property is being sold **vacant and free of any existing lease obligations**, giving the new owner full flexibility to occupy, reposition, or lease the space on their own terms. The building has been well-maintained and is move-in ready for an owner-user or an investor looking to establish their own lease structure.









# Market Demand & Growth Drivers

Several factors support strong retail and commercial demand in Ogden, including:

**Rapid Population & Job Growth** – Ogden is one of the fastest-growing cities in Utah, with population growth and job creation driving increased demand for local retail and service businesses across the corridor.

**Strong Daytime Traffic & Consumer Base** – Proximity to Hill Air Force Base and a dense residential population generates consistent foot traffic and daytime spending activity, supporting a wide range of retail and service uses.

**Low Retail Vacancy & Rising Rents** – Ogden's retail market has tightened considerably in recent years, with vacancy rates declining and asking rents trending upward, reflecting strong absorption and limited new supply in the submarket.

**Diverse Use Potential** – The property's 3,600 SF layout and established build-out make it well-suited for a variety of commercial uses, including medical or professional office, personal services, food & beverage, or specialty retail.

**Business-Friendly Environment** – Utah's low tax burden, streamlined permitting, and pro-business regulatory climate make Ogden an attractive location for entrepreneurs and established operators alike looking to establish or expand their footprint.



## Investment Highlights

- ◆ Recently renovated, turnkey property
- ◆ Vacant delivery – immediate owner-user or leasing flexibility
- ◆ Value-add or repositioning potential in a high-demand submarket
- ◆ High demand for retail buildings in the area
- ◆ Positive leverage opportunity at current interest rates



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PROPERTY

# DESCRIPTION

02



PROPERTY OVERVIEW

<b>Address</b>	4301 S 300 W, Ogden, UT 84405
<b>Market/Submarket</b>	Weber County/Ogden
<b>Square Footage</b>	3,600
<b>Lot Size</b>	.13 acres
<b>Year Built</b>	1961
<b>Occupancy</b>	00%
<b>Operating Expenses</b>	NNN Lease
<b>Taxes</b>	NNN Lease



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FINANCIAL  
ANALYSIS

03



# Financial Analysis |

## *Pro Forma*

<b>Former Tenant Income &amp; Expenses</b>	
Potential Rental Income	\$ 76,800.00
Vacancy	\$ -
Effective Rental Income	\$ 76,800.00
Other Income (Late fees, RUBS, etc)	\$ -
<b>Gross Operating Income</b>	<b>\$ 76,800.00</b>
<b>Operating Expenses</b>	
Real Estate Taxes	\$ -
Property Insurance	\$ -
Management	\$ -
General & Admin	\$ -
Marketing	\$ -
Repairs & Maintenance	\$ -
Utilities	\$ -
Reserves	\$ -
<b>Total Operating Expenses</b>	<b>\$ -</b>
Expense Ratio	0.00%
<b>Net Operating Income</b>	<b>\$ 76,800.00</b>
<b>Cap Rate:</b>	<b>8.08%</b>
<b>Purchase Price:</b>	<b>\$ 950,000</b>
<b>Annual Rents the Next 5 Years</b>	
Year 1	\$ 76,800.00
Year 2	\$ 79,872.00
Year 3	\$ 83,066.88
Year 4	\$ 86,389.56
Year 5	\$ 89,845.14

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LOCATION

# OVERVIEW

01

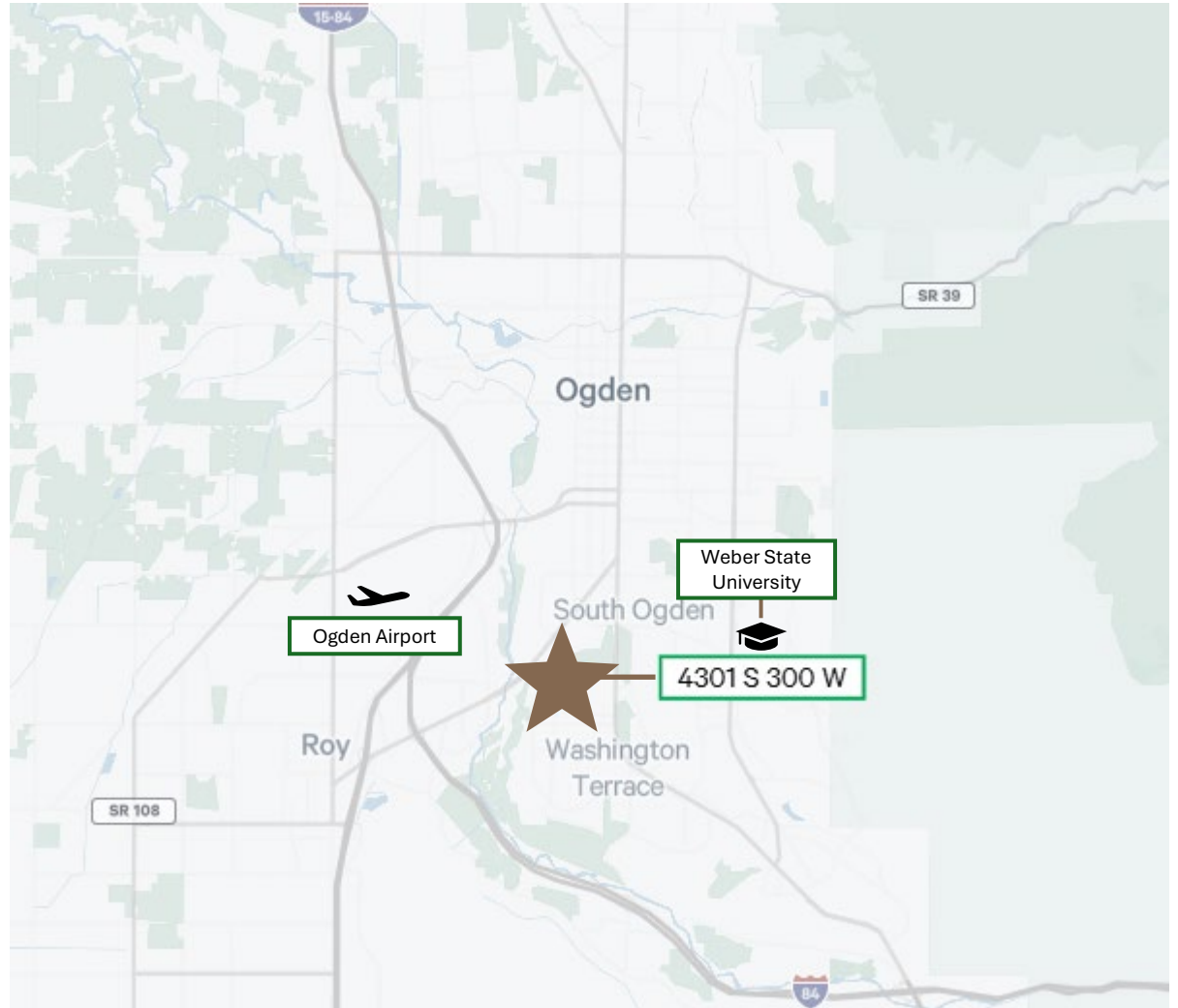


OGDEN | UTAH

Ogden’s economic growth is strong and resilient, with the **Ogden-Clearfield submarket recently ranked as the #2 Best Performing City by the Milken Institute.** Ogden has one of the lowest unemployment rates in the nation at **1.9%**, supported by a diverse and stable economy driven by the defense industry, tourism, and a growing technology sector.

**Hill Air Force Base, the region’s largest employer, provides a steady influx of high-paying civilian and military jobs,** with Northrop Grumman expanding its presence in the area. **Ogden’s job growth rate is leading the nation at 8.5%** (October 2021–October 2022), making it an attractive location for real estate investment. Additionally, in-migration to Ogden is strong, **with a projected population growth rate that is more than double the national average over the next decade.**

Ogden’s market is expected to benefit from these economic and demographic trends, making this investment opportunity an ideal option for those seeking both immediate returns and long-term growth.



## SALT LAKE CITY AND UTAH MARKET INSIGHTS

- **Economic Growth:** Utah has been named the #1 state for economic growth by Forbes and continues to attract significant investment due to its robust business environment and quality of life.
- **Population and Job Growth:** Ranked #1 in population growth over the last decade, Utah also stands in the top 5 for job growth, reinforcing its status as a prime market for commercial real estate investment.
- **Investment Recognition:** Salt Lake City has been identified by PwC and the Urban Land Institute as one of the top markets for multifamily investment in both 2021 and 2022.
- **Recent Accolades:** Utah is celebrated for its business-friendly policies, high rent collections during the pandemic, and overall economic resilience.

*Utah's strong economic indicators, supportive business climate, and impressive growth metrics make it an exceptional choice for commercial real estate investment. This opportunity represents a strategic investment in a high-demand area with significant upside potential.*



### SOME OF UTAH'S RECENT ACCOLADES INCLUDE:

#1

State for economic growth  
*Forbes*

#1

State for business  
*CNBC*

#1

Happiest state  
*WalletHub, 2016*

05

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MARKET

# OVERVIEW



OGDEN, UTAH

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Utah

**US News recently named Utah the #1 state in the country the second year in a row**. People continue to come in droves to northern Utah for its beauty, favorable business environment and quality of life.

**Utah Ranked #1 for population growth over the last decade** and it is expected to remain that way well into the future.

**Utah ranked top 5 in job growth over the last decade** as well. Because of this, investors have flocked here for its apartment investment opportunities. PwC and the Urban Land Institute named **Salt Lake City the #2 best market to buy multifamily in both 2021 and 2022**.

Some of Utah’s recent accolades include **1) Forbes ranked Utah as the #1 state for economic growth. 2) CNBC rated Utah the top place for businesses and 3) WalletHub rated Utah “the Happiest State” in 2016**.

There are a plethora of reasons why investing in Utah multifamily is a smart decision. Utah has a pro-business government, landlord-friendly laws, job growth, population growth, income growth, and had the highest rent collections in the nation during the pandemic. Utah’s economy is incredibly strong and experts agree it is an excellent place to invest in multifamily.

## OGDEN HIGHLIGHTS

**Ogden is the seat of Weber County**, one of the fastest-growing counties in Utah, with consistent population growth driven by in-migration from higher-cost Wasatch Front markets

**Weber State University** enrolls over 32,400 students with 97% living off campus, creating sustained demand for privately owned rental housing

**McKay-Dee Hospital** anchors a dense healthcare and professional employment corridor along Harrison Boulevard, generating year-round housing demand from a stable workforce

**Ogden's east bench submarket has historically maintained strong occupancy** due to its proximity to Weber State, McKay-Dee, and convenient access to Interstate 15 and the FrontRunner commuter rail

**Rentometer data shows** average 2-bedroom rents of \$1,431 within a two-mile radius, with in-place rents at Country Hills offering measurable upside to market



OGDEN MARKET

- **#2 Best Performing City**
- **1.9% Unemployment Rate**
- **2x the National Average for Population Growth**
- **#1 State for Economic Growth**
- **Hill Air Force Base and Northrop Grumman's expanding presence anchoring long-term employment demand.**

Ogden's market is expected to benefit from these economic and demographic trends, making this investment opportunity an ideal option for those seeking both immediate returns and long-term growth.

### Utah Market

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