

FOR LEASE

CANYON PLAZA SHOPPING CENTER



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

KYLE BLOOMFIELD
kbloomfield@mwcre.com
direct 801.456.8814
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PROPERTY DETAILS

2060 HARRISON BOULEVARD, OGDEN, UT 84401

- Anchored by: Fresh Market, Dollar Tree and South Fork Hardware
- Large Attractive Pylon Signage
- Easy Access and Great Parking
- In-line Tenants: Domino's, One Stop Smoke Shop, D & T Nails, Hunan Chinese, TitleMax, Cut Hut, The Original Philadelphia

SURROUNDING TENANTS



2023 DEMOS

EST. POPULATION



1 MILE » 16,225
3 MILE » 77,405
5 MILE » 139,521

EST. HOUSEHOLDS



1 MILE » 6,578
3 MILE » 28,970
5 MILE » 51,007

EST. AVERAGE HH INCOME



1 MILE » \$81,966
3 MILE » \$86,918
5 MILE » \$97,704

FULL SERVICE
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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.mwcre.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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SITE PLAN



20th Street - 8,051 cars/day

Harrison Boulevard - 28,144 cars/day



AVAILABLE	SIZE	LEASE RATE
2058	1,217 SF	Call Agent
Tax, Ins. and C.A.M.		\$4.92 PSF/YR
*Subject to Landlord's approval of qualified tenant based on financial statements		

21ST STREET



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HARRISON BLVD 28,792 ADT



RUSHTON ST

21ST ST

21ST ST



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