

# OGDEN PLAZA RESTAURANT SPACE

FOR LEASE



SOUTHWEST VIEW & PATIO AREA



SOUTHEAST VIEW & COFFEE SHOP

## PROPERTY DETAILS

2263 SOUTH GRANT AVENUE, OGDEN, UT 84401

- Restaurant Space
- Coffee Shop Space
- New Storefront Design
- Lease Rate: \$24.00/SF – \$28.00/SF
- Available Space: 1,200 - 10,085 SF (Divisible)
- Patio Seating Available
- Ample Parking Available:
  - Onsite Parking Field
  - Adjacent Public Parking Garages
- Adjacent to the Downtown Junction

### SURROUNDING TENANTS



## 2023 DEMOS

### EST. POPULATION

1 MILE » 16,883  
3 MILE » 82,969  
5 MILE » 160,275

### EST. HOUSEHOLDS

1 MILE » 6,646  
3 MILE » 30,966  
5 MILE » 58,609

### EST. AVERAGE HH INCOME

1 MILE » \$71,307  
3 MILE » \$87,213  
5 MILE » \$98,725



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

### MIKE MEDINA

m.medina@mtnwest.com  
direct 801.416.1049  
[View Profile](#)

### ALBERTO VAZQUEZ

avazquez@mtnwest.com  
direct 801.852.8574  
[View Profile](#)

### PARKER DIXON

pdixon@mtnwest.com  
direct 801.391.2552  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)

# SITE PLAN

# OGDEN PLAZA RESTAURANT SPACE



LEASING PLAN



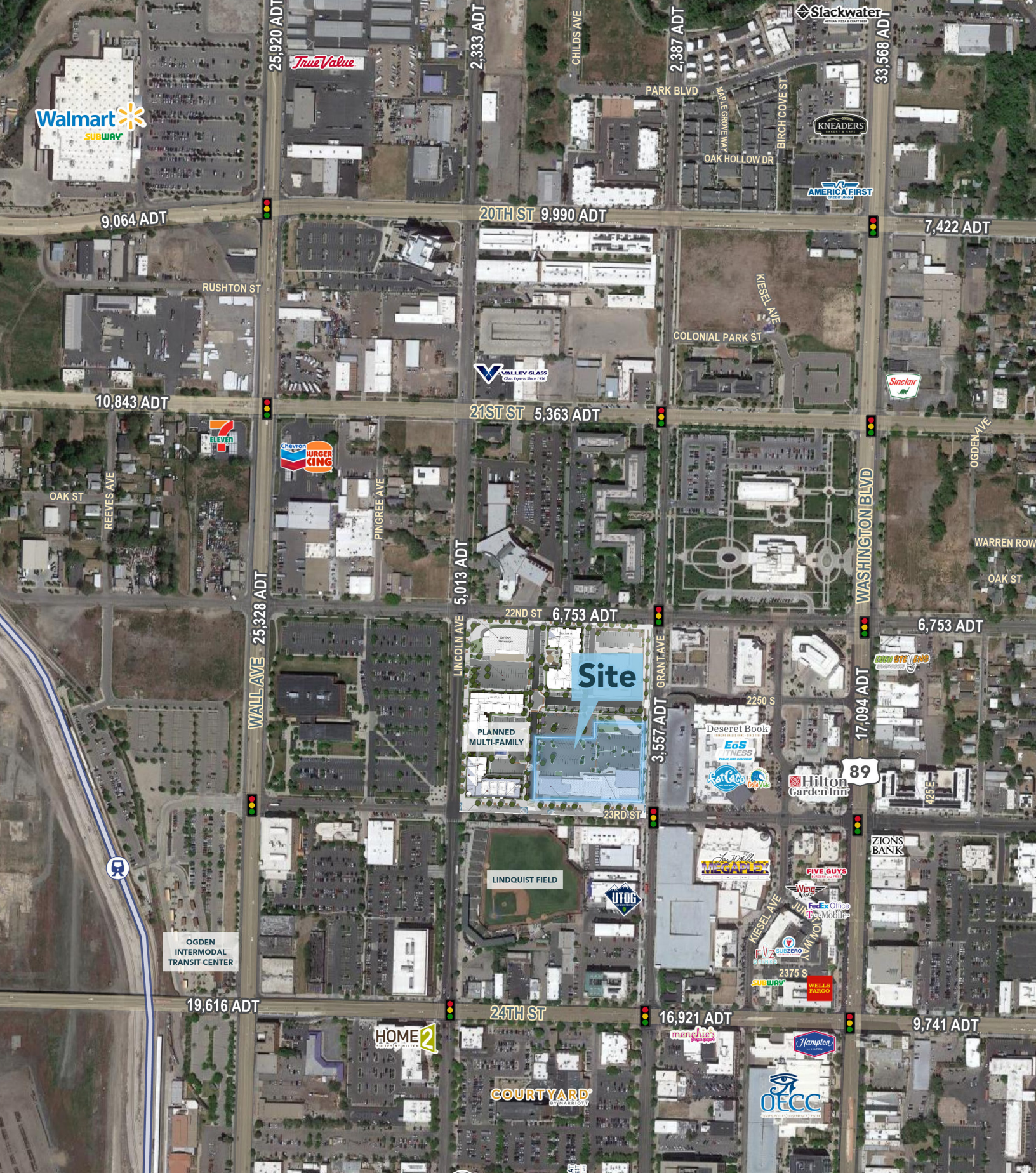
**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**MIKE MEDINA**  
m.medina@mtwest.com  
direct 801.416.1049  
[View Profile](#)

**ALBERTO VAZQUEZ**  
avazquez@mtwest.com  
direct 801.852.8574  
[View Profile](#)

**PARKER DIXON**  
pdixon@mtwest.com  
direct 801.391.2552  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**MIKE MEDINA**

m.medina@mtwest.com  
direct 801.416.1049

[View Profile](#)

**ALBERTO VAZQUEZ**

avazquez@mtwest.com  
direct 801.852.8574

[View Profile](#)

**PARKER DIXON**

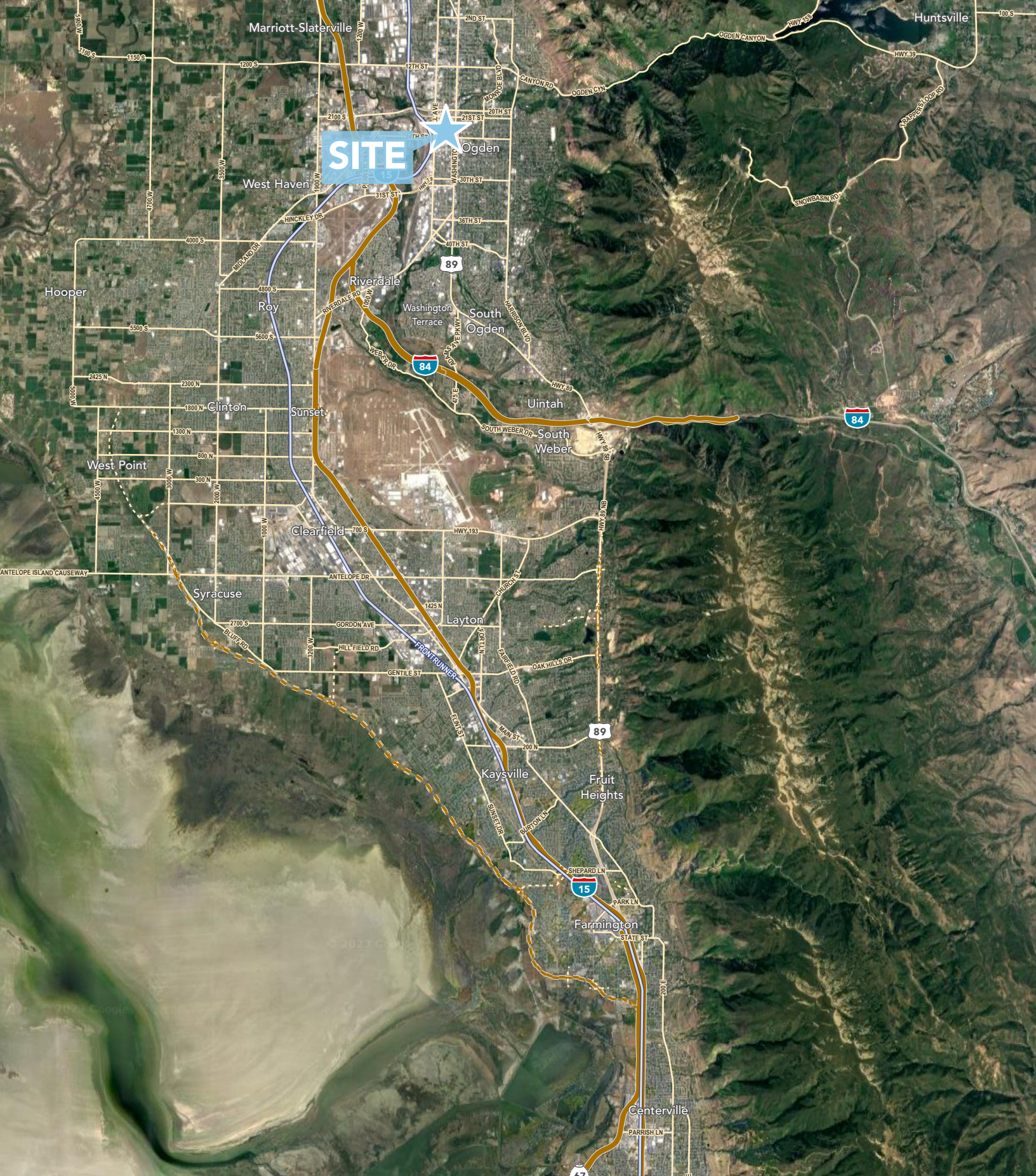
pdixon@mtwest.com

direct 801.391.2552

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**MIKE MEDINA**

m.medina@mtnwest.com  
direct 801.416.1049

[View Profile](#)

**ALBERTO VAZQUEZ**

avazquez@mtnwest.com  
direct 801.852.8574

[View Profile](#)

**PARKER DIXON**

pdixon@mtnwest.com  
direct 801.391.2552

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111

Office 801.456.8800

[www.mtnwest.com](http://www.mtnwest.com)