

FOR SALE OR LEASE**COMMERCIAL RETAIL CORNER**

**1145 WASHINGTON
BLVD, OGDEN, UT
84404-4966**

Great Retail Corner

- One of Ogden's most heavily traveled commercial corridors
- Strong visibility and easy access
- Zoned CP-2 Commercial
- 3,980 SF stucco / block building
- 11 dedicated parking spaces in front, plus a shared parking
- Lease single suite or purchase the entire property

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Property Summary

Building SF:	3980 sf
Lease Rate:	\$26.00
Lot Size:	.23 acre
Parking:	11 plus shared
Purchase Price:	\$1,550,000
Year Built:	1999
Zoning:	CP-2, Community Commercial
Suite 1 (for lease)	1526 sf
Suite 2 (leased)	1080 sf
Suite 3 (leased)	1374 sf
CAM fees	\$289

Property Overview

Investment Opportunity

The scheduled net annual income on this property is \$105,136 with a pro forma cap rate of 6.78%.

One tenant is on a "month-to-month" and the other tenant lease expires 5/31/2029. The vacant suite is being offered at \$26/sf.

Location Overview

1145 S Washington Blvd sits along one of Ogden's most heavily traveled commercial corridors, offering strong visibility and easy access in the heart of Weber County. Zoned CP-2 Community Commercial, the property supports a wide range of retail, office, and service uses. Built in 1999 with durable stucco construction, the 3,980 SF building sits on a .23-acre lot and offers 11 dedicated parking spaces in front, plus a shared parking agreement with Bank of America to the west — giving tenants and customers ample, convenient access.



Available for suite lease or property sale

Leasing Opportunity — Suite 1

Suite 1, positioned on the west end of the building, offers 1,526 SF — the largest of the property's three suites at 38.34% of the total building area. With direct frontage along Washington Blvd, on-site parking, and access to the shared lot next door, Suite 1 is well suited for a retail, office, or service-based tenant looking for a high-visibility location in a well-maintained, established commercial building. In-place economics reflect a competitive rate for the corridor, making this an attractive space for a tenant seeking room to grow in a proven Ogden location.

Property for Sale

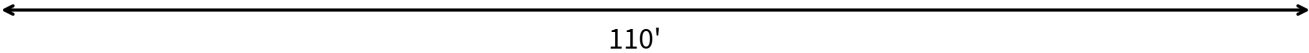
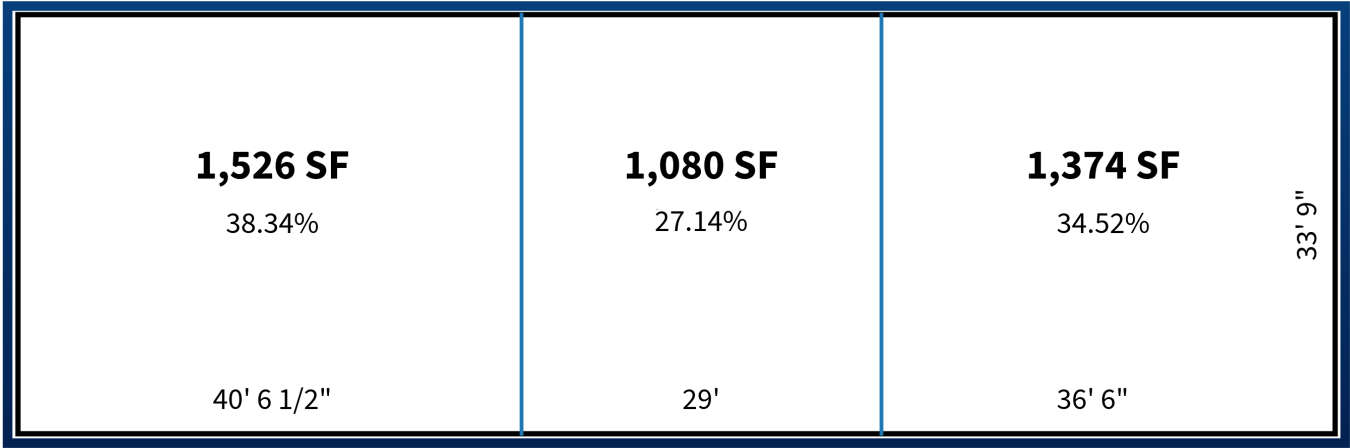
This 3,980 SF, three-suite commercial building presents a turnkey opportunity for an owner-user or investor. The property is divided into Suite 1 (1,526 SF), Suite 2 (1,080 SF), and Suite 3 (1,374 SF), with Suite 1 available - offering a buyer the flexibility to occupy a suite, reposition it at market rate, or bring in a new tenant. Annual property taxes for 2025 total \$8,284.54, and the building's 1999 construction and stucco exterior mean low near-term capital needs for a new owner.

BUILDING FOOT PRINT

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3980 RSF

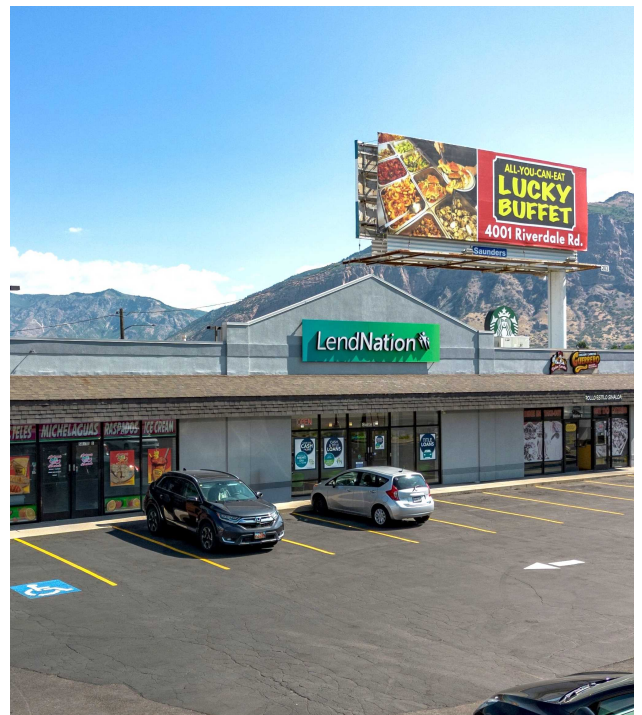


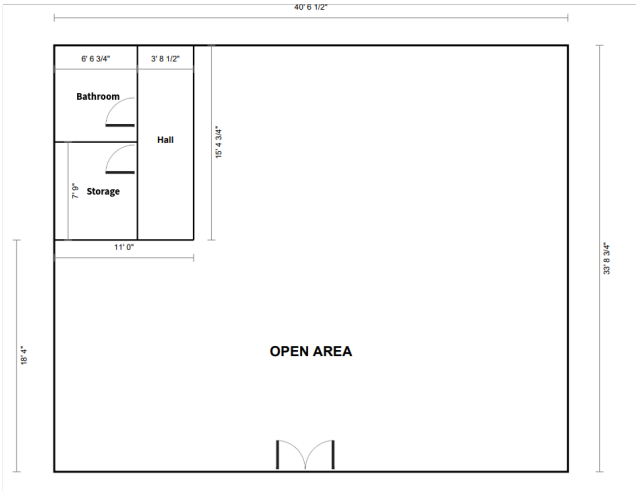
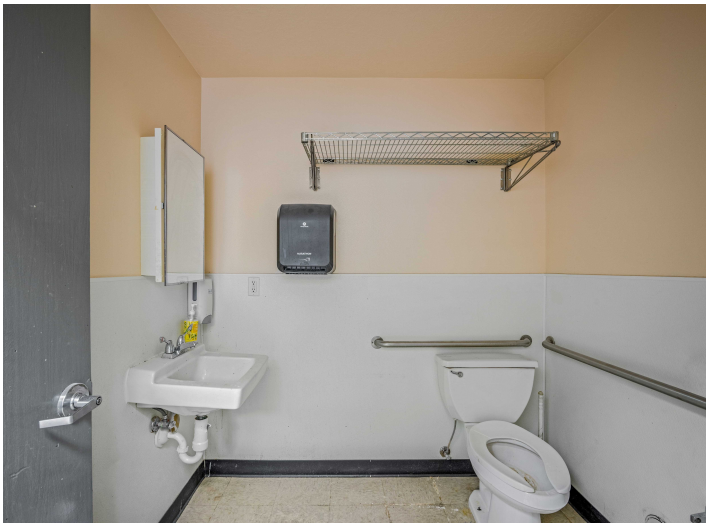
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RETAIL CORNER SITE

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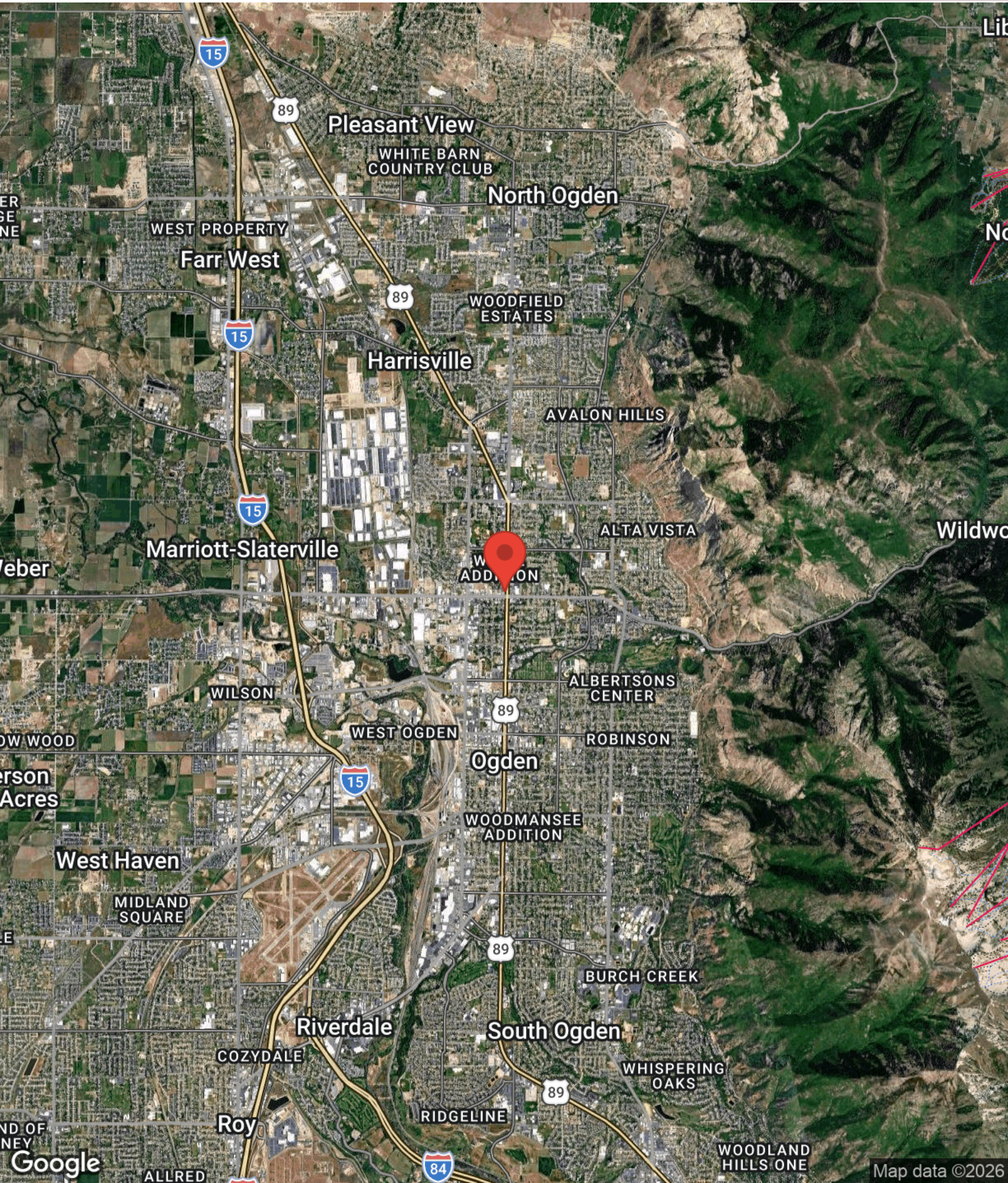




REGIONAL MAP

PRIME RETAIL CORNER

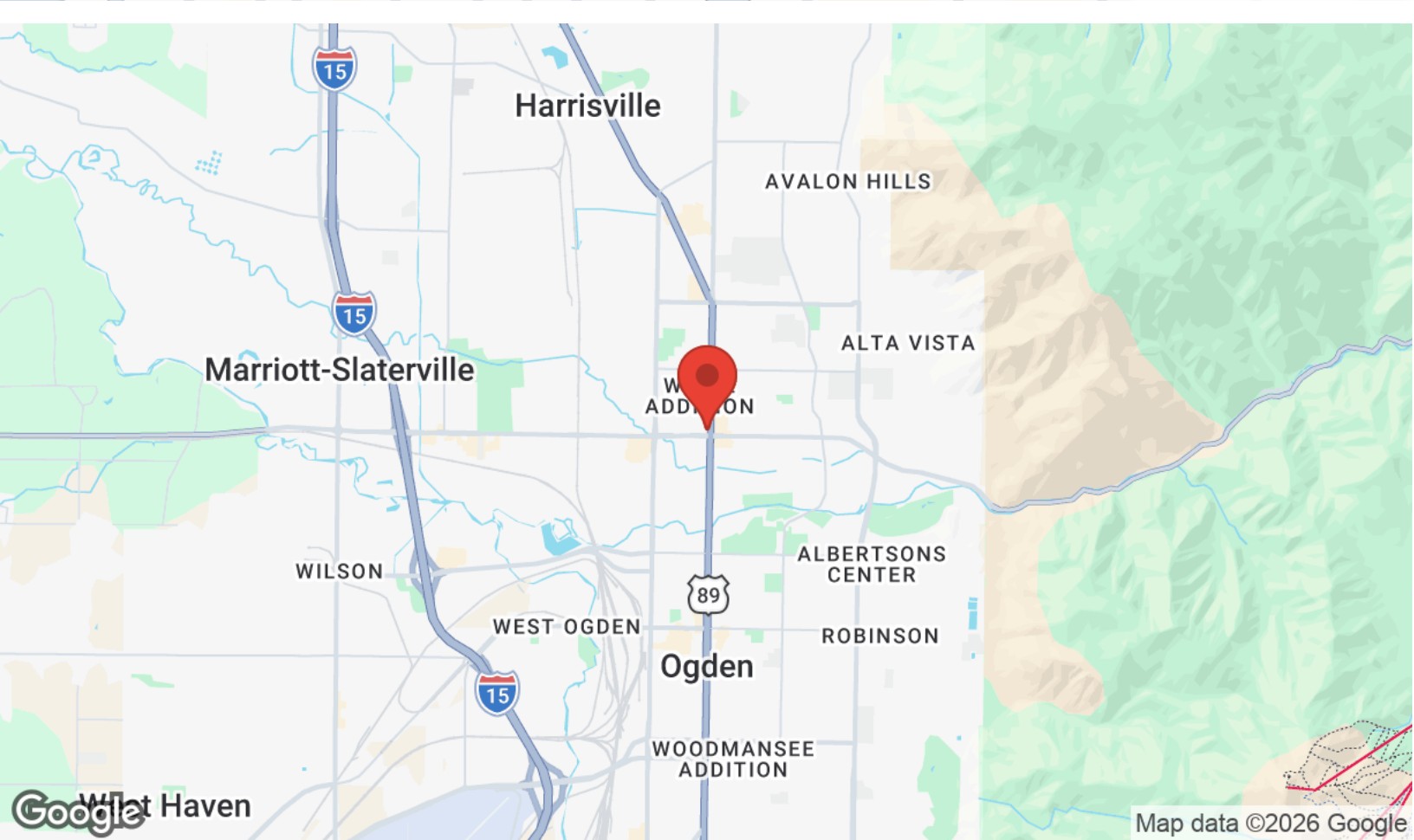
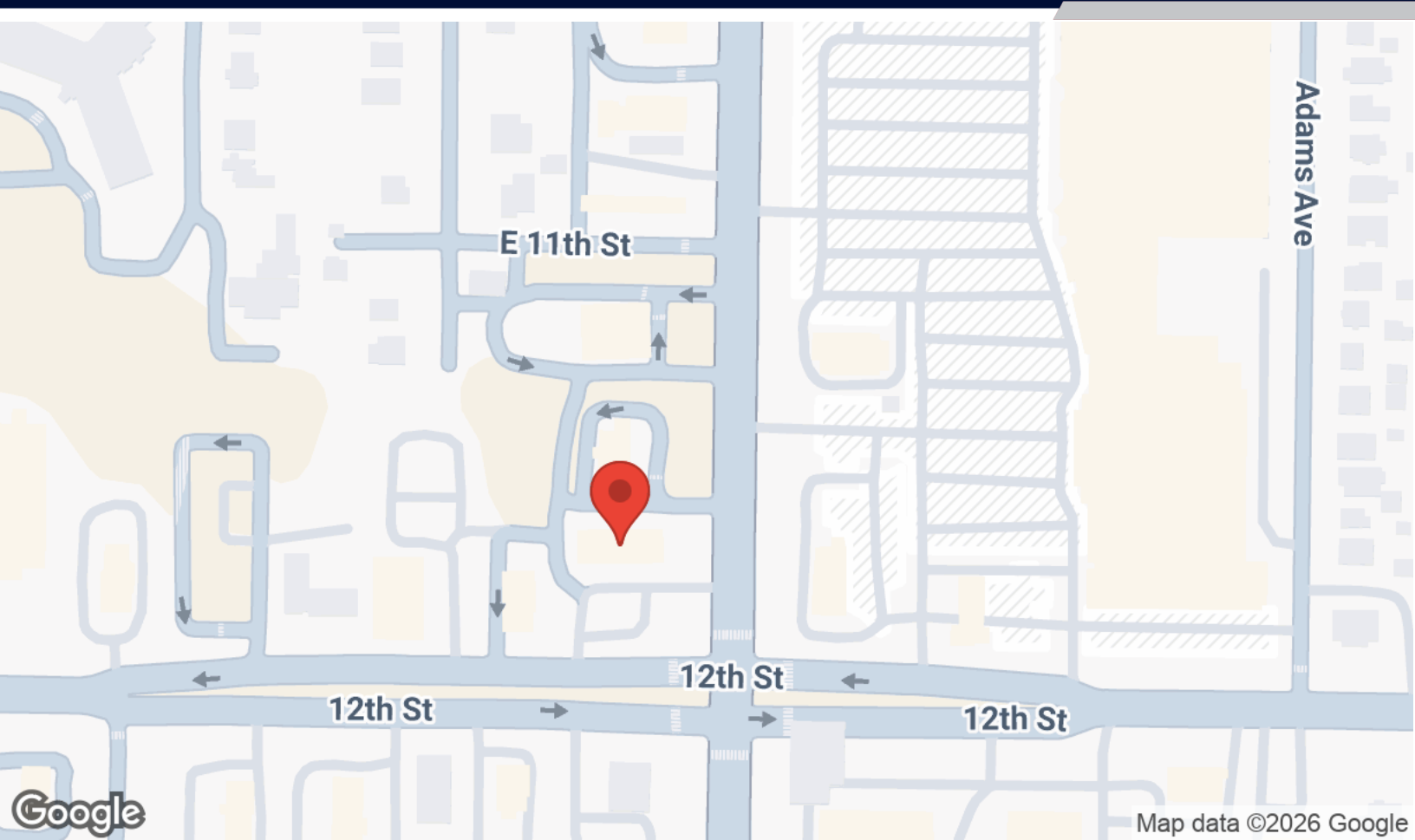
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LOCATION MAPS

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AERIAL MAP

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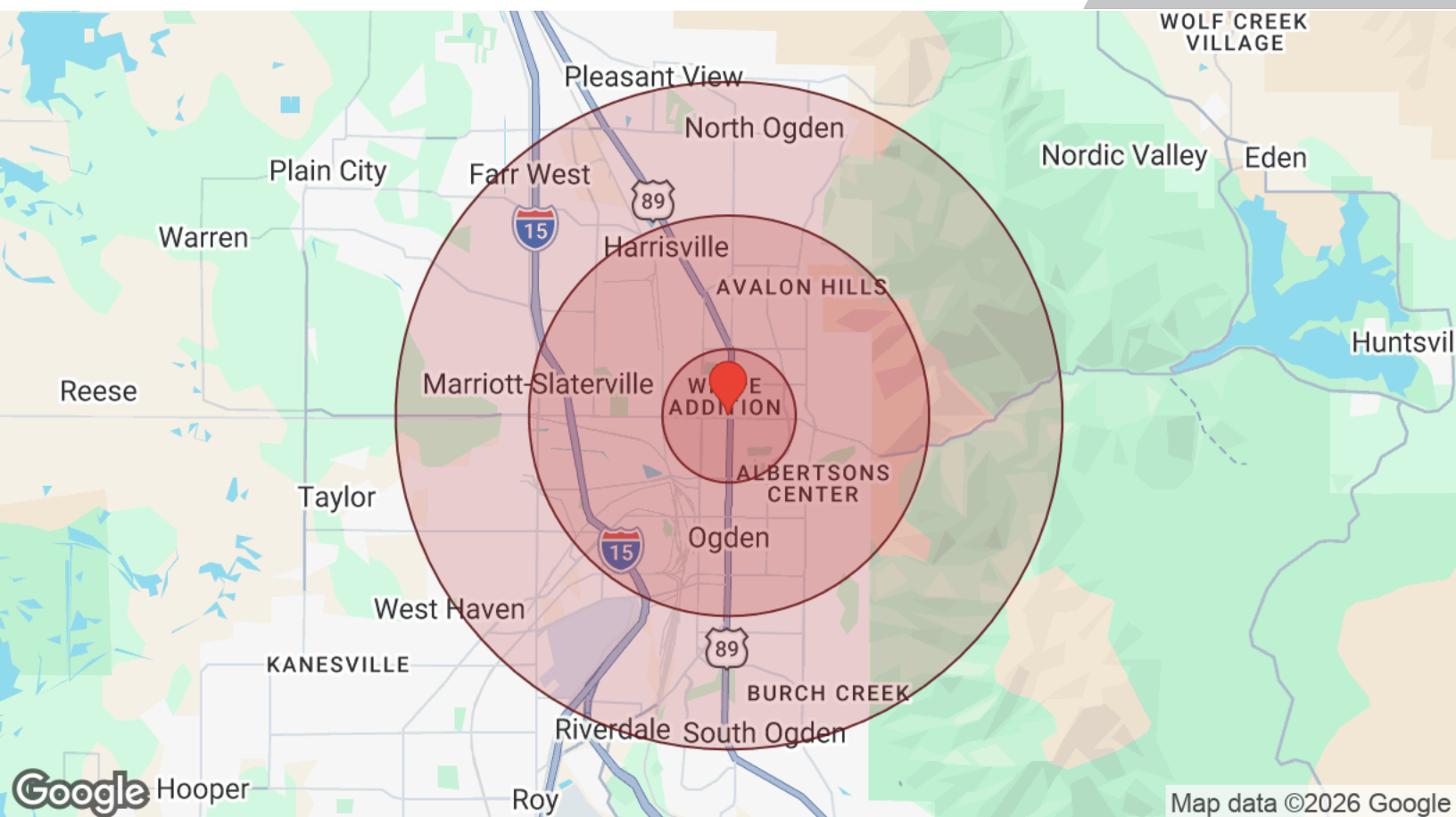


BUSINESS MAP

PRIME RETAIL CORNER

1145 S. WASHINGTON BOULEVARD • OGDEN, UT 84404





Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,507	41,849	76,005
Female	7,112	39,798	74,161
Total Population	14,619	81,647	150,166

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,840	53,291	103,975
Black	360	2,155	3,229
Am In/AK Nat	121	490	691
Hawaiian	26	204	360
Hispanic	4,359	21,694	35,094
Asian	189	1,274	2,478
Multiracial	550	2,196	3,904
Other	173	335	450

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,444	34,394	60,618
Occupied	6,007	31,942	56,554
Owner Occupied	3,118	17,915	35,137
Renter Occupied	2,889	14,027	21,417
Vacant	437	2,452	4,064

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,380	16,924	31,552
Ages 15 - 24	2,203	12,168	22,689
Ages 25 - 54	6,271	36,587	64,558
Ages 55 - 64	1,317	7,417	13,637
Ages 65+	1,449	8,552	17,731

Income	1 Mile	3 Miles	5 Miles
Median	\$66,283	\$75,177	\$83,314
Under \$15k	703	2,681	3,710
\$15k - \$25k	420	1,710	2,515
\$25k - \$35k	317	2,182	3,516
\$35k - \$50k	776	3,567	5,642
\$50k - \$75k	1,251	5,794	9,741
\$75k - \$100k	960	5,405	9,480
\$100k - \$150k	1,002	6,026	11,684
\$150k - \$200k	323	2,394	5,278
Over \$200k	257	2,184	4,988



PROPERTIES AROUND THE WORLD

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