

Point Washington Retail

150 N Washington Blvd Ogden, UT 84404



FOR LEASE



Property Summary:

- One Story Retail
- Year built: 1981
- Zoning: Retail Trade

Available:

- Unit G: 1,320 SF
- Store Front, Move In Ready
- \$1.17 / SF/Month + NNN

Property Highlights:

- 24,000 Vehicles Traversing on Washington Blvd Daily
- 20,700 Vehicles Traversing on 2nd Street Daily
- Ideal for Retail, Heavy foot traffic on Site & Ample Parking

For More Information:

Jesus H. Henao

Managing Principal

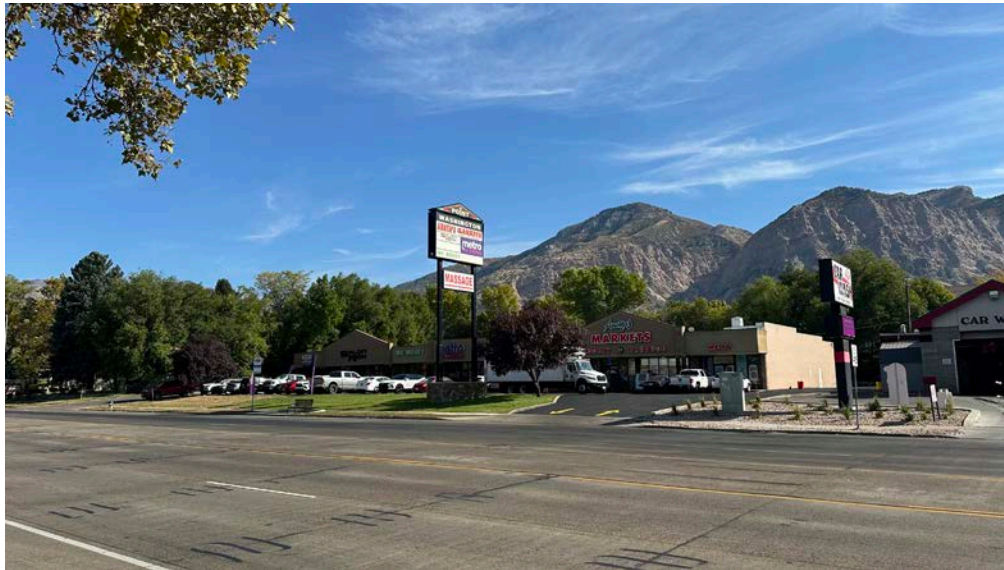
801.854.3477 | jesus@jesushenao.com

Utah: UTAH# 11838985-PB00

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150 N WASHINGTON BLVD OGDEN, UT 84404

RETAIL SPACE FOR LEASE

AVAILABLE SPACE
±1,320 SF

- Prime retail location on Washington Blvd, Ogden's primary commercial corridor.
- Excellent visibility with approximately **24,000 vehicles** passing daily.
- Quick access to I-15 via 12th Street and minutes from Downtown Ogden.

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	15,409	67,462	125,494
HOUSEHOLDS	5,265	23,254	42,424
MEDIAN AGE	34 YEARS	33 YEARS	34 YEARS
AVERAGE HOUSEHOLD INCOME*	\$48,000 (EST.)	\$58,000 (EST.)	\$70,000 (EST.)

*Income estimates based on 1, 3, and 5-mile radius data.
Source: U.S. Census Bureau, Esri

WORKFORCE (3-MILE RADIUS)

WORKFORCE	33,714
EMPLOYED	32,119
UNEMPLOYMENT	LOW

Strong daytime population supports retail, restaurants, services, and professional uses.

INCOME PROFILE (3-MILE RADIUS)

Average household income in the area ranges from approximately \$48,000 to \$70,000, depending on the trade area radius.
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TRAFFIC COUNTS (AADT)

WASHINGTON BLVD (ADJACENT TO PROPERTY)
24,000
VEHICLES PER DAY

2ND STREET
20,700
VEHICLES PER DAY

Washington Blvd. corridor traffic farther north ranges from 27,000 – 33,000+ vehicles per day.



AREA PROFILE

- ZIP CODE 84404 POPULATION **≈ 66,600**
- MEDIAN AGE **32.4 YEARS**
- AVERAGE HOUSEHOLD SIZE **2.95 PERSONS**
- HISPANIC / LATINO POPULATION **≈ 24%**
- WHITE POPULATION **≈ 74%**
(Race and ethnicity reported separately by the Census)

NEARBY RETAIL ANCHORS



Strong national retailers drive consistent traffic and establish Washington Blvd. as a premier retail corridor in Ogden.

IDEAL USES

- COFFEE SHOP
- CELL PHONE STORE
- BOUTIQUE RETAIL
- INSURANCE AGENCY
- MEDICAL OFFICE
- PROFESSIONAL OFFICE
- SALON / BARBER
- FINANCIAL SERVICES
- RESTAURANT / CAFE
- SPECIALTY FOOD RETAILER
- FITNESS STUDIO
- AND MORE!

LOCATION HIGHLIGHTS

- Prime Washington Blvd. frontage
- High daily traffic exposure (≈24,000 vehicles/day)
- 67,000+ residents within 3 miles
- 125,000+ residents within 5 miles
- Strong daytime employment base
- Close proximity to Downtown Ogden
- Immediate access to major retailers
- Excellent visibility and easy access
- Minutes to I-15 via 12th Street

Demographic and traffic data is derived from third-party sources believed to be reliable.
Information is subject to change without notice.

AREA OVERVIEW

Weber County continues to experience population growth, residential development, employment expansion, and continued commercial investment. Population projections anticipate continued growth over the coming decade, supporting long-term retail demand.

- 150 N. Washington Blvd. offers an excellent opportunity for retail, restaurant, medical or service-oriented tenants seeking a high-exposure location in one of Ogden's strongest commercial corridors.



Sources: Esri, U.S. Census Bureau, UDOT

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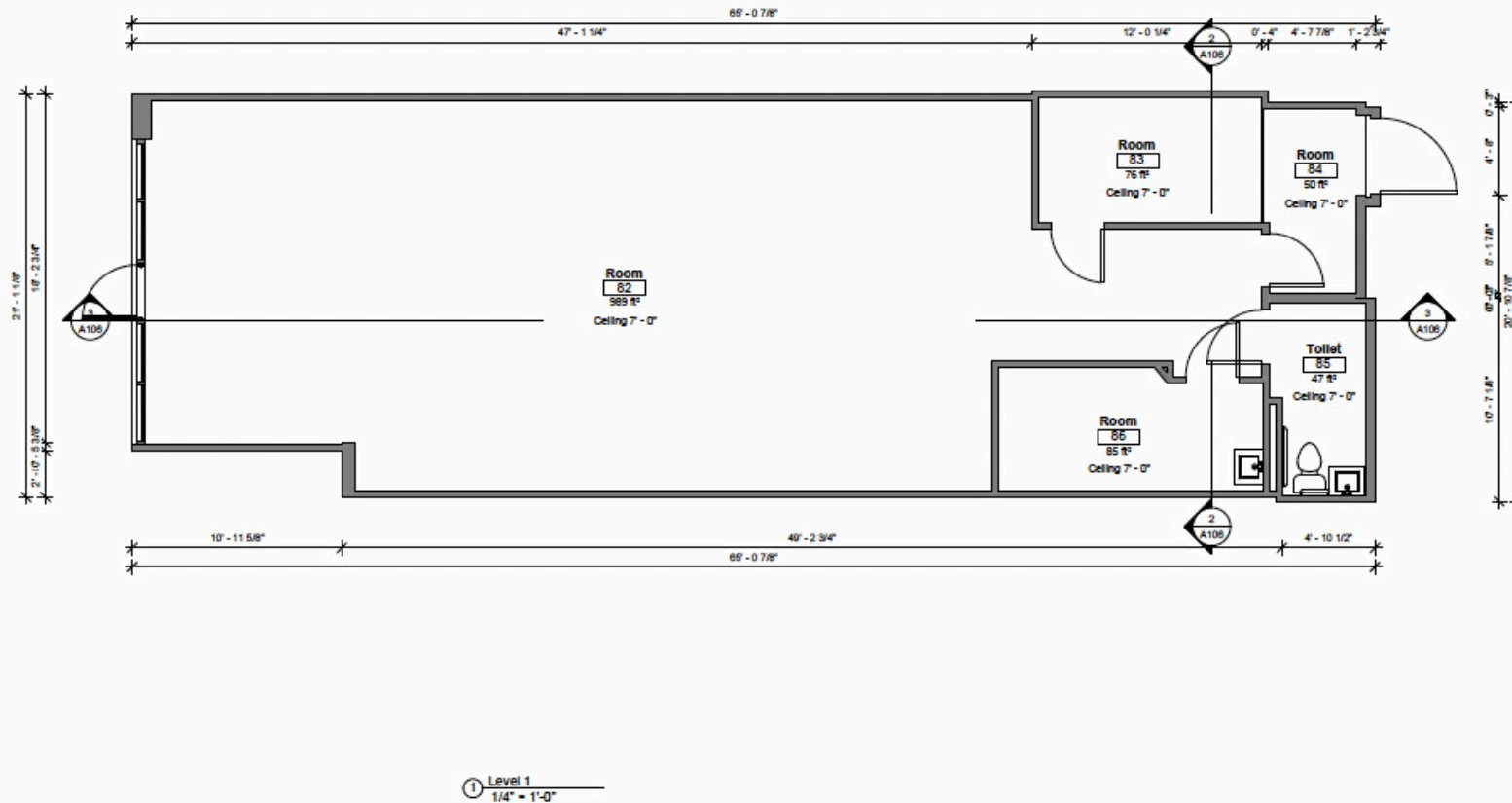
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