

FOR SALE

SOUTH OGDEN OFFICE/RETAIL

3602 Washington Blvd | South Ogden, Utah 84403

NEWGATE MALL



maceys

RIVERDALE RD

WASHINGTON BLVD

32,000 ADT

SITE

16,000 ADT

36TH STREET

Property Highlights

- Sale Price: \$1,500,000
- Total Building Size: 17,808 SF
 - 3rd Floor - 3,333 SF
 - 2nd Floor - 5,241 SF
 - 1st Floor - 4,617 SF
 - Basement - 4,617 SF
- Lot Size: 1.078 Acres
- Zoning: City Center General (CCG)
- 56 Parking Spaces
- 2 Year Financial Use Deed Restriction

TANNER OLSON

801.930.6752

tolson@legendcommercial.com

JOE MILLS

801.930.6755

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www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	16,072	86,076	171,396
2031 PROJECTED POPULATION	16,490	86,317	174,978
2026 HOUSEHOLDS	5,428	33,794	65,543
2026 AVG HH INCOME	\$94,827	\$107,088	\$108,488
2026 BUSINESSES	635	4,109	6,442
2026 DAYTIME POPULATION	5,371	43,836	70,852

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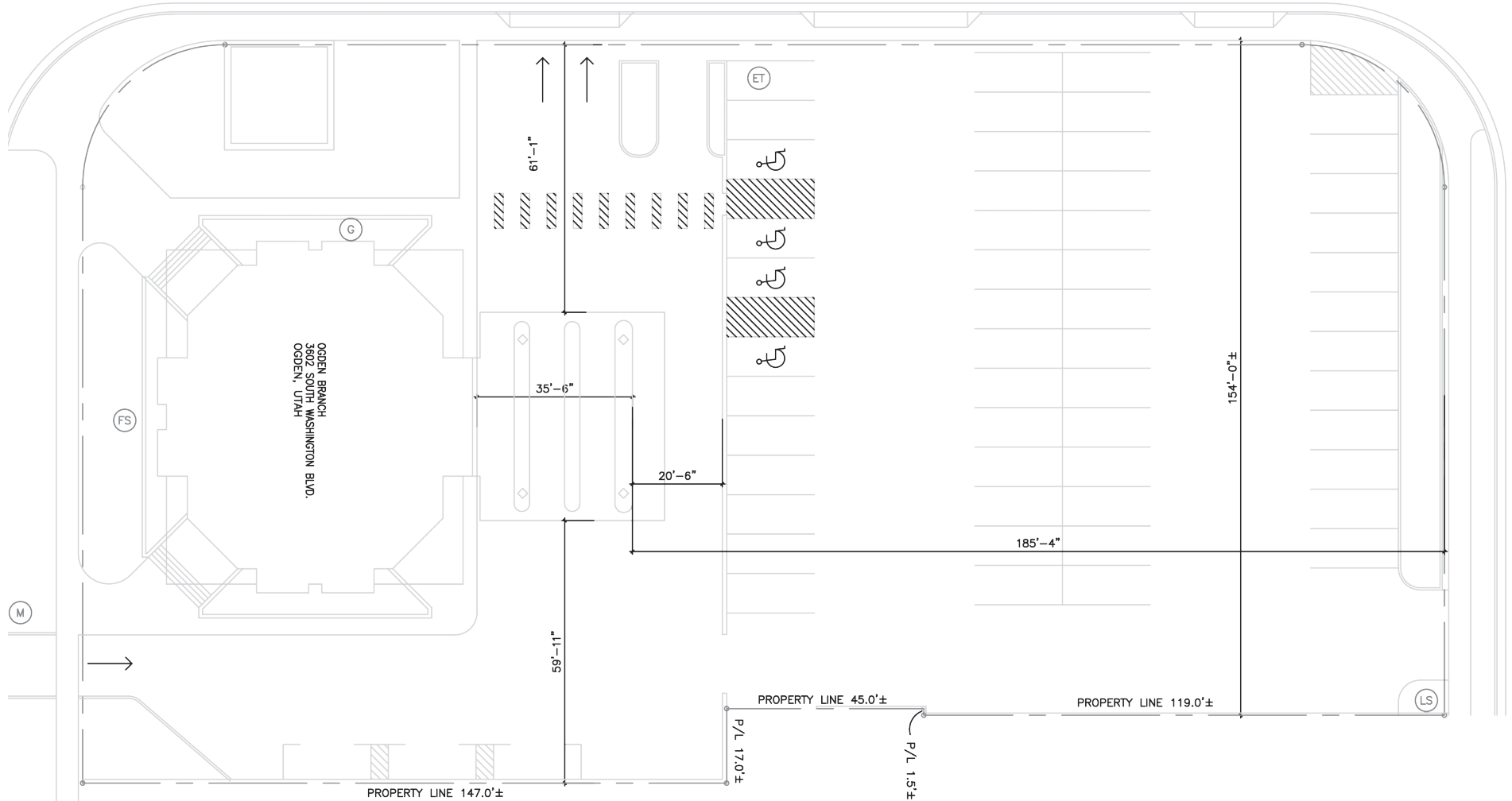


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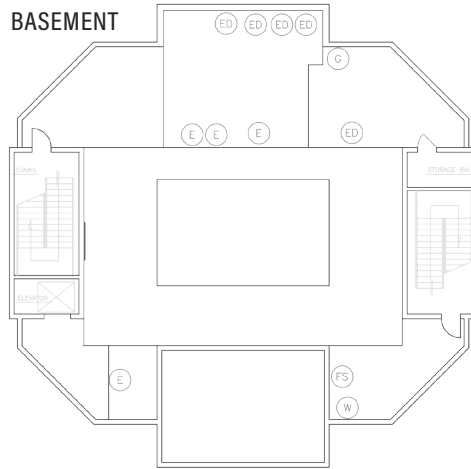
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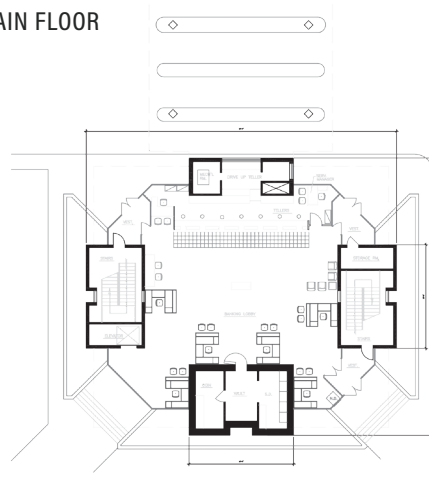
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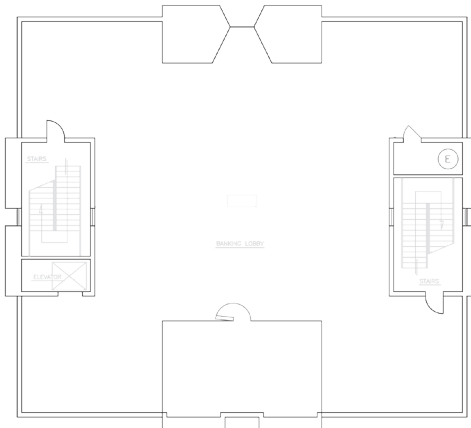
BASEMENT



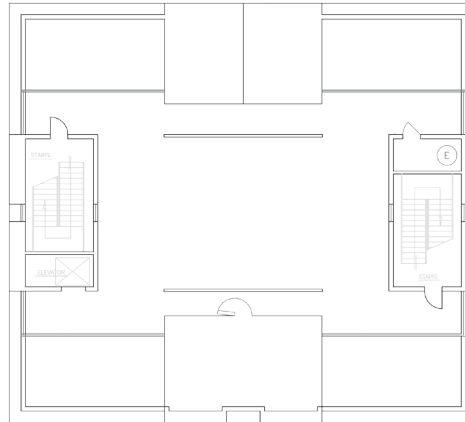
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



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