

THE JUNCTION

2300 South Washington Blvd, Ogden, UT

Retail/Office Space For Lease



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**WHAT'S
NEXT
IN RETAIL**

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Property Highlights

AVAILABLE SPACE

- #2320 - 1,522 SF
- #2309 - 7,300 SF (Restaurant)
- #2368 - 1,177 SF (office)

RENT

\$22.00 PSF/NNN

2024 CAM

\$6.08 PSF

NEIGHBORING TENANTS INCLUDE

Larry H Miller Megaplex, Five Guys, Subway, Sonora Grill, Hilton Hotel, Treehouse Museum, iFly, Costa Vida, Fiiz, EoS Fitness, IMAGE Studios, Therapeutix Mind & Body, Skinny Dogs Bowling, Deseret Book, and Biscuit & Hogs

COMMENTS

- Ideal central location in the heart of Ogden’s downtown entertainment district
- Ample, covered, no-cost parking in a 4-story parking garage on the west side of the center



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	14,232	\$65,668	24,449
3 Miles	76,083	\$78,112	110,935
5 Miles	142,840	\$90,524	182,134

Site Plan



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