# WILDCAT SQUARE

3586 Brinker Avenue, Ogden, UT

6,062 SF RETAIL/OFFICE/FLEX SPACE AVAILABLE / FOR LEASE



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### **OVERVIEW**

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#### **PREMISES**

Located on the backside/lower-level of the Wildcat Square

### SIZE

1,305 SF - 6,062 SF

#### LEASE RATE

\$12.00 PSF/NNN

#### 2024 CAM

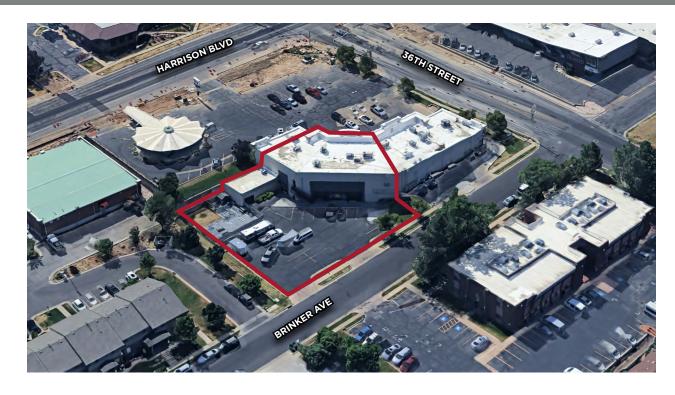
\$7.08 PSF

#### **NEIGHBORS**

Betos, Little Caesars, Sitara India Restaurant, Army Career Center, Metro by T-Mobile, The Laundro Mutt

### **COMMENTS**

- Excellent location on the corner of 36th and Harrison Blvd.
- Located adjacent to Weber State University
- Ample Parking
- Pylon signage available



## NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME EMPLOYMENT
1 Mile	13,956	\$73,063	4,351
3 Miles	79,473	\$74,001	46,759
5 Miles	140,356	\$76,583	82,337

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**NEIGHBORHOOD MAP** 

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