



# OGDEN OFFICE/RETAIL FOR LEASE

1262 GIBSON AVENUE, OGDEN, UTAH 84404



## PROPERTY INFORMATION

- 1,300 SF Office/Retail Available
- Space Includes: (3) Offices, (1) Showroom  
(2) Restrooms & (1) Mop Sink
- Ample Parking
- Easy Access to FrontRunner Train
- Strong Retail Center with Nearby Tenants  
that Include: Winco Foods, Home Depot,  
PetSmart and Les Schwab Tires
- Easy Access to I-15

## LEASE RATE

**\$1,300.00/MONTH FULL SERVICE**

## DEMOGRAPHICS

|                       | 1 mile   | 3 mile   | 5 mile   |
|-----------------------|----------|----------|----------|
| Population            | 7,223    | 73,941   | 151,816  |
| Households            | 2,365    | 26,049   | 53,242   |
| Avg. Household Income | \$59,311 | \$57,764 | \$70,013 |

## TRAFFIC COUNTS

12th Street : 24,698 Annual Average Daily Traffic

Wall Avenue: 31,002 Annual Average Daily Traffic

WEST HARADIN

**801.617.1700**

CRYSTAL JOHNSON

[west.haradin@crcnationwide.com](mailto:west.haradin@crcnationwide.com)

[crystal.johnson@crcnationwide.com](mailto:crystal.johnson@crcnationwide.com)



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