



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE / LEASE

# Burrito Grande

3836 Washington Boulevard / Ogden, Utah



**Lease Rate: \$13.00 PSF/NNN**  
**Sales Price: \$275,000**

## Property Highlights

- Size: 1,500 SF
- Lot Size: 0.28 acres
- Year Built: 1978
- High traffic counts - 25,430 cars per day
- Drive-up window
- Located across the street from McDonalds, Big Lots, Tuesday Morning, and Savers

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Estimated Population	10,794	82,214	160,524
2020 Projected Population	11,060	84,184	165,385
<b>Households</b>			
2015 Estimated Households	3,741	30,206	56,739
2020 Projected Households	3,840	31,071	58,636
2015 Est. Median HH Income	\$43,879	\$45,559	\$50,867
2015 Est. Average HH Income	\$53,603	\$59,167	\$62,038
2015 Est. Per Capita HH Income	\$18,781	\$21,960	\$22,302

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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2016 Average Daily Traffic (ADT) courtesy of Utah Department of Transportation.

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