

# FOR SALE OR GROUND LEASE/BUILD-TO-SUIT

Investment Opportunity

**VACANT**  
DRIVE THRU

Recent Remodel | Drive-Thru Equipped | Freestanding



1498 E. 5600 S

**SOUTH OGDEN UTAH**

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**

**VACANT**  
DRIVE THRU

**JACK CORNELL**

**Vice President**

**National Net Lease**

jack.cornell@srsre.com

M: 570.762.6075

132 S. State Street

Salt Lake City, Utah 84111

UT License No. 9518385-SA00



**NATIONAL NET LEASE**

Principal Broker: Sheree Strome, SRS National Net lease Group, LP | UT License No. 12332872-PB00

**Owner/Agent:** Members of the selling entity, Exclusive Listing Broker, are owners of this property



**4**

**INVESTMENT SUMMARY**

Offering Summary  
Investment Highlights

**8**

**PROPERTY OVERVIEW**

Aerials  
Site Plan  
Location Map

**14**

**AREA OVERVIEW**

Demographics



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 840 SF, freestanding, vacant drive-thru building located in South Ogden, Utah. The property recently was remodeled and was equipped with a drive-thru, providing ease and convenience for future customers. The site is located on a General Commercial zoning district, providing for a wide range of potential uses. The site presents an excellent ground lease or built-to-suit opportunity in a highly desirable location.

The site is located near the hard corner intersection of Harrison Blvd and E. 5600 S. which combined to average 33,500 VPD. The subject property benefits from nearby direct on/off ramp access to Interstate 84, a major thoroughfare that averages 20,300 vehicles passing by daily. The asset is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart, Walgreens, Autozone, Starbucks, Take 5, McDonald's, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Furthermore, the site is in close proximity to Bonneville High School (1,361 students) and Ogden Regional Medical Center (238 beds), further increasing consumer traffic to the immediate trade area. The 5-mile trade area is supported by over 129,000 residents and 63,000 employees, providing a direct consumer base from which to draw. The 1-mile trade area boast an affluent average household income of \$140,131.

# PROPERTY PHOTOS





## OFFERING

**Price** \$775,000

## PROPERTY SPECIFICATIONS

**Rentable Area** 840 SF

**Land Area** 0.91 Acres

**Property Address** 1498 E. 5600 S  
Ogden, Utah 84403

**Year Built / Remodeled** 1977 / 2023

**Parcel Number** 07-004-0045

**Ownership** Fee Simple (Land & Building Ownership)

### **Ground Lease/Build-to-Suit Opportunity | Drive-Thru Equipped**

- Potential ground lease/built-to-suit redevelopment opportunity
- Commercial primary land use gives the Landlord flexibility if they elect to redevelop the site
- The property recently was remodeled and was equipped with a drive-thru, providing ease and convenience for future customers

### **Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Highschool & Hospital**

- The asset is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart, Walgreens, Autozone, Starbucks, Take 5, McDonald's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the site is in close proximity to Bonneville High School (1,361 students) and Ogden Regional Medical Center (238 beds), further increasing consumer traffic to the immediate trade area

### **Strong Demographics in 5-Mile Trade Area | Six-Figure Income**

- More than 129,000 residents and 63,000 employees support the trade area, providing a direct consumer base from which to draw
- An affluent average household income of \$140,131 in 1-mile trade area



# PROPERTY OVERVIEW

**VACANT**  
DRIVE THRU

## LOCATION



Ogden, Utah  
Weber County  
Ogden-Clearfield MSA

## PARKING



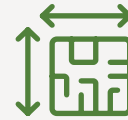
There are approximately 12 parking spaces on the owned parcel.  
The parking ratio is approximately 2.74 stalls per 1,000 SF of leasable area.

## ACCESS



E. 5600 S: 1 Access Point  
Harrison Boulevard/State Highway 203: 1 Access Point

## PARCEL



Parcel Number: 07-004-0045  
Acres: 0.91  
Square Feet: 39,640

## TRAFFIC COUNTS



E. 5600 S: 3,600 VPD  
Harrison Boulevard/State Highway 203: 29,900 VPD  
U.S. Highway 89: 43,800 VPD

## CONSTRUCTION



Year Built: 1977  
Year Renovated: 2023

## IMPROVEMENTS



There is approximately 840 SF of existing building area

## ZONING



General Commercial





**VACANT**  
DRIVE THRU

29,900  
VEHICLES PER DAY

20,300  
VEHICLES PER DAY

43,800  
VEHICLES PER DAY

STATE HIGHWAY 203

INTERSTATE 84

U.S. HIGHWAY 89

CHRISTOPHER VILLAGE  
MODA VISTA TOWNHOMES

PLEASANT VALLEY ESTATES

WEST STAR PLAZA

BONNEVILLE HIGH SCHOOL

Goldenwest

Allstate

WEBER COUNTY SCHOOL SUPERINTENDENT

OGDEN REGIONAL MEDICAL CENTER

SOUTH OGDEN CITY FRIENDSHIP PARK

H GUY CHILD ELEMENTARY SCHOOL

SOUTH OGDEN JUNIOR HIGH SCHOOL

OGDEN ATHLETIC CLUB

SOUTH OGDEN NATURE PARK

THE FRESH MARKET  
AAA  
McDonald's  
DOLLAR TREE  
Great Clips

Walmart Neighborhood Market

NORTHERN UTAH REHABILITATION HOSPITAL

FAS TRAINING

HOME DEPOT HARDWARE  
JJ

O'Reilly AUTO PARTS

palm beach tan

Domino's Pizza

Starbucks

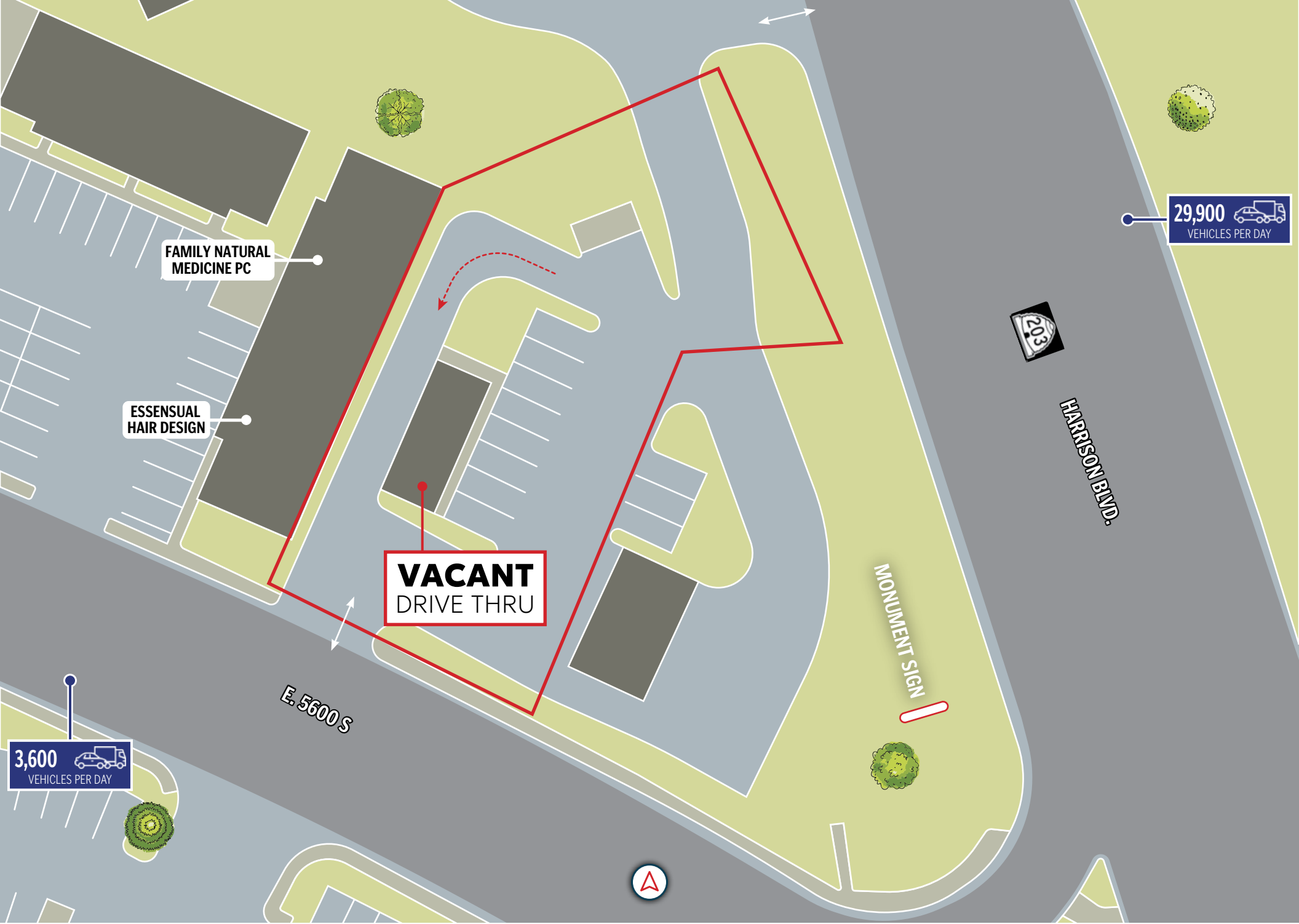
AutoZone

Jiffy Lube

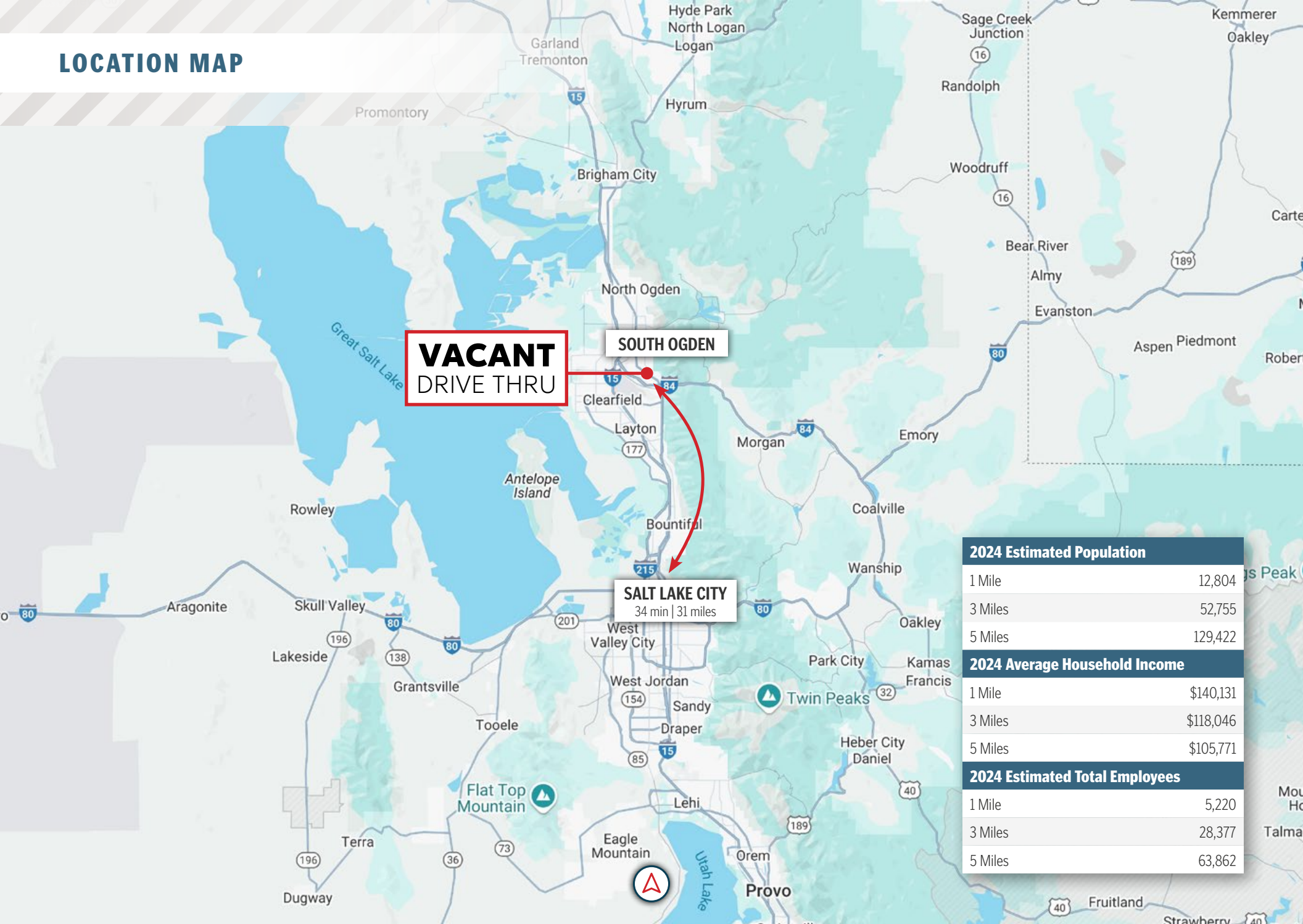
Big Tires  
Wendy's

TAKE 5





# LOCATION MAP



**VACANT  
DRIVE THRU**

**SOUTH OGDEN**

**SALT LAKE CITY**  
34 min | 31 miles

2024 Estimated Population	
1 Mile	12,804
3 Miles	52,755
5 Miles	129,422
2024 Average Household Income	
1 Mile	\$140,131
3 Miles	\$118,046
5 Miles	\$105,771
2024 Estimated Total Employees	
1 Mile	5,220
3 Miles	28,377
5 Miles	63,862



## OGDEN, UTAH

Ogden is a city and the county seat of Weber County, Utah, United States, approximately 10 miles east of the Great Salt Lake and 40 miles (64 km) north of Salt Lake City. The City of Ogden is the 9th largest city in Utah with a population of 88,504 as of July 1, 2024. The city served as a major railway hub through much of its history, and still handles a great deal of freight rail traffic which makes it a convenient location for manufacturing and commerce. Ogden is also known for its many historic buildings, proximity to the Wasatch Mountains, and as the location of Weber State University.

Ogden serves as a regional economic hub for northern Utah. The Internal Revenue Service has a large presence in Ogden and is the city's largest employer. The Business Depot Ogden, formerly an army depot, was restructured to be a 1,000-plus acre business park and is home to numerous companies. As the principal city of the 2nd largest MSA in Utah, Ogden serves as an economic hub for the northern part of the state. Much of the central city is occupied by offices of various federal, state, county, and municipal government entities. The Internal Revenue Service has a large regional facility in Ogden and is the city's largest employer with over 5,000 employees. Other large employers include McKay Dee Hospital, Weber State University, Ogden City School District, Autoliv, Fresenius, and Convergys.

The mountains and rivers near Ogden offer diverse opportunities for outdoor recreation. An extensive trail system, immediately adjacent to the city's eastern edge, gives residents and visitors immediate access to the foothills of the Wasatch Range. The foothill trails are used for hiking, running, mountain biking, and sometimes snowshoeing and cross-country skiing. Skiing is popular at the Snowbasin Resort which was host to numerous Olympic Winter events during 2002. The area also offers opportunities for bicycle riding and hiking in the summer. The Powder Mountain Resort features steep slopes and is known for its heavy powder. Other locations for activities include: Antelope Island, Ogden Valley & Pineview Reservoir, Willard Bay, Monte Cristo area and Ogden River Parkway. There are several golf courses located in the city of Ogden. Weber State University fields several intercollegiate athletic teams that attract spectators from among local residents.

Ogden is home to Weber State University, Ogden-Weber Applied Technology College and Stevens-Henager College. Ogden-Hinckley Airport, Utah's busiest municipal airport, is located in the southwest portion of the city.

# AREA DEMOGRAPHICS

**VACANT**  
DRIVE THRU

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	12,804	52,755	129,422
2029 Projected Population	13,731	55,578	134,462
2010 Census Population	11,974	48,406	117,498
Projected Annual Growth 2024 to 2029	1.41%	1.05%	0.77%
Historical Annual Growth 2010 to 2020	0.53%	0.72%	0.81%
<b>Households &amp; Growth</b>			
2024 Estimated Households	4,996	18,864	46,873
2029 Projected Households	5,422	20,093	49,425
2010 Census Households	4,641	17,161	41,560
Projected Annual Growth 2024 to 2029	1.65%	1.27%	1.07%
Historical Annual Growth 2010 to 2020	0.50%	0.62%	0.91%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	88.97%	89.96%	87.78%
2024 Estimated Black or African American	1.59%	1.67%	2.03%
2024 Estimated Asian or Pacific Islander	2.71%	2.01%	2.07%
2024 Estimated American Indian or Native Alaskan	0.73%	0.81%	1.19%
2024 Estimated Other Races	3.72%	6.47%	9.55%
2024 Estimated Hispanic	10.72%	15.61%	21.39%
<b>Income</b>			
2024 Estimated Average Household Income	\$140,131	\$118,046	\$105,771
2024 Estimated Median Household Income	\$102,972	\$91,271	\$81,549
2024 Estimated Per Capita Income	\$54,223	\$42,230	\$38,391
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	470	1,648	4,157
2024 Estimated Total Employees	5,220	28,377	63,862





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.