

RiverRun

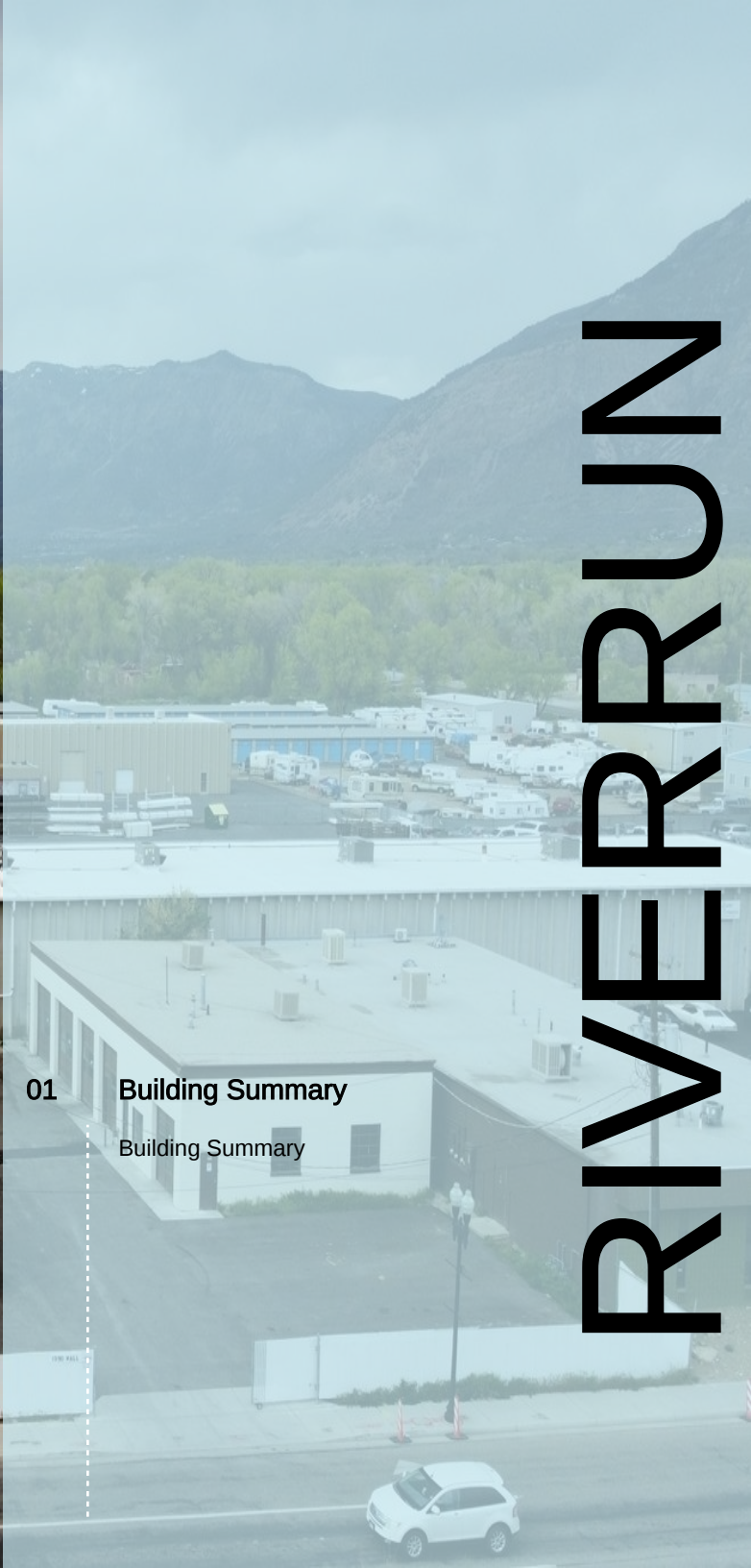
OGDEN CENTRAL
FLEX, OFFICE, RETAIL,
MANUFACTURE M1 ZONED

FOR LEASE

1990 Wall Ave
Ogden, UT 84401

Samuel Cohen
WHW
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14193166-SA00





01

Building Summary

Building Summary

RIVERRUN

THE SPACE

Location	1990 Wall Ave Ogden, UT 84401
County	Weber
Cross Street	20th St
Size	3,600 SF
Space	5 Bay Flex Space
Lease Rate	\$1.05 PSF (Monthly)
Lease Type	NNN

Notes Riverrun Unit B offers 3,600 SF of prime flex/industrial space in the heart of Ogden with immediate freeway access and excellent visibility on a major signalized corner across from Walmart and the Weber County Courthouse. The space features 14-foot ceilings, 3-phase power, remodeled office space, 5 drive-in roll-up doors, and ample parking/loading access.

Recently upgraded with a new roof, updated coolers, and freshly paved parking, this versatile property is ideal for warehouse, distribution, contractor, automotive, e-commerce, and light industrial users. Located in the rapidly growing Ogden River District Redevelopment Zone surrounded by new apartments, retail, and restaurants.

HIGHLIGHTS

- Ogden City Commercial / Light Industrial Zone Grandfathered.
- Open plan space / Flexible Design
- Easy Access To 15 Freeway.
- Drive in on 20th Exit on Wall
- Across the Street form Walmart
- Phase 3 Electric.
- Gated Lot
- Ogden River District Redevelopment Zone + Ogden HUBZone and Opportunity Zone!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,187	82,904	165,511

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,477	\$88,149	\$99,586

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,346	31,319	61,391



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WHW
1900 Washington Blvd 203 , Ogden , UT 84404



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Property Description

Property Features

Location Summary

Local Business Map

Property Images

RIVERRUN

PROPERTY FEATURES

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	5,340
LAND ACRES	0.6
YEAR BUILT	1953
YEAR RENOVATED	2023
ZONING TYPE	M1
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	Ample Parking
CEILING HEIGHT	14FT
DOCK HIGH DOORS	12FT
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	Standard Plumbing
SOUTH	Court House
EAST	Precision Glass
WEST	Walmart

MECHANICAL

HVAC	Gas heaters and Swamp Coolers
ELECTRICAL / POWER	Phase 3
LIGHTING	Led

CONSTRUCTION

FRAMING	CBS
PARKING SURFACE	Asphalt
ROOF	Flat New

TENANT INFORMATION

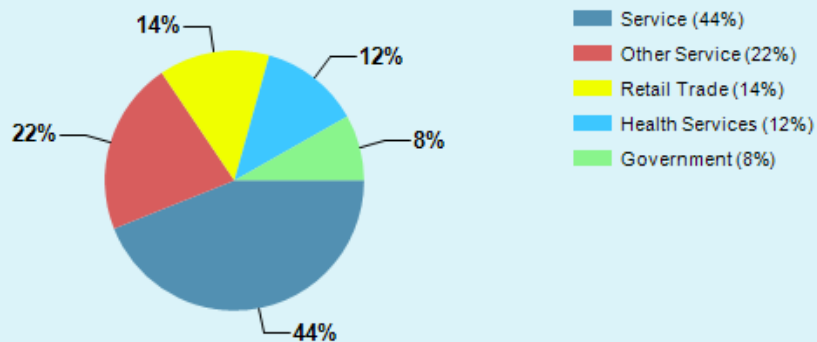
LEASE TYPE	NNN
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Location Highlights

- The property is located in the heart of Ogden, Utah, a vibrant city known for its outdoor recreational activities and historic downtown area.
- Surrounding the property are a mix of small businesses, restaurants, and retail shops, creating a lively and diverse commercial environment.
- The proximity to major transportation routes, including Interstate 15 and Highway 89, offers excellent accessibility for customers and employees.
- Nearby attractions such as the Ogden River Parkway, Historic 25th Street, and the Eccles Community Art Center provide ample opportunities for leisure and entertainment for employees and visitors.
- The area has seen recent revitalization efforts, including new developments and infrastructure improvements, making it an attractive location for businesses looking to benefit from a growing community.

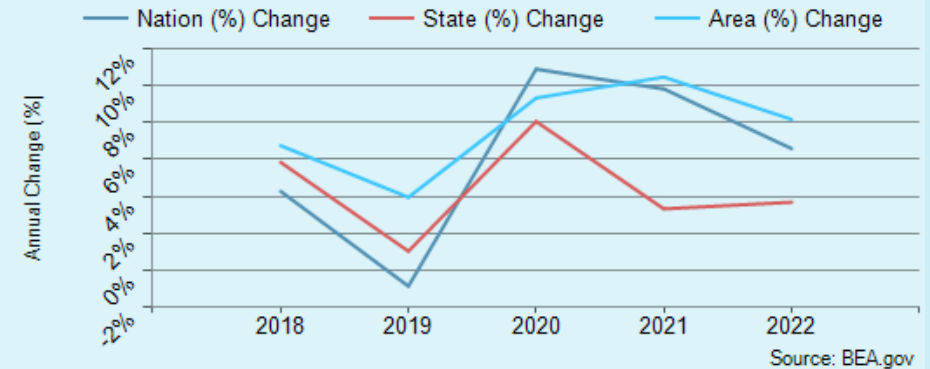
Major Industries by Employee Count

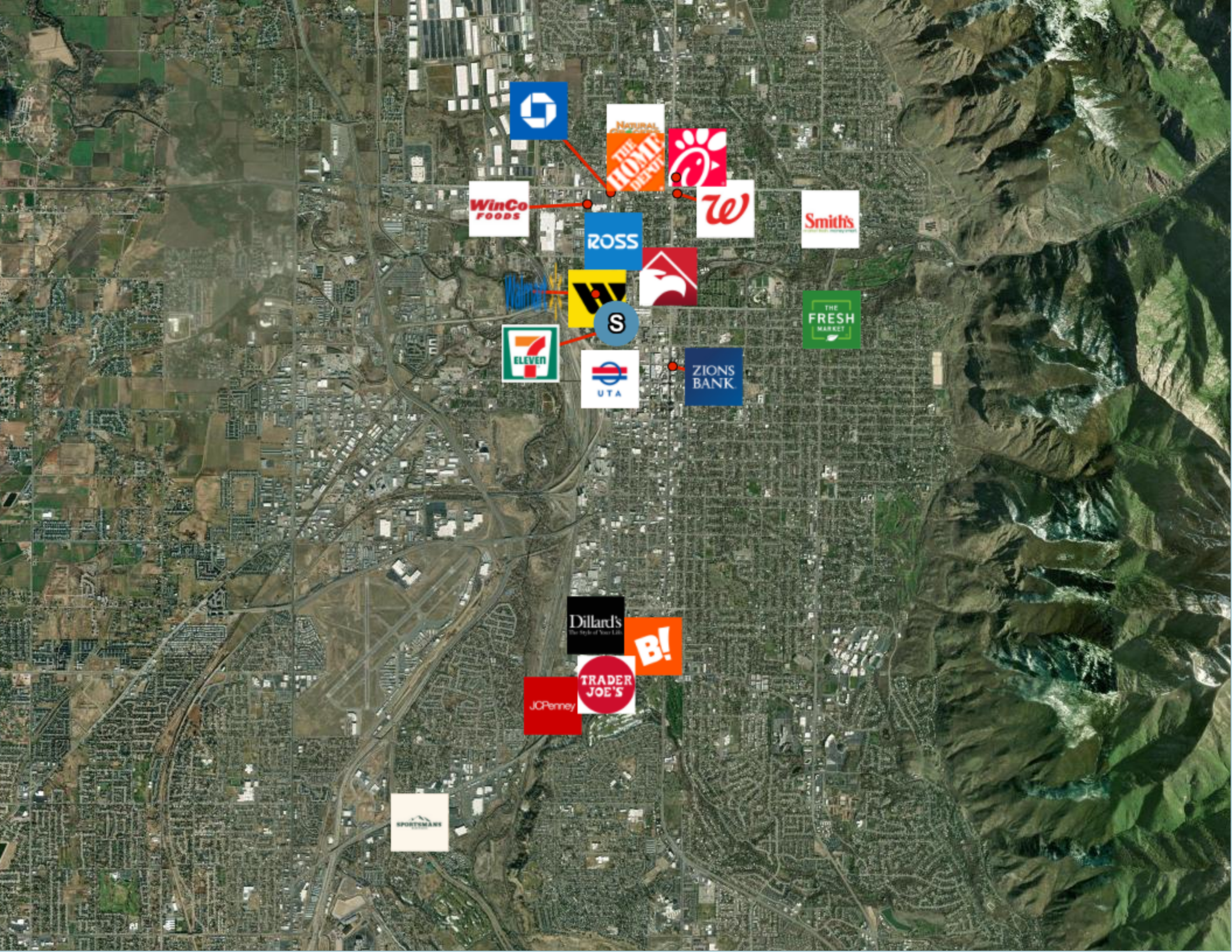


Largest Employers

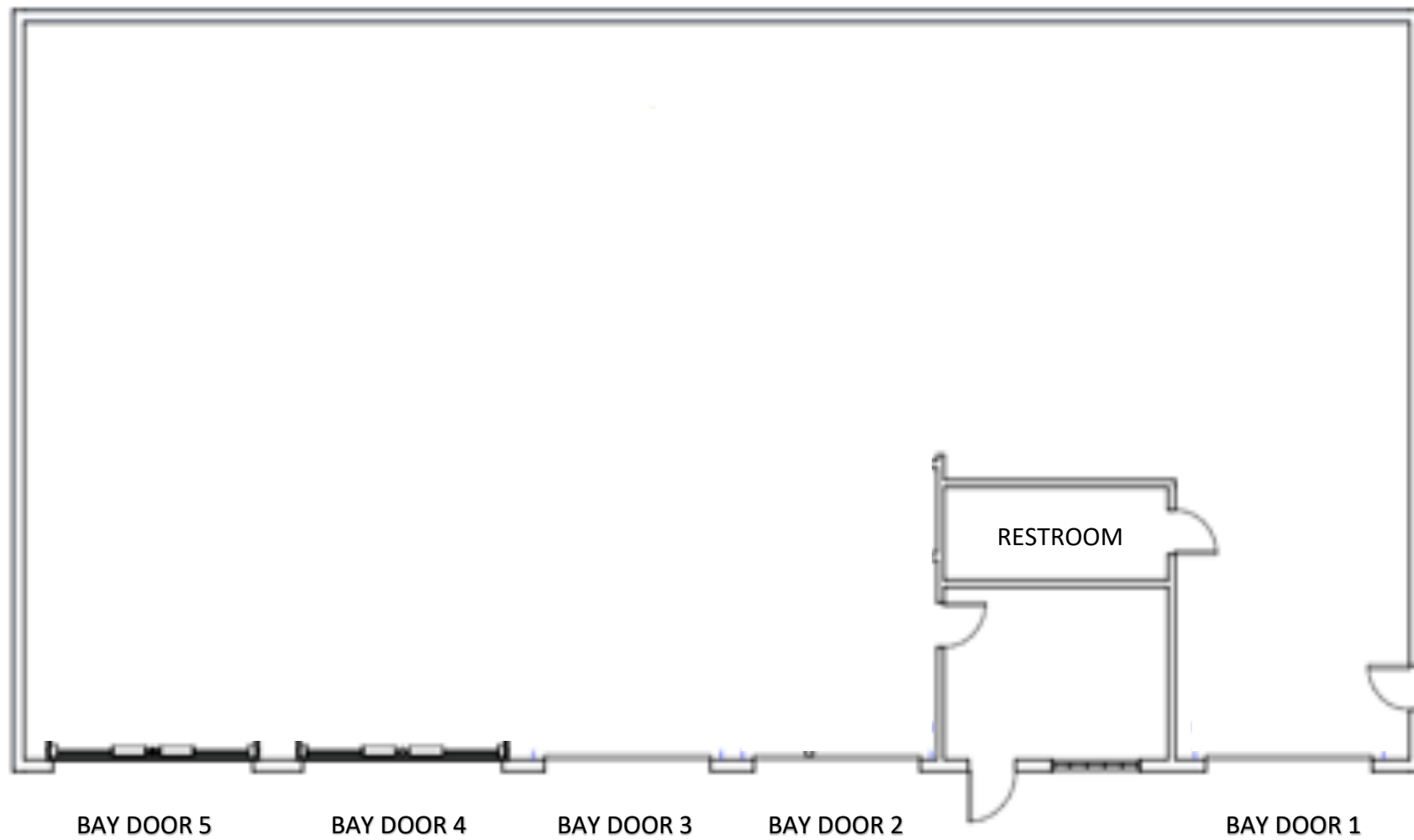
Internal Revenue Service	7,000 - 9,999
McKay Dee Hospital Center	3,000 - 3,999
America First Credit Union	2,000 - 2,999
Autoliv	1,000 - 1,999
Weber State University	1,000 - 1,999
Fresenius USA Manufacturing	1,000 - 1,999
Ogden Regional Medical Center	1,000 - 1,999
Associated Food Stores	500 - 999

Weber County GDP Trend





SUBJECT PREMISES
1990 WALL AVE REAR UNIT
3600 SQFT







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Company Profile

Advisor Profile

RIVERRUN



Samuel Cohen
Investment Adviser

Several years ago, Samuel Cohen moved to Utah, bringing his extensive real estate expertise to the Ogden Valley, with a special focus on the Huntsville area. With over 15 years of success as a multi-family and residential agent, as well as an active property manager, he brings a wealth of knowledge to every transaction. His firsthand experience in managing investment properties allows him to provide strategic guidance to buyers, sellers, and investors alike.

Samuel takes a highly personalized and hands-on approach, ensuring that every client receives tailored advice and meticulous attention to detail. Whether navigating complex investment opportunities or helping families find their perfect home, he is committed to making the process smooth, transparent, and rewarding. His deep understanding of the local market, combined with his strong negotiation skills, makes him a trusted advocate for his clients.

Beyond real estate, Samuel embraces the outdoor lifestyle that makes the Ogden Valley so special. He enjoys skiing, hiking, and biking, taking full advantage of the area's natural beauty. When he's not exploring the mountains, he indulges in his passion for opera, showcasing a unique love for music and performance.

For those looking to buy, sell, or invest in the Ogden Valley, Samuel Cohen is a dedicated professional who combines industry expertise with a genuine passion for helping clients achieve their real estate goals.

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Exclusively Marketed by:



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