

# NEWGATE MALL

OGDEN, UTAH





## WHO WE SERVE

- Newgate Mall serves a trade area of approximately 431,052 and is projected to see a 34% growth rate from 2000 to 2015.
- Household incomes of \$75,000+ make up the trade area's fastest growing market segment.
- Currently 75% of the dwellings in the trade area are estimated to be owner-occupied units, above the national average of 66%.
- 21.4% of the housing units in the trade area are estimated built in 2000.

## YOU'LL BE IN GREAT COMPANY

- Home to the only Dillard's and Sears in the trade area.
- Solid line-up of specialty stores including: Aéropostale, Bath & Body Works, Express, Edalie Bauer, Gymboree, Journeys, Hot Topic, Motherhood Maternity, See's Candies, Victoria's Secret, Bohme and Zumiez.
- Newly remodeled Cinemark Theatre with 14 screens, state-of-the-art sound systems, ticket kiosks, and stadium reserved seating.
- Top performing categories include: Jewelry, Home Entertainment/Electronics, and Apparel/Accessories.

## LOCATION IS EVERYTHING

- Ogden City, the heart of northern Utah is nestled in the Rocky Mountains with panoramic views of the Wasatch Range to the east and the Great Salt Lake to the west.
- Adjacent to 170,000 acres of national forest with over 210 miles of U.S. Forest Service maintained mountain biking, hiking, and equestrian trails. Over 13,000 acres of fresh water for both motorized and non-motorized water sports and recreation.
- Over 25 outdoor-related companies have designated Ogden as their headquarters including: Atomic, Hart Skis, Goode Ski Technologies, Rossignol, Salomon, Scott USA – just to name a few.
- Major employers include: Hill Air Force Base with over 22,000 employees, Weber State University with 28,000 students and faculty, the Internal Revenue Service with over 4,500 employees, and Intermountain McKay Dee Hospital with 3,900 employees.
- From largest to smallest, Ogden's employers realize that big-city amenities coupled with proximity to the outdoors and an active lifestyle give them much to offer their customers as well as their employees.
- No state can match the consistent performance of Utah. It is the only state that ranks among Forbes' top 15 in each of six main categories: business costs, labor supply, regulatory environment, economic climate, growth prospect, and quality of life. (Forbes, November 2011)

## MALL INFORMATION

LOCATION: 36th St. and Wall Ave. in Ogden, adjacent to the Riverdale Road retail corridor

MARKET: Salt Lake City-Ogden, Utah

DESCRIPTION: Single-level, enclosed, regional shopping center on a 66-acre property

ANCHORS: Dillard's, Sears, Sports Authority, and Cinemark Theatre

TOTAL RETAIL SQUARE FOOTAGE: 725,148

PARKING SPACES: 4,276

OPENED: 1981

EXPANDED: 1994, 1997

RENOVATED: 1992, Food Court remodel 2003

OTHER FEATURES: 14-screen stadium-style theater, children's soft play area, and newly remodeled 9-unit Food Court with children's seating

## TRADE AREA PROFILE

2013 POPULATION 431,052

2018 PROJECTED POPULATION 457,694

2013 HOUSEHOLDS 140,063

2018 PROJECTED HOUSEHOLDS 148,931

2013 MEDIAN AGE 30.1

2013 AVERAGE HOUSEHOLD INCOME \$67,066

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$71,056

## 5 - MILE RADIUS

2013 POPULATION 162,025

2018 PROJECTED POPULATION 169,500

2013 HOUSEHOLDS 57,694

2018 PROJECTED HOUSEHOLDS 60,805

2013 MEDIAN AGE 31.3

2013 AVERAGE HOUSEHOLD INCOME \$59,395

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$63,674

## DAYTIME EMPLOYMENT

3 - MILE RADIUS 52,208

5 - MILE RADIUS 74,753

Source: Nielsen

