



7 Spaces Available

- (1) Anchor Space
61,356 SF
- (1) Retail/Box & Pad
9,020 SF
.83 Acres
Parking Lot .89 Acres
- (5) Interior Space(s)
893 - 3,432 SF

PROPERTY FEATURES

- Shopping Mall,
Between Main Street (west) and
200 East Street (east)
- Located one block west of the
Logan Regional Hospital and along
the main corridor in the downtown
district of Logan
- Traffic Count: 31,418 ADT – on
North Main Street

AREA DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	60,842	81,569	98,435
Households	20,569	26,610	31,522
Income	\$66,090	\$69,294	\$71,302

FOR MORE
INFORMATION
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LOCATION:

Cache Valley Mall is located in Logan, Utah, a 40 minute drive north of Ogden, UT. via I-15 freeway through the scenic Wellsville Mountains via US Route 89. It is situated in the heart of Logan city and has breathtaking scenic views of the surrounding Bear River Mountains.

Cache Valley Mall is a one-level, regional mall with JC Penney, and Cal Ranch as the anchor stores. The mall also has more than 38 specialty stores, a 3-unit food court, and new restaurant Wingers.

Cache Valley Mall serves a trade area of 136,500 people which is projected to double in population by 2050.

EMPLOYERS:

Major employers nearby include Utah State University with 35,000 students and faculty, ICON Health & Fitness, General Electric, Logan Regional Hospital, EA Miller, Pepperidge Farm, Gossner Foods, Space Dynamics Laboratory, S & S Worldwide, Utah Festival Opera, Ifrogz, Altra Zero Drop Footwear, RR Donnelley, Politic IT & Life Technologies; consumer product/retail companies such as Wal-Mart, Sam's Club, KOHLS, Home Depot, Lowe's, Best Buy, Staples, & Sears.

Forbes List ranked Logan, UT. #9 Best Small Place for Business and Careers in 2017.

RECREATION:

Residents have nearby access to Bear Lake State Park, where they enjoy hiking, mountain biking, & rock climbing.

Bear Lake has 112 square miles for fishing, water sports, and recreation.

Skiers & Snowboarders enjoy the nearby Beaver Mountain Ski Resort.

Utah Festival Opera & Musical Theatre is a 5 week festival held annually each summer. The festival includes over 100 events.

Utah State University is a Division I school that competes in the Mountain West Conference with 12 teams.



Demographic and Income Comparison Profile

1300 N Main St, Logan, Utah, 84341

Rings: 1, 3, 5 mile radii

Longitude: -111.83436

	1 mile	3 miles	5 miles
2017 Summary			
Population	16,009	60,574	82,019
Households	5,834	19,761	25,945
Families	3,417	13,066	18,350
Average Household Size	2.69	2.88	3.01
Owner Occupied Housing Units	1,526	8,764	13,764
Renter Occupied Housing Units	4,308	10,997	12,180
Median Age	25.1	25.5	26.1
Median Household Income	\$34,153	\$42,372	\$47,947
Average Household Income	\$45,570	\$60,336	\$65,746
2022 Summary			
Population	17,379	64,413	87,696
Households	6,329	21,058	27,755
Families	3,678	13,836	19,545
Average Household Size	2.70	2.88	3.02
Owner Occupied Housing Units	1,647	9,309	14,737
Renter Occupied Housing Units	4,682	11,749	13,018
Median Age	24.6	25.5	26.3
Median Household Income	\$36,843	\$45,845	\$51,803
Average Household Income	\$52,099	\$67,451	\$73,669
Trends: 2017-2022 Annual Rate			
Population	1.66%	1.24%	1.35%
Households	1.64%	1.28%	1.36%
Families	1.48%	1.15%	1.27%
Owner Households	1.54%	1.21%	1.38%
Median Household Income	1.53%	1.59%	1.56%



Retail Box Photos



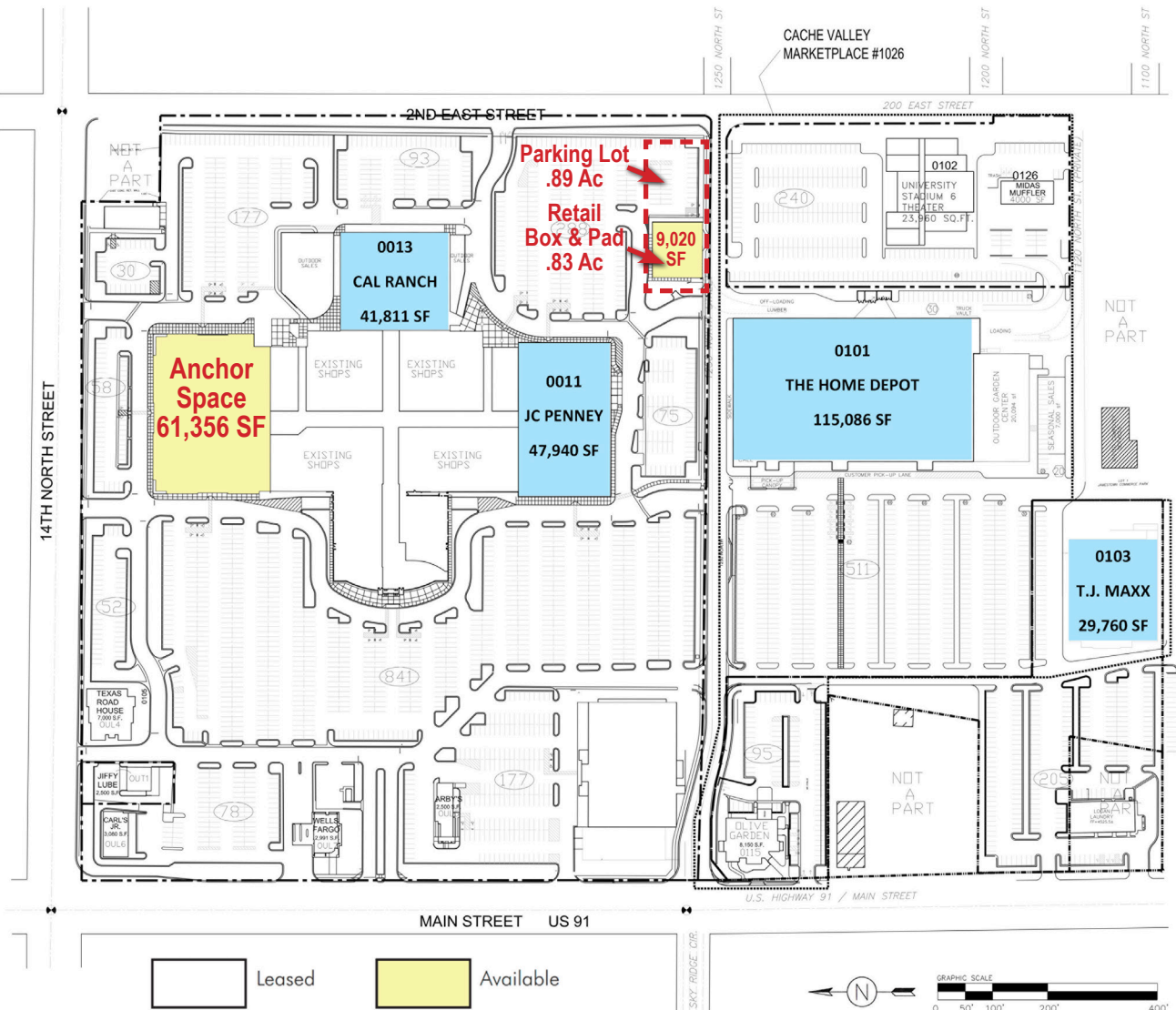
Main Entry

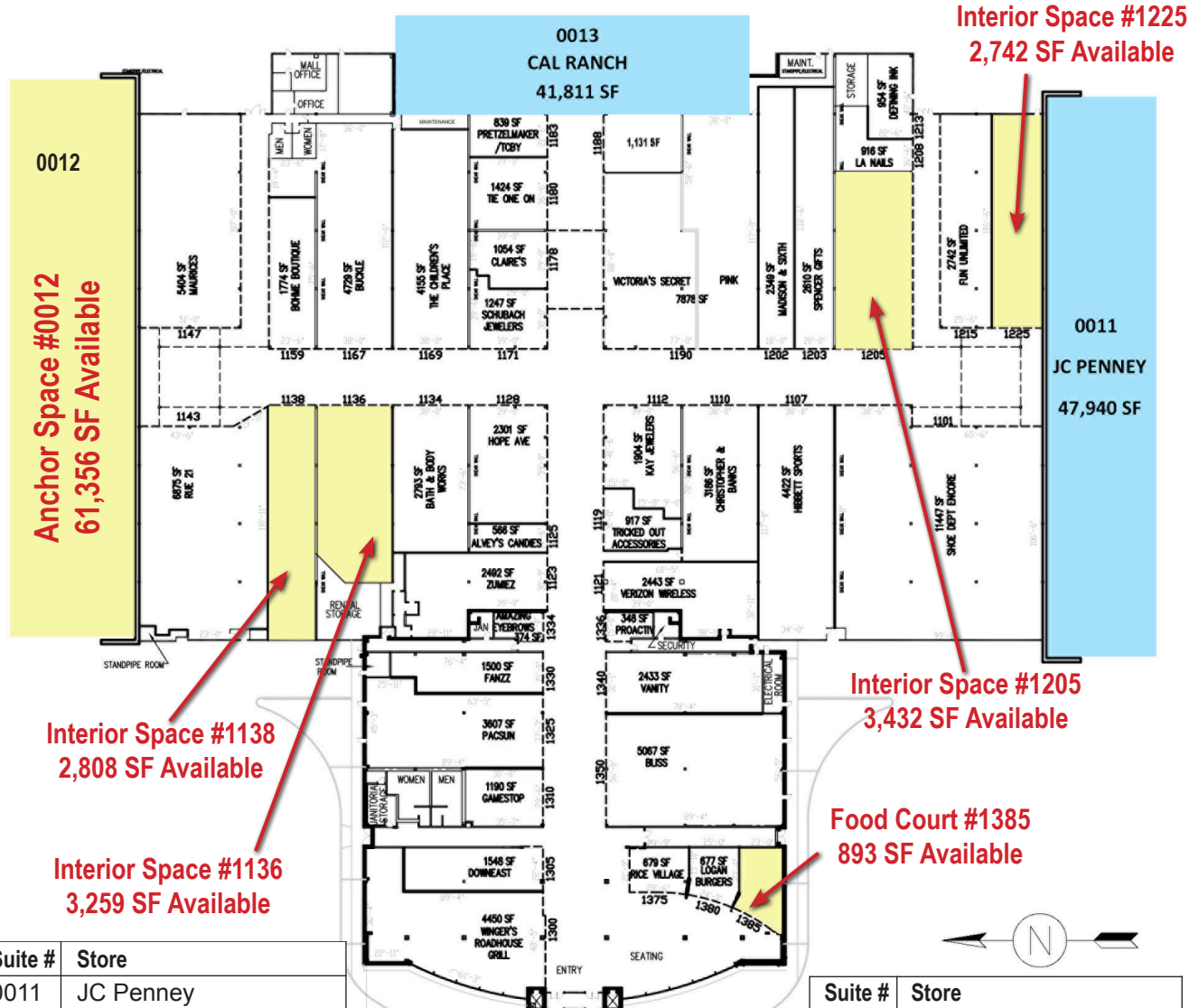


South



West

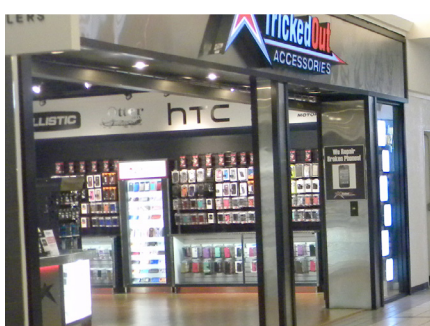




Suite #	Store
0011	JC Penney
0012	61,356 SF Available
0013	Cal Ranch
1101	Shoe Dept Encore
1103	Pretzel Maker/TCBY
1107	Hibbett Sports
1110	Christopher & Banks
1112	Kay Jewelers
1119	Tricked Out Accessories
1121	Verizon Wireless
1123	Zumiez
1125	Alvey's Candies
1134	Bath & Body Works
1136	3,259 SF Available
1138	2,808 SF Available
1143	Rue 21

Suite #	Store
1147	Maurices
1159	Bohne Boutiques
1167	Buckle
1169	The Children's Place
1178	Clair's
1180	Tie One On
1188	Chinese Massage
1190	Pink
1190	Victoria's Secret
1202	Madison & Sixth
1203	Spencer Gifts
1208	LA Nails
1205	3,432 SF Available
1213	Defining Ink

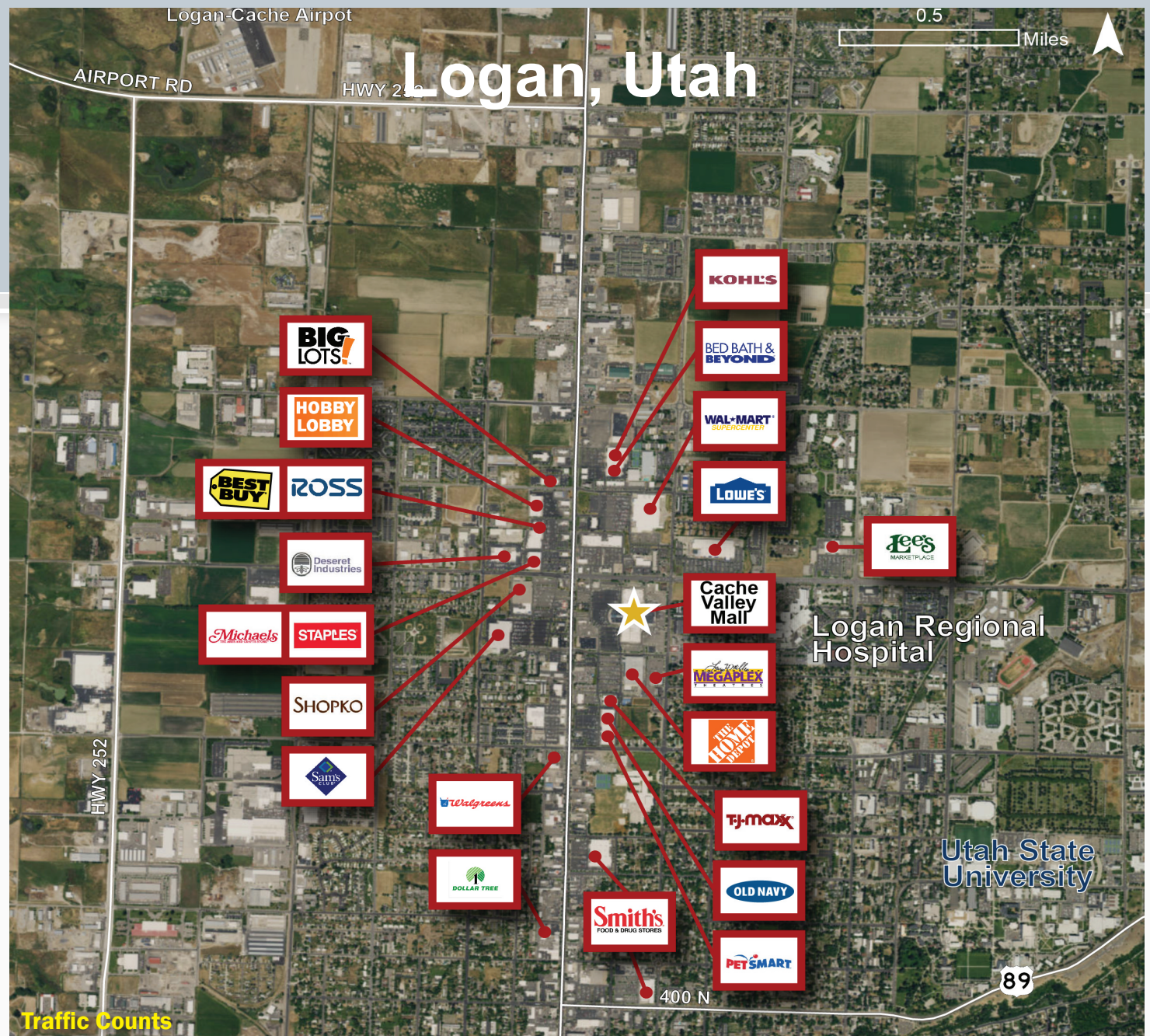
Suite #	Store
1215	Fun Unlimited
1225	2,742 SF Available
1247	Shubach Jewelers
1300	Wingers
1305	Downeast
1310	Gamestop
1325	Pac Sun
1330	Fanzz
1334	Amazing Eyebrow
1336	ProActiv
1340	Vanity
1350	Buss
1375	Rice Village
1380	Logan Burger
1385	893 SF Available



MAJOR RETAIL MAP


CACHE VALLEY MALL

1300 North Main Street, Logan, UT 84341



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
E 1400 N	N Hwy 91	0.09 W	17,200	2011	0.14	MPSI...
E 1400 N	W 1400 N	0.09 W	16,120	2016	0.14	MPSI...
N Main St	E 1600 N	0.11 N	28,920	2016	0.31	MPSI...
N Hwy 91	W 1600 N	0.11 N	31,418	2015	0.31	MPSI...
N Main St	W 1000 N	0.04 N	31,270	2016	0.47	MPSI...
N Hwy 91	W 1000 N	0.04 N	36,073	2011	0.47	MPSI...
N Hwy 91	E 1000 N	0.04 N	30,450	2015	0.47	MPSI...
E 1800 N	N 100 E	0.03 E	16,990	2016	0.63	MPSI...
E 1400 N	N 800 E	0.12 E	16,120	2016	0.77	MPSI...
N 800 E	E 1400 N	0.03 N	5,784	2016	0.89	MPSI...



 **beaver**
mountain
ski resort
(40 min. from Logan)

**CACHE
VALLEY
MALL**



