

Prime Retail Corridor Development Site

1521 OGDEN RD, MONTROSE, COLORADO 81401



Property Details

Sales Price

■ \$975,000 (\$19.80/SF)

Lot Size

■ 1.13 Acres

Property Subtype

■ Retail/Mixed-Use

Zoning

■ B-2

Rev: June 30, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Klete Keller

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Overview

Ready-to-Build Development Opportunity

Build on one of Montrose's most visible parcels along the city's highest-trafficked commercial corridor (29,000 VPD). South Townsend Avenue is the retail hub of Montrose and the surrounding region. With minimal competition from neighboring communities, the corridor draws shoppers from towns near and far - a reliable magnet for consistent retail traffic and a desirable location for other uses.

This parcel is contiguous to the [Connect Trail](#) which runs along the Uncompahgre River and connects users to parks throughout the city, including to the [Montrose Community Recreation Center](#) (.5 miles away) and [Riverbottom Park](#).

Site History

The parcel originally featured a 6,260 SF building with a drive-through. It was home to a local bakery, a national pizza franchise and two professional offices until an accidental fire destroyed the structure in September 2009.

The original foundation remains in place today. In 2015 and again in 2019, two independent engineering firms evaluated it and found it in good condition, within normal tolerances, and suitable for new construction. One of the reviews tested the feasibility of a 2-story, ~12,000 SF rebuild - nearly double the original envelope - and recommended supplemental support for the larger building size.

With all utilities on site and drive-through capability, the parcel presents an excellent opportunity for infill redevelopment.

Highlights

- High Visibility - S Townsend Ave Frontage
- 29,000 VPD
- Drive - Through Ready
- 40 Parking Spaces
- All Utilities at Site
- Existing Pylon Signage

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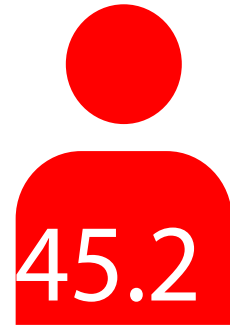
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DEMOGRAPHICS



24,038
Population



45.2
Median Age



2.4
Average
Household Size



\$70,045
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
S Townsend Ave	29,000	0.1
Ogden Rd	1,700	0.1
Kellie Dr	4,200	0.1
Abrams Ave	1,548	0.2
Otter Rd	4,996	0.2



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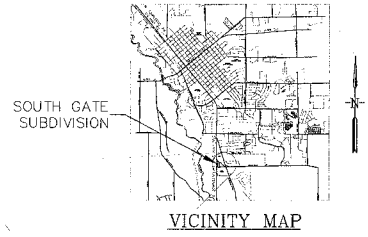
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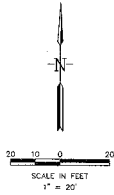
Former Site Plan

SOUTH GATE SUBDIVISION
LOT NO. 4
CEDAR HILL CENTER
SITE PLAN



PROJECT LOCATION

SOUTH GATE SUBDIVISION



LEGEND

- ⊠ - CONCRETE THRUST BLOCK
- ⊞ - CONCRETE THRUST BLOCK
- ⊞ - FIRE HYDRANT WITH THRUST BLOCK
- ⊙ - E1 PUMP LOCATION
- ⊙ - FORCED MAIN SEWER CLEANOUT
- ⊞ - METER VAULT
- - 2" FORCED MAIN SEWER LINE
- - 6" AWWA C500 CL. 200 PVC WATER LINE
- - 4" SEWER SERVICE LINE
- - 1-1/2" COPPER WATER SERVICE LINE

	REQUIRED	DESIGNED
TOTAL LANDSCAPING(S.F.):	3,478	3,500
FRONTAGE LANDSCAPING(S.F.):	1,575	5,347
PARKING SPACES:	40	40
HANDICAP PARKING:	2	2

TOTAL BUILDING AREA: 6000 SQ. FT.
TOTAL LOT AREA: 49,474 SQ. FT.

MESA ENGINEERING
330 SOUTH 9TH ST. MONTROSE, CO 81401 (970) 849-7771

DATE: 10/20/03
DRAWN BY: JACOB
CHECKED BY: JACOB
DESIGNED BY: JACOB
SCALE: AS SHOWN

PROJECT: CEDAR HILL CENTER SITE PLAN
SHEET NO. L.1

DATE: 10/20/03
PROJECT LOCATION TEXT: 10/20/03
FOR PUBLIC WORKS DEPT: 10/20/03
ISS. #9913 DATED 9/29/03

1 of 5

FOR BID ONLY

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LOOKING NORTH



LOOKING SOUTH



LOOKING EAST



LOOKING WEST



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