



3540

STATE HIGHWAY 52, UNIT A1 & A2
FREDERICK, CO 80516

FOR SALE
\$990,000



POTENTIAL OWNER/USER OPPORTUNITY
BUILDING CURRENTLY OCCUPIED - LEASES EXPIRE AUG 2026

PHIL DANKNER

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Sale Price:	\$990,000
Price/SF:	\$220/SF
Lease Rate:	\$14.00/SF (NNN)
APN:	R8962763 & R8962764
Current Net Income:	\$67,184.88
Association Dues:	\$483.84 / Mo

PROPERTY DESCRIPTION

Phil Dankner of Unique Properties, Inc. is pleased to present to qualified Buyers the opportunity to purchase 3540 Highway 52, Unit A1 and A2 in Frederick, Colorado. The property is a 4,500 square foot standalone industrial building in the Emerald Workshop Industrial Park. The property is currently occupied, but existing leases expire August 2026 and the property can be repositioned for full or partial owner occupancy.

- Great location | Immediately off of Highway 52
- Close proximity to Interstate 25 | 0.5 Miles Away
- High ceilings | 26 ft Clear span
- Great power | 400 Amp 3 Phase (To be verified)
- Abundant Parking | 6 Exclusive Spaces
- Flexibility with current tenants.
- Permissive BLI Zoning
- Owner/User Opportunity: Existing in-place leases expire at the end of August 2026. The property can be repositioned for full or partial owner occupancy.



PROPERTY SUMMARY



4,500

BUILDING SQ. FT.



1

STORIES



2018

Y.O.C.



WELD

COUNTY



BLI

ZONING



TWO (2) 10' x 10'

DRIVE-IN LOADING DOOR



26'

CEILING HEIGHT



400 AMP | 3 PHASE

POWER (TO BE VERIFIED)

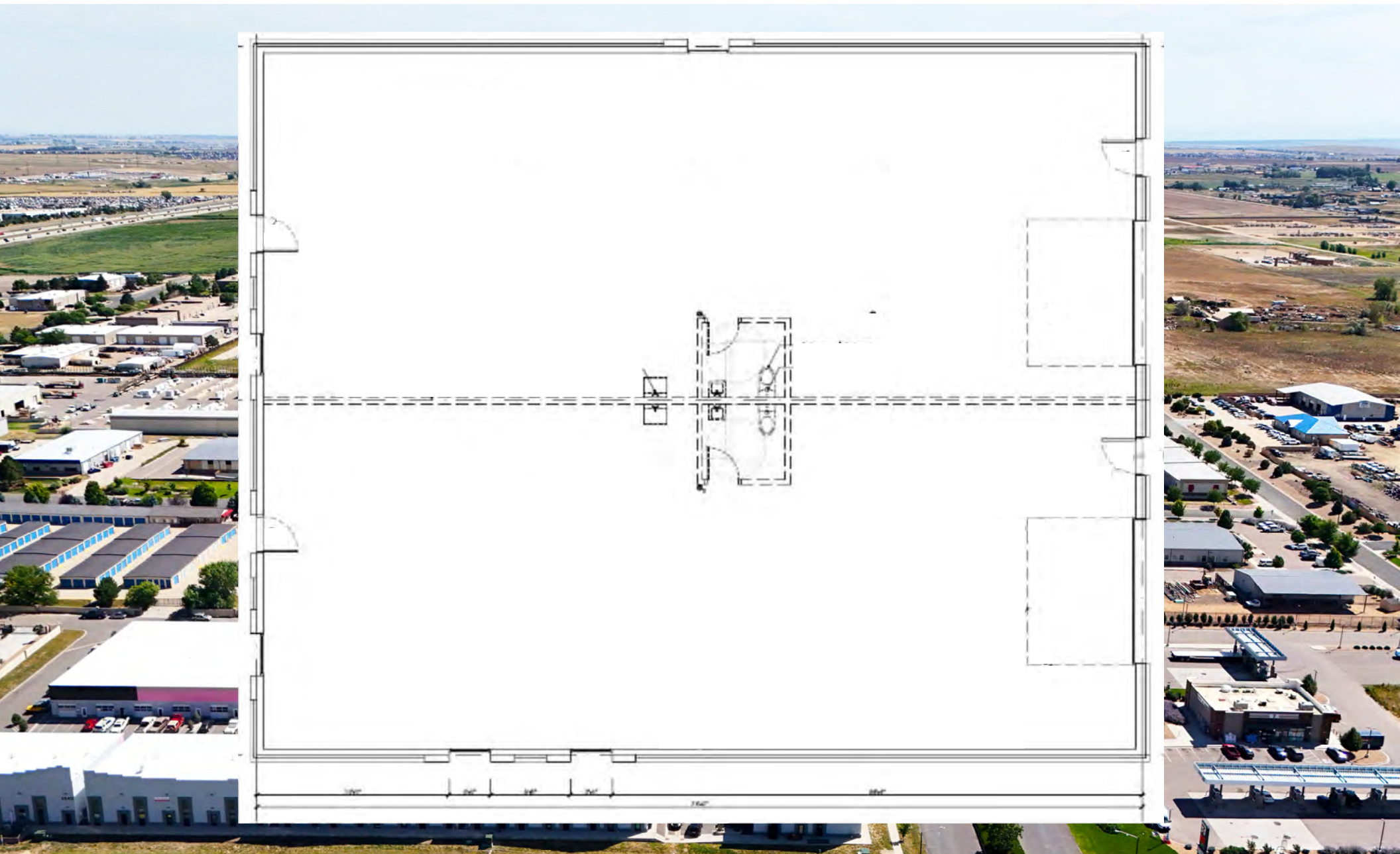


\$24,103.60

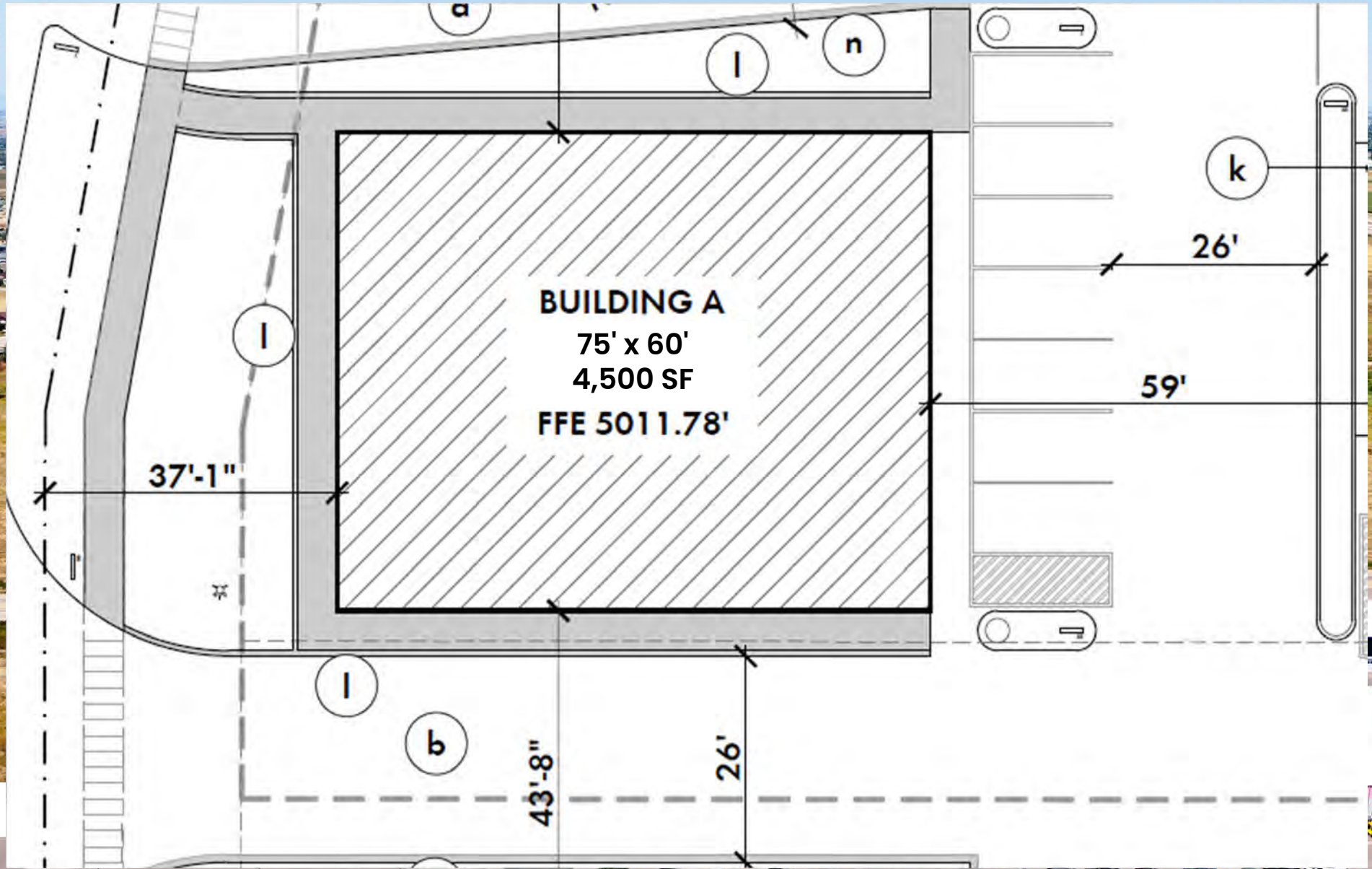
PROPERTY TAXES (2025)



PROPERTY FLOORPLAN



PROPERTY LAYOUT



AERIAL (LOOKING WEST)



AERIAL (LOOKING EAST)



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	3,411	5,377	16,005
2024 Estimate	2,823	4,539	13,547
2010 Census	2,215	3,078	10,820
Growth 2024-2029	20.83%	18.46%	18.14%
Growth 2020-2024	27.45%	47.47%	25.20%
Median Age	36.90	37.10	37.20
Average Age	35.70	36.30	36.50
2024 Population by Race:			
White	2,193	3,389	10,219
Black	16	26	106
Am. Indian & Alaskan	6	16	64
Asian	227	273	578
Hawaiian & Pacific Island	2	2	11
Other	380	832	2,569
Hispanic Origin	395	968	3,015
U.S. Armed Forces:			
Households:	0	0	0
2029 Projection	1,099	1,772	5,252
2024 Estimate	907	1,494	4,434
2010 Census	710	998	3,518
Growth 2024-2029	21.17%	18.61%	18.45%
Growth 2020-2024	27.75%	49.70%	26.04%
Owner Occupied	861	1,346	3,971
Renter Occupied	46	147	464
2024 Avg Household Income	\$158,504	\$155,379	\$145,482
2024 Med Household Income	\$134,110	\$129,946	\$119,932

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	37	66	270
\$25,000 - \$50,000	36	69	228
\$50,000 - \$75,000	82	152	534
\$75,000 - \$100,000	123	190	591
\$100,000 - \$125,000	132	233	745
\$125,000 - \$150,000	118	187	466
\$150,000 - \$200,000	167	257	723
\$200,000+	211	340	877
2024 Population by Education:			
Some High School, No Diploma	49	88	390
High School Grad (Incl Equivalency)	363	608	1,889
Some College, No Degree	552	930	2,914
Associate Degree	91	156	417
Bachelor Degree	502	814	2,377
Advanced Degree	371	548	1,415
2024 Population by Occupation			
Real Estate & Finance	115	193	589
Professional & Management	1,073	1,663	4,655
Public Administration	57	103	340
Education & Health	425	616	1,730
Services	225	358	919
Information	154	183	370
Sales	192	444	1,679
Transportation	4	6	10
Retail	62	171	804
Wholesale	78	114	316
Manufacturing	277	383	925
Production	162	262	987
Construction	113	185	592
Utilities	70	132	520
Agriculture & Mining	48	62	118
Farming, Fishing, Forestry	0	0	8
Other Services	48	97	347



UNIQUE
PROPERTIES

TCN
COMMERCIAL
REAL ESTATE SERVICES

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