

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: July 6, 2026

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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.

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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

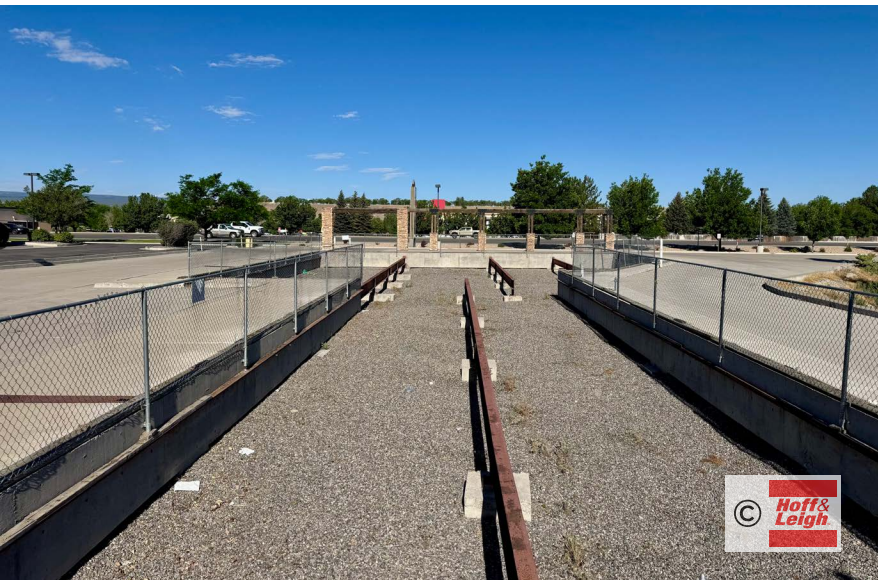
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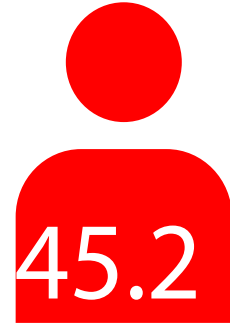
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DEMOGRAPHICS



24,038
Population



45.2
Median Age



2.4
Average
Household Size



\$70,045
Median Household
Income

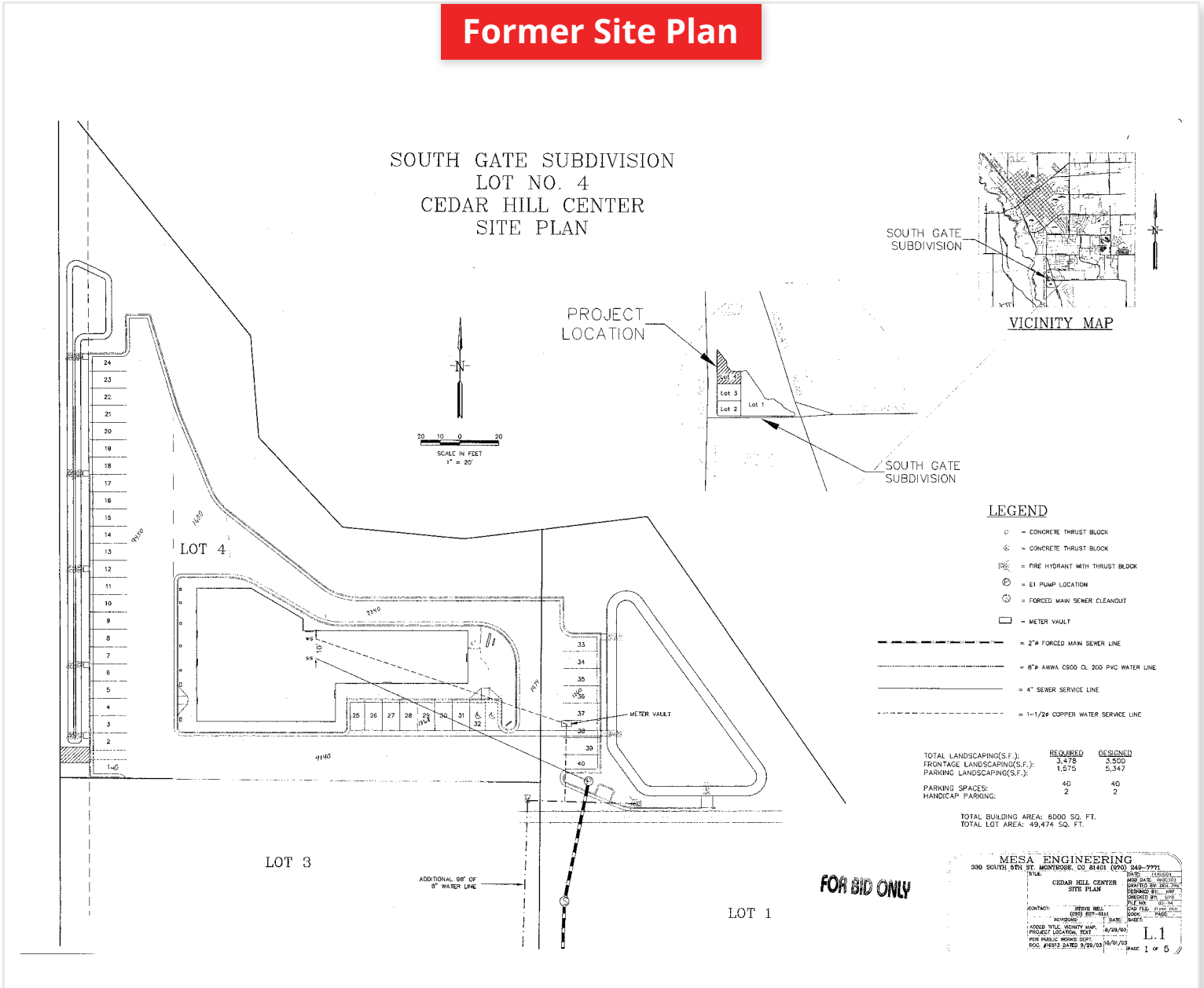
TRAFFIC COUNT

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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Former Site Plan



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LOOKING NORTH



LOOKING SOUTH



LOOKING EAST



LOOKING WEST



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MONTROSE, COLORADO

Montrose has everything you need to love where you live - the shopping and amenities of a bigger city, without losing the small-town feel or giving up connectivity and opportunity - plus a handful of Colorado's most iconic destination towns just a short drive away when you want a change of scenery.

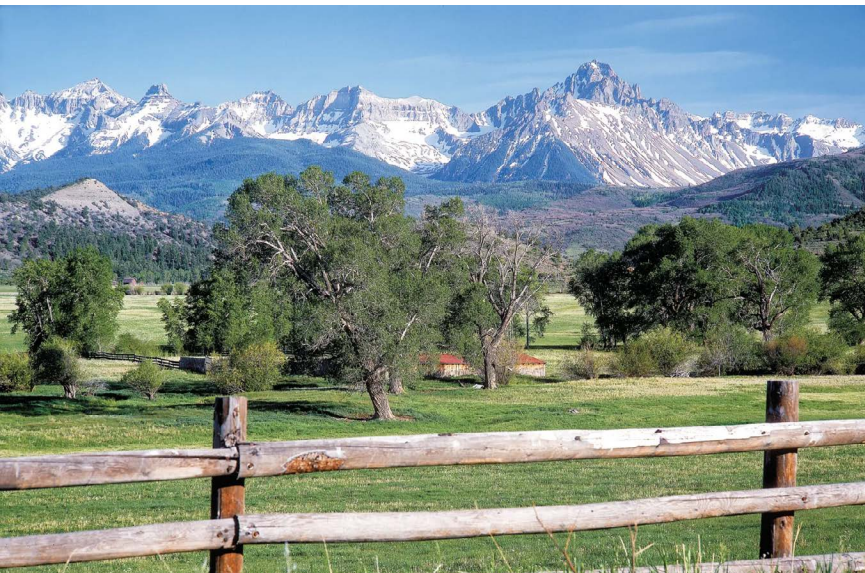
LOCATION

- Colorado's Western Slope — arguably the most beautiful corner of the state
- 4 hrs West of Colorado Springs | 1 hr South of Grand Junction
- Proximity to destination towns like Ouray, Telluride, Durango, Paonia
- Population: ~25,000

OUTDOOR RECREATION

- **River:** The Uncompahgre runs through town — SUP, tubing, gold medal fishing, swimming, riverside dining
- **Water Sports Park:** 6 standing waves, riverbank seating, trails, fields
- **More water:** Gunnison River, Blue Mesa & Ridgway Reservoirs, hot springs all nearby
- **Skiing:** Telluride, Crested Butte, and Powderhorn all within reach
- **Motorsports:** Endless adobe badlands, dedicated OHV terrain, Rimrocker Trail (Montrose to Moab, UT)
- **Hiking:** San Juan Mountains, Uncompahgre Plateau, Black Canyon National Park, Gunnison Gorge NCA
- **Golf:** 3 courses within city limits

Source: visitmontrose.com



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REAL ESTATE & COST OF LIVING

- Cost of living beats the Colorado average
- Land is still available and attainable in and near the city
- Median home price: mid-\$400s

REGIONAL CONNECTIVITY - MTJ AIRPORT (located within city limits)

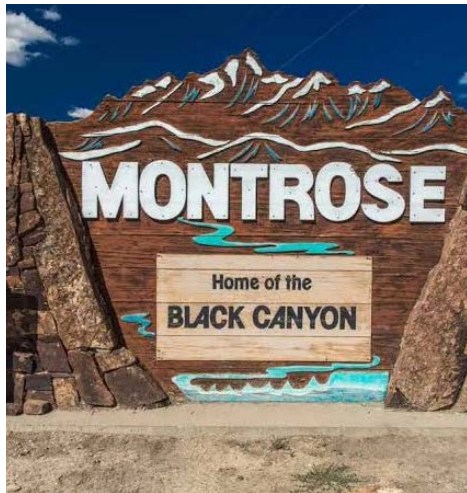
- Summer nonstop: Chicago, Dallas, Houston, LA, Phoenix, Denver
- Winter nonstop: Atlanta, Austin, Chicago, Dallas, Houston, LA, Nashville, NYC, Phoenix, San Francisco

Source: montroseairport.com

BUSINESS INCENTIVES

- Mural Grant Program
- Business Opportunity Funds: up to \$20,000 for building & site improvements
- Revolving Loan Funds: low-interest rate business loans up to \$20,000
- Permit & tap fee abatement
- Relocation expense assistance
- Montrose Economic Dev Corp: custom incentive packages, potential tax credits and local rebates for primary employers.

Source: cityofmontrose.org/693/Business-Incentives - montroseedc.org



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