

25,236 SF
OWNER/USER OPPORTUNITY



**CUSHMAN &
WAKEFIELD**



3761 MONARCH ST
FREDERICK, CO 80516

FOR SALE OR LEASE

SALE PRICE: \$6,230,000 (\$246/SF)
LEASE RATE: \$18.00/SF NNN



OPPORTUNITY

EXECUTIVE SUMMARY



25,236 SF
Building Size



4.43 Acres

Lot Size | 2 Parcels (2.85 acres (3761) and 1.58 acres (3751))



14' - 22'
Ceiling Height



Frontage 117'
Adjacent to 



YOC
2001



BUILDING
Signage



62 (2.69 : 1,000 SF)

Parking Surface Spaces | Adjacent lot for additional storage and parking



INDUSTRIAL DISTRICT - TOWN OF FREDERICK
Zoning

This high-visibility location offers exceptional potential for retail, service, or showroom operations.

Situated just off I-25, this property boasts easy access, ample parking, and strong daily traffic, making it an ideal hub for customer engagement and brand visibility. The building features a spacious showroom, dedicated service bays, and modern office space, all designed to support high-volume operations with efficiency and style.

Whether you're looking to continue a legacy of automotive excellence or re-imagine the space for a new venture, 3761 Monarch St offers the infrastructure, location, and presence to make your business thrive.



OPPORTUNITY

PROPERTY HIGHLIGHTS



Prime Location in the Front Range Urban Corridor

Direct access to I-25, offering strong regional connectivity between Denver and Northern Colorado.



Desirable Building Size with Additional Lot

Moderate footprint offers operational flexibility, and the extra lot enhances parking, storage, or future expansion options.



Excellent Visibility

High-traffic exposure makes it ideal for tenant signage, destination retail, or trade-focused businesses.



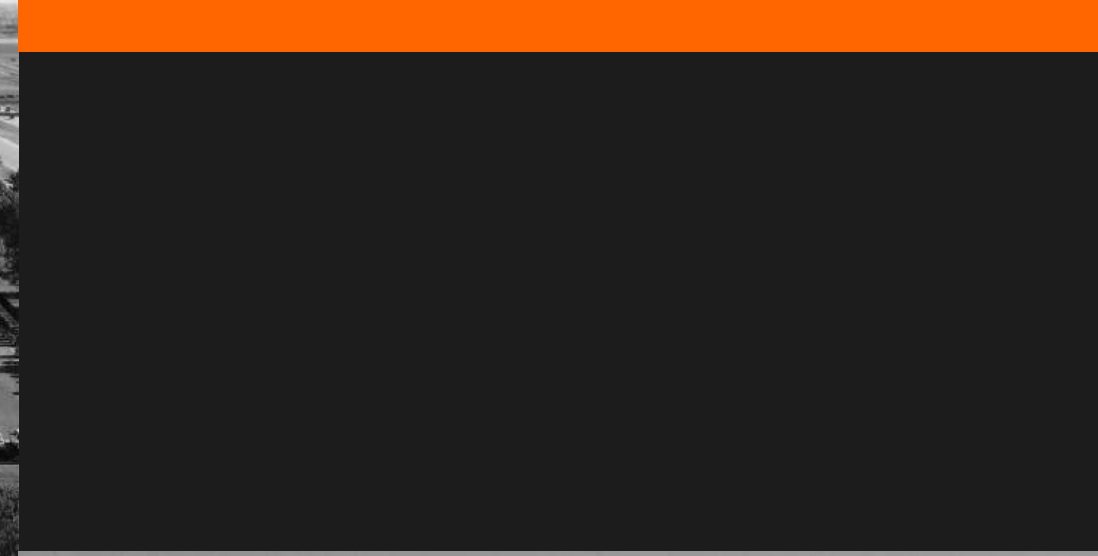
Modern Construction with High Ceilings in Showroom

Updated finishes and ample vertical clearance in the front section provide a professional and adaptable environment. Tilt up Concrete Structure with lighted parking lot.



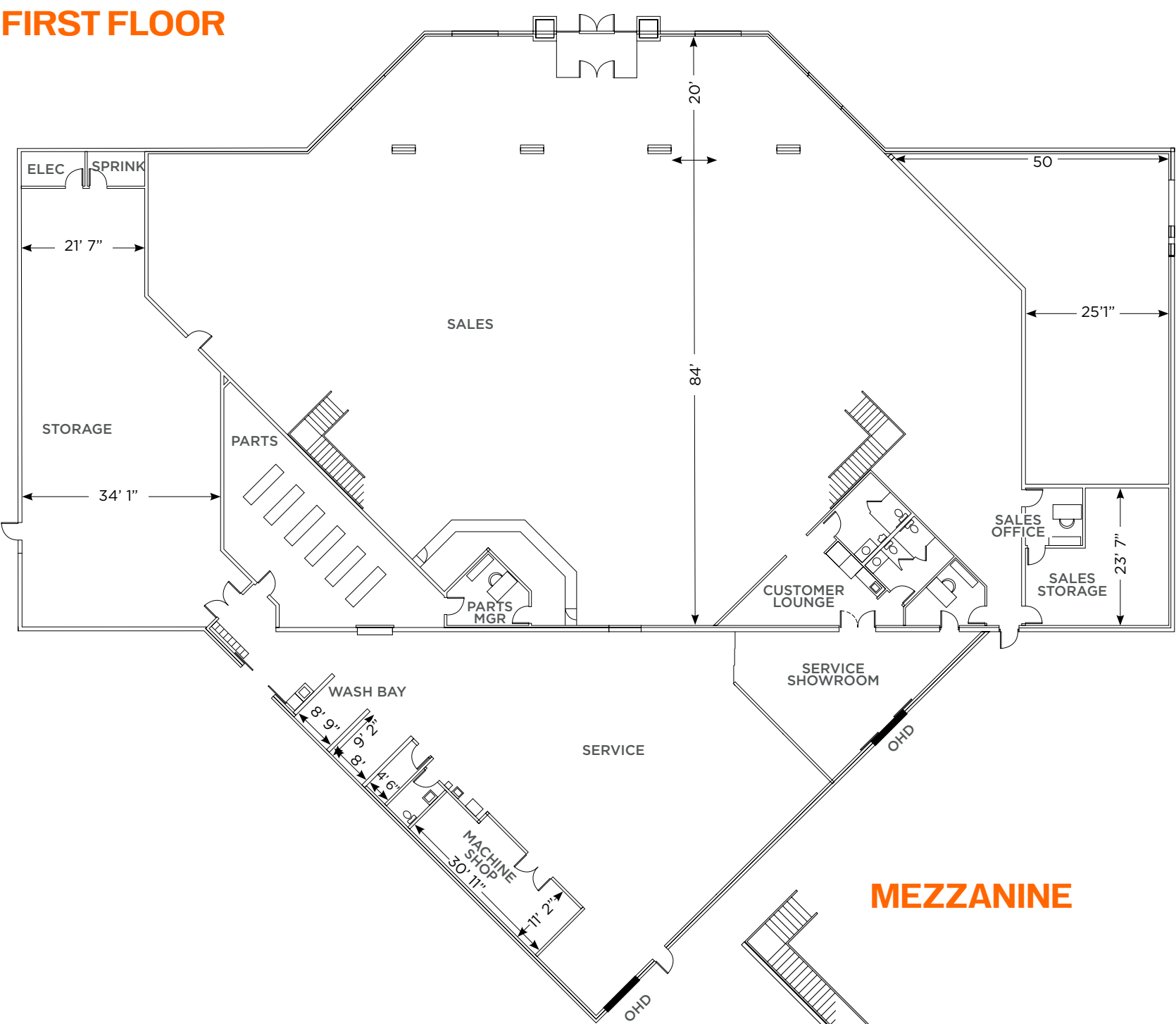
Rising Industrial Demand in Northern Colorado

Rapid growth in the region is driving sustained demand for commercial and light industrial properties, positioning this asset well for long-term upside.

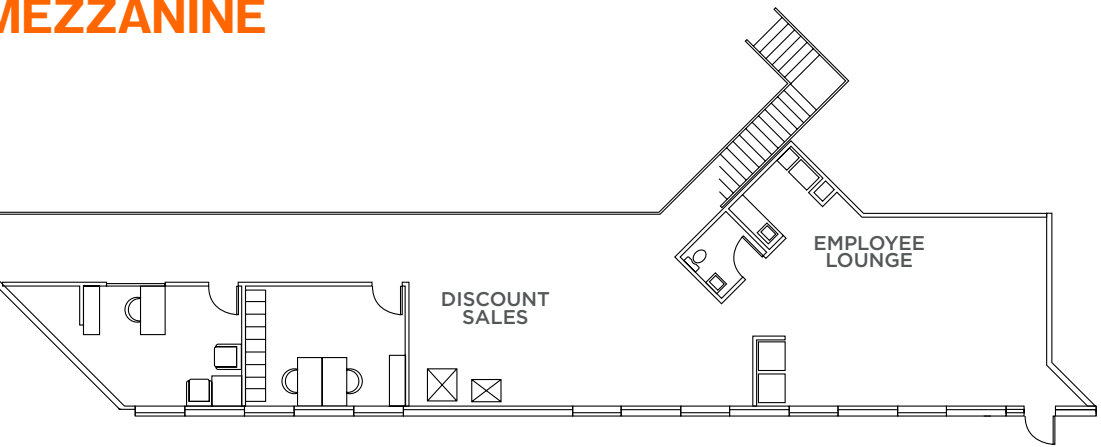


OPPORTUNITY
FLOOR PLAN

FIRST FLOOR



MEZZANINE



OPPORTUNITY LOCATION OVERVIEW

FREDERICK CO

Situated in Weld County, Frederick is part of the rapidly growing Front Range Urban Corridor in northern Colorado, just north of Denver and east of Longmont. Frederick is known for its motto, “Built on What Matters,” emphasizing community, innovation, and sustainable growth. The town is actively investing in infrastructure, public spaces, and economic development to enhance quality of life for residents. The town’s 2025–2026 Strategic Plan focuses on revitalizing downtown, expanding parks and recreation, and fostering economic vitality through retail and hospitality development. Major projects include upgrades to the Bella Rosa Trail, skate park lighting, water infrastructure, and intersection improvements. These efforts aim to modernize the town while preserving its small-town charm. A comprehensive plan is underway to transform the historic downtown into a vibrant hub with improved walkability, community spaces, and a signature greenway trail.



16,801

Population



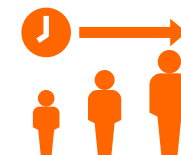
5,753

Households (HH)



\$145,955

Median HH Income



37 Years

Median Age



5,499

Employees



416

Businesses

OPPORTUNITY DRIVE TIMES



119,453
Vehicles Per Day

52

18,725
Vehicles Per Day





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