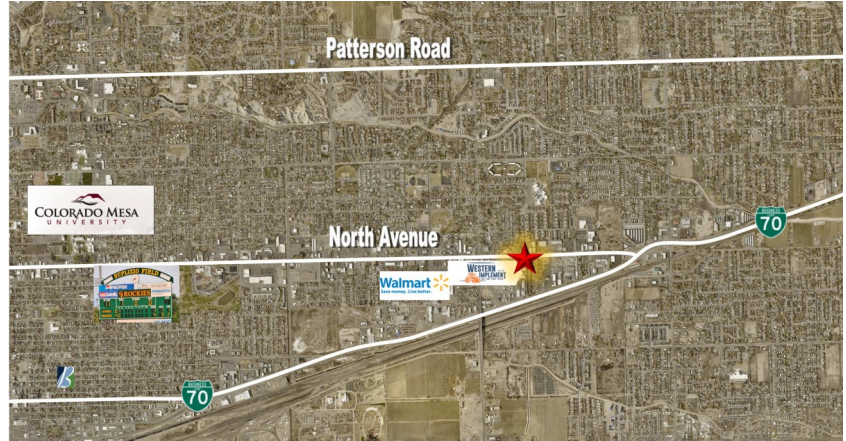


FOR LEASE

2923 North Avenue | Grand Junction

Multiple Retail/Office Spaces



OVERVIEW:

- Multiple units in revitalized Fruitvale Plaza!
- Major exterior improvements completed in 2023
- Interior remodeled as units become available
- Minimum one year lease

Unit #	Sq Ft	Price/SF	Type
1	4,000	\$12.00	Modified Gross*
2	2,000	\$12.00	Modified Gross*
3	2,000	\$12.00	Modified Gross*
6	1,644	\$12.00	Modified Gross*
8B	1,960	\$12.00	Modified Gross*

* NNN after initial 12 months

TRAFFIC COUNTS:

North Avenue	West of I-70 B	15,525 VPD
North Avenue	East of 29 Road	19,750 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	9,373	71,424	106,415
Daytime Population	9,183	69,150	108,019
Average HH Income	\$51,642	\$55,678	\$57,064
Total Businesses	326	2,592	4,677

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