



**RETAIL PADS
FROM 0.68–2.7 ACRES**

Adjacent to Downtown Grand Junction

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630 South 7th Street, Grand Junction, CO

- 7th Street offers best North/South connectivity to Riverside Parkway
- Business Improvement District & Downtown Development Authority offering significant incentives
- Existing 35,280 SF Building Available for Remodel or Demolition

DEMOGRAPHICS

POPULATION



1 Mile:	6,921
2 Mile:	28,620
3 Mile:	53,798
5 Mile:	97,010
20 Mile:	155,233

EMPLOYEES



1 Mile:	9,265
2 Mile:	20,913
3 Mile:	30,761
5 Mile:	43,269
20 Mile:	55,263

AVG. HH INCOME



1 Mile:	\$79,411
2 Mile:	\$73,496
3 Mile:	\$84,719
5 Mile:	\$96,313
20 Mile:	\$100,247

HOUSEHOLDS



1 Mile:	3,315
2 Mile:	12,359
3 Mile:	23,588
5 Mile:	41,376
20 Mile:	64,764



TRADE AREA



LOCATION



GRAND JUNCTION FAST FACTS

Top Employers

1

Mesa County School District
3,658

2

St. Mary's Hospital
2,732

3

Mesa County & City of GJ
2,084

4

Colorado Mesa University
1,461

5

Community Hospital
1,400

\$269,000,000

indirect travel
spent annually

1,000,000

visitors to local lodging
properties annually

7,275

total
businesses

Department of the Interior - BLM moved headquarters from Washington DC to Grand Junction in 2021 to manage 248.3 million acres in the West.



The New York Times named Grand Junction as one of the
“52 Places to Go” in 2023
- the only Colorado city to make the list.

Leading Industries



Health & Medical Care



Retail / Food Services



Outdoor Recreation



Public Administration



Aerospace / Manufacturing



Agribusiness

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