



630 South 7th Street

GRAND JUNCTION

**RETAIL PADS
FROM 0.68–2.7 ACRES**

AVAILABLE FOR SALE OR LEASE

Adjacent to Downtown Grand Junction

CONTACT:

Mike DePalma

720.598.6043 | mdepalma@creginc.com



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

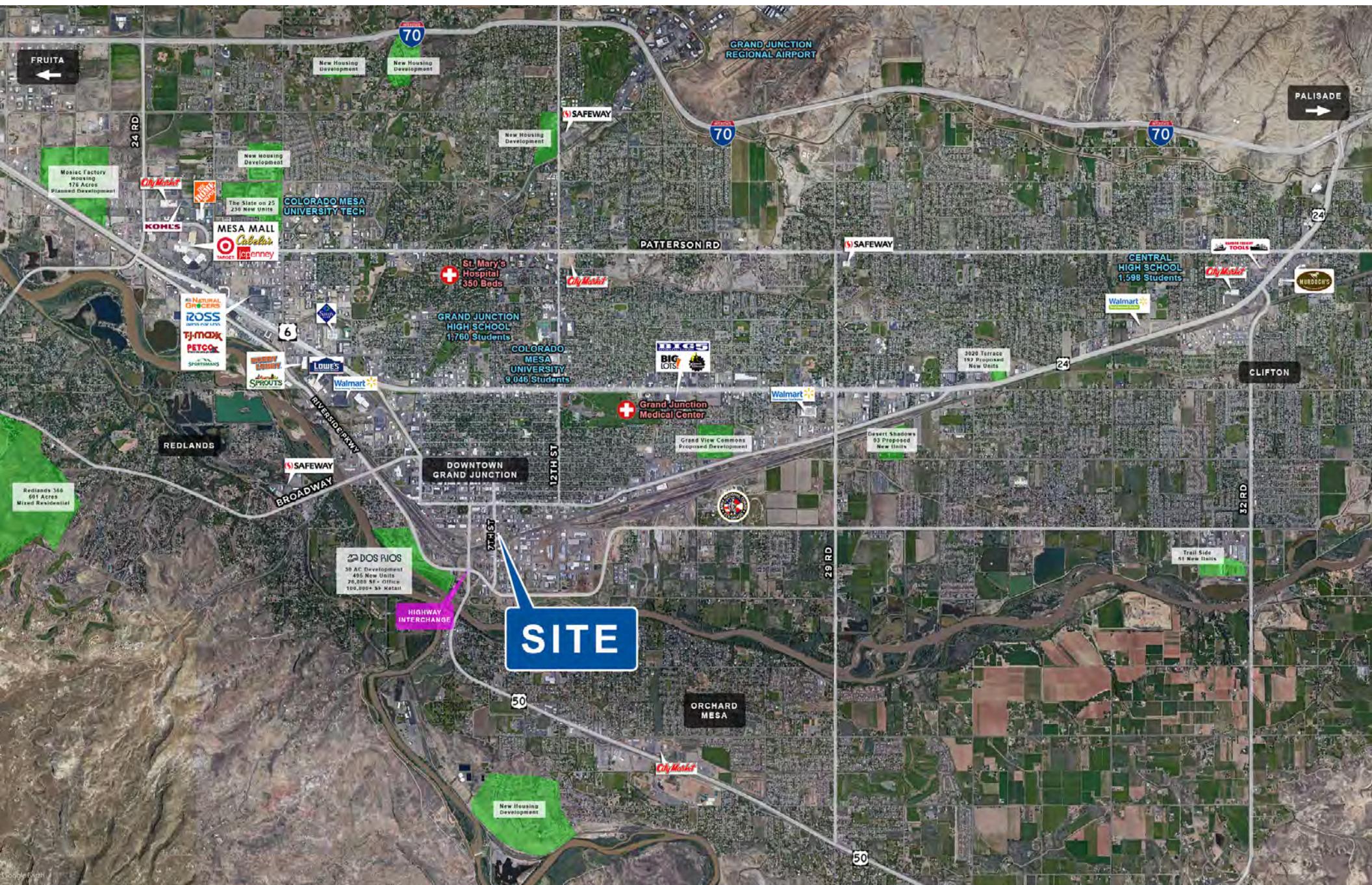


DEMOGRAPHICS

POPULATION	EMPLOYEES
1 Mile: 6,921	1 Mile: 9,265
2 Mile: 28,620	2 Mile: 20,913
3 Mile: 53,798	3 Mile: 30,761
5 Mile: 97,010	5 Mile: 43,269
20 Mile: 155,233	20 Mile: 55,263

AVG. HH INCOME	HOUSEHOLDS
1 Mile: \$79,411	1 Mile: 3,315
2 Mile: \$73,496	2 Mile: 12,359
3 Mile: \$84,719	3 Mile: 23,588
5 Mile: \$96,313	5 Mile: 41,376
20 Mile: \$100,247	20 Mile: 64,764

TRADE AREA



LOCATION



GRAND JUNCTION FAST FACTS

Top Employers

1	2	3	4	5
Mesa County School District 3,658	St. Mary's Hospital 2,732	Mesa County & City of GJ 2,084	Colorado Mesa University 1,461	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

CONTACT:

Mike DePalma

720.598.6043

mdepalma@creginc.com