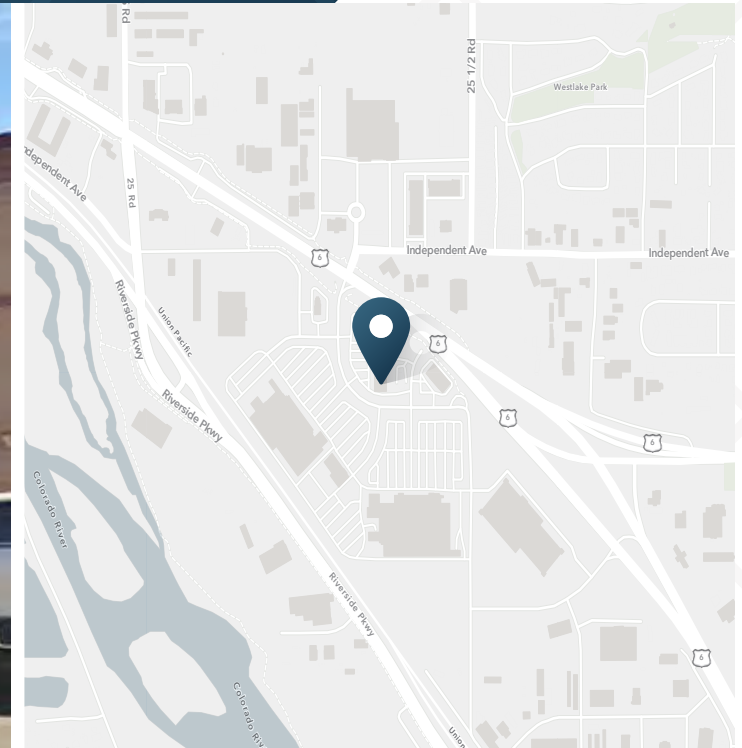


# Rimrock Marketplace

2536 Rimrock Ave | Grand Junction, CO



## AVAILABLE

2,000 SF

## RATE

Contact Broker

## ABOUT THE PROPERTY

- Located at US 6 & Rimrock Ave
- Strong tenant mix
- Ample parking
- US 6 is main thoroughfare through Grand Junction

## TRAFFIC COUNTS

US 6: nw/o Rimrock Rd 38,939 VPD  
US 6: se/o Rimrock Rd 17,845 VPD  
Year: 2022 | Source: Esri

## CONTACT

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## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,234	46,336	88,680
Daytime Population	9,448	65,951	103,441
Avg. Household Income	\$73,087	\$81,496	\$88,032
Estimated Households	1,840	20,014	37,119

Year: 2022 | Source: Esri





**Canyon View Marketplace**

- KOHL'S
- PET SMART
- DAVID'S BRIDAL
- CityMarket
- Spectrum
- carter's
- THE HOME DEPOT
- ULTA
- O'Reilly

**Grand Mesa Center**

- ROSS DRESS FOR LESS
- OLD NAVY
- T.J. MAXX
- Arby's
- FIVE GUYS
- BELLCO CREDIT UNION
- petco
- NATURAL GROCERS
- SMOKIN OAK wood-fired pizza & TAPROOM
- GENGHIS GRILL
- COLD STONE
- Michael's
- SALLY BEAUTY
- HONEYBAKED

**Mesa Mall**

- TARGET
- DICK'S SPORTING GOODS
- Bath & Body Works
- Cabela's
- zumiez
- OUTBACK STEAKHOUSES
- BEST BUY
- maurices
- at&t
- SUBWAY
- Dillard's
- JO-ANN fabric and craft stores
- VICTORIA'S SECRET
- FRANCESCO'S
- JCPenney
- Foot Locker
- rue21
- GNC
- IHOP
- Buckle
- Foot Locker
- BOOT BARN
- claire's
- Wendy's
- HOT TOPIC
- Famous Footwear
- FINISH LINE
- THE CHILDREN'S PLACE
- ZALES
- HomeGoods
- TORRID
- AMERICAN EAGLE
- Mobile
- SPROUTS FARMERS MARKET
- SONIC
- Red Robin
- Chick-fil-A
- DEL TACO
- QDOBA
- Papa Murphy's
- Wendy's
- BURGER KING
- Pizza Hut
- Wendy's
- McDonald's
- CHARLEY'S
- Olive Garden

**Rimrock Marketplace**

- Walmart Supercenter
- HOBBY LOBBY
- SPROUTS FARMERS MARKET
- SONIC
- LOWE'S
- DOLLAR TREE
- AMERICA'S BEST CONTACT LENS OPTIC
- GameStop
- Great Clips
- crumbl COOKIES
- Red Robin
- Chick-fil-A
- DEL TACO
- QDOBA
- Papa Murphy's
- UPS

**SITE**



## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	4,234	46,336	88,680
2027 Projected Population	4,336	47,454	90,675
Projected Annual Growth 2022 to 2027	0.48%	0.48%	0.45%
<b>Daytime Population</b>			
2022 Daytime Population	9,448	65,951	103,441
Workers	7,667	43,047	58,876
Residents	1,781	22,904	44,565
<b>Income</b>			
2022 Est. Average Household Income	\$73,087	\$81,496	\$88,032
2022 Est. Median Household Income	\$54,668	\$54,654	\$60,146
<b>Households &amp; Growth</b>			
2022 Estimated Households	1,840	20,014	37,119
2027 Projected Households	1,878	20,630	38,180
Projected Annual Growth 2022 to 2027	0.41%	0.61%	0.57%
<b>Race &amp; Ethnicity</b>			
2022 Est. White	77%	81%	81%
2022 Est. Black or African American	1%	1%	1%
2022 Est. Asian or Pacific Islander	1%	2%	2%
2022 Est. American Indian or Native Alaskan	2%	1%	1%
2022 Est. Other Races	6%	5%	5%
2022 Est. Hispanic	24%	15%	15%



# Rimrock Marketplace

2536 Rimrock Ave | Grand Junction, CO



Suite	Tenant	SF
1	Dollar Tree	10,000
2	America's Mattress	7,480
3	Qdoba	3,400
4	Nothing Bundt Cakes	2,550
5	UPS	1,700
6	Tropical Smoothie Cafe	2,125
7	Nail Salon	1,700
8	Thai Restaurant	2,125
9	GameStop	1,700
10	Einstein Bros Bagels	3,021
11	America's Best Contacts	3,000
12	H & R Block	1,600
13	Papa Murphy's	1,600
14	Great Clips	1,200
15	Crumbl	1,600
16	<b>AVAILABLE</b>	<b>2,000</b>
17	Hobby Lobby	56,163
18	Sprouts	28,000



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