



Total Area: 1,500 Sq. Ft. **Lease Type:** NNN

Lease Rate: \$35.00 SF/Yr

201 S 6th St, Downtown, Grand Junction, Co

201 S 6th St, Grand Junction, CO 200

Grand Junction , CO , 81505

Ray Rickard

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Presented by:

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PROPERTY SUMMARY



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Ultra prime new building restaurant/retail space for lease. Ideal for fast casual restaurant, coffee shop, bakery, etc. Space available 6/1-2026. Includes fenced outdoor patio. Building is currently under construction. Pictures include renderings as well as current renovation pictures. (will continue to update).

OFFERING SUMMARY	
Lease Rate	\$35.00 SF/Yr
Multi-unit	Yes
Year Built	1907
Unit Size	1,500 sq. ft.
Zoning	MU-3
Lease Type	NNN
Nets	\$4.75

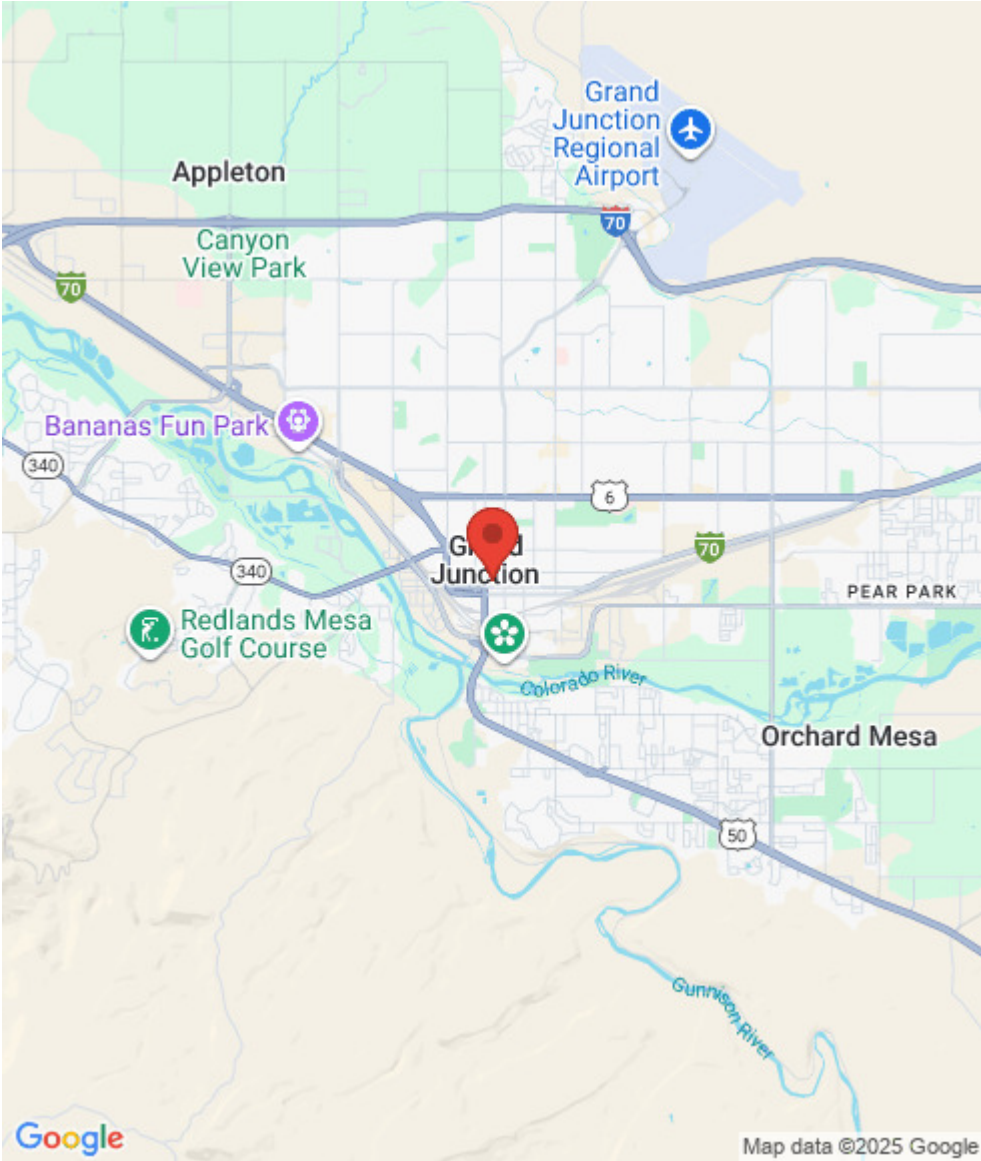
PROPERTY DESCRIPTION



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Be among the first to establish your business in this brand new space within a beautifully renovated multi-tenant building. Situated on a prominent corner lot. This property offers excellent visibility and accessibility in one of Grand Junction's most desirable locations. The space includes a wonderful patio, perfect for creating additional customer experiences or seasonal displays. Surrounded by vibrant co-tenants such as a winery, music venue, and fitness facility. This location naturally draws consistent foot traffic and creates a lively, synergetic atmosphere for your business to thrive. With modern finishes and flexible layout options and high-profile settings, this stunning retail space is ideal for any business seeking to stand out in a growing market. -Landlord is willing to offer tenant a TI allowance of \$20/sq ft.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	
Street Address	201 S 6th St, Grand Junction, CO 200
City, State, Zip	Grand Junction, CO , 81505
County / Township	CO
Cross Streets	Colorado and 6th

BUILDING INFORMATION

Building Size	1,500 SF
Building Class	A
Occupancy %	83%
Tenancy	multi
Number of Floors	1
Avg. Floor Size	9,500
Year Built	1907
Last Renovated	2025
Free Standing	No

PHOTOS

