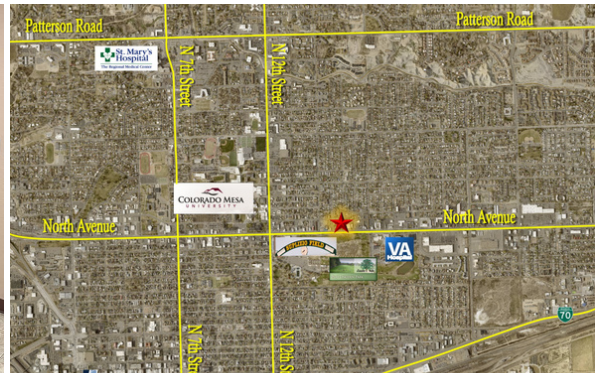


## COMMERCIAL BUILDING FOR SALE

1660 North Avenue | Grand Junction, CO 81501



### OVERVIEW

- 3,000 SF office space
- Built out for medical or veterinary use
- Excellent visibility and exposure
- Good signage and high traffic
- Ample off-street parking and easy access
- Available for purchase or for lease

### TRAFFIC COUNTS

North Avenue      N 16<sup>th</sup> Street      20,000 ADT  
North 12<sup>th</sup> Street      Bunting Avenue      13,285 ADT

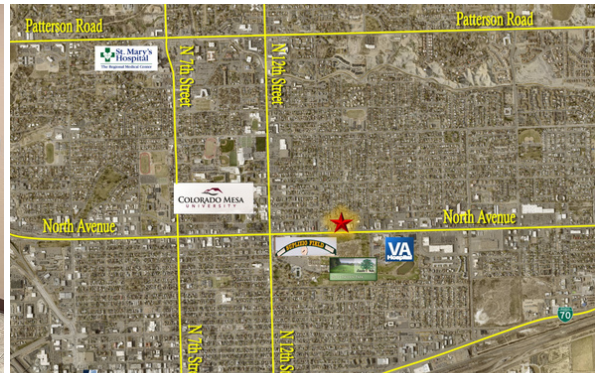
| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Current Population | 14,348   | 65,773   | 108,089  |
| Daytime Population | 15,045   | 80,260   | 116,954  |
| Average HH Income  | \$44,695 | \$58,388 | \$63,315 |
| Businesses         | 698      | 3,977    | 4,952    |

**OFFERED AT: \$897,000**

**Sid Squirrel | 970.206.0121 | [sid@gjcommercial.com](mailto:sid@gjcommercial.com)**

## COMMERCIAL LEASE SPACE

1660 North Avenue | Grand Junction, CO 81501



### OVERVIEW

- 3,000 SF office space
- Built out for medical or veterinary use
- Excellent visibility and exposure
- Good signage and high traffic
- Ample off-street parking and easy access
- Available for purchase or for lease

### TRAFFIC COUNTS

North Avenue      N 16<sup>th</sup> Street      20,000 ADT  
North 12<sup>th</sup> Street      Bunting Avenue      13,285 ADT

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Current Population | 14,348   | 65,773   | 108,089  |
| Daytime Population | 15,045   | 80,260   | 116,954  |
| Average HH Income  | \$44,695 | \$58,388 | \$63,315 |
| Businesses         | 698      | 3,977    | 4,952    |

**OFFERED AT: \$5,000/MO + NNN**

**Sid Squirrel | 970.206.0121 | [sid@gjcommercial.com](mailto:sid@gjcommercial.com)**