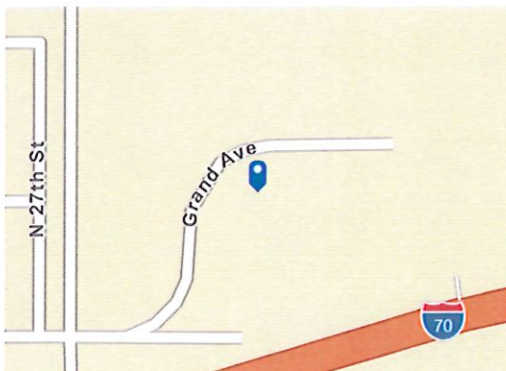
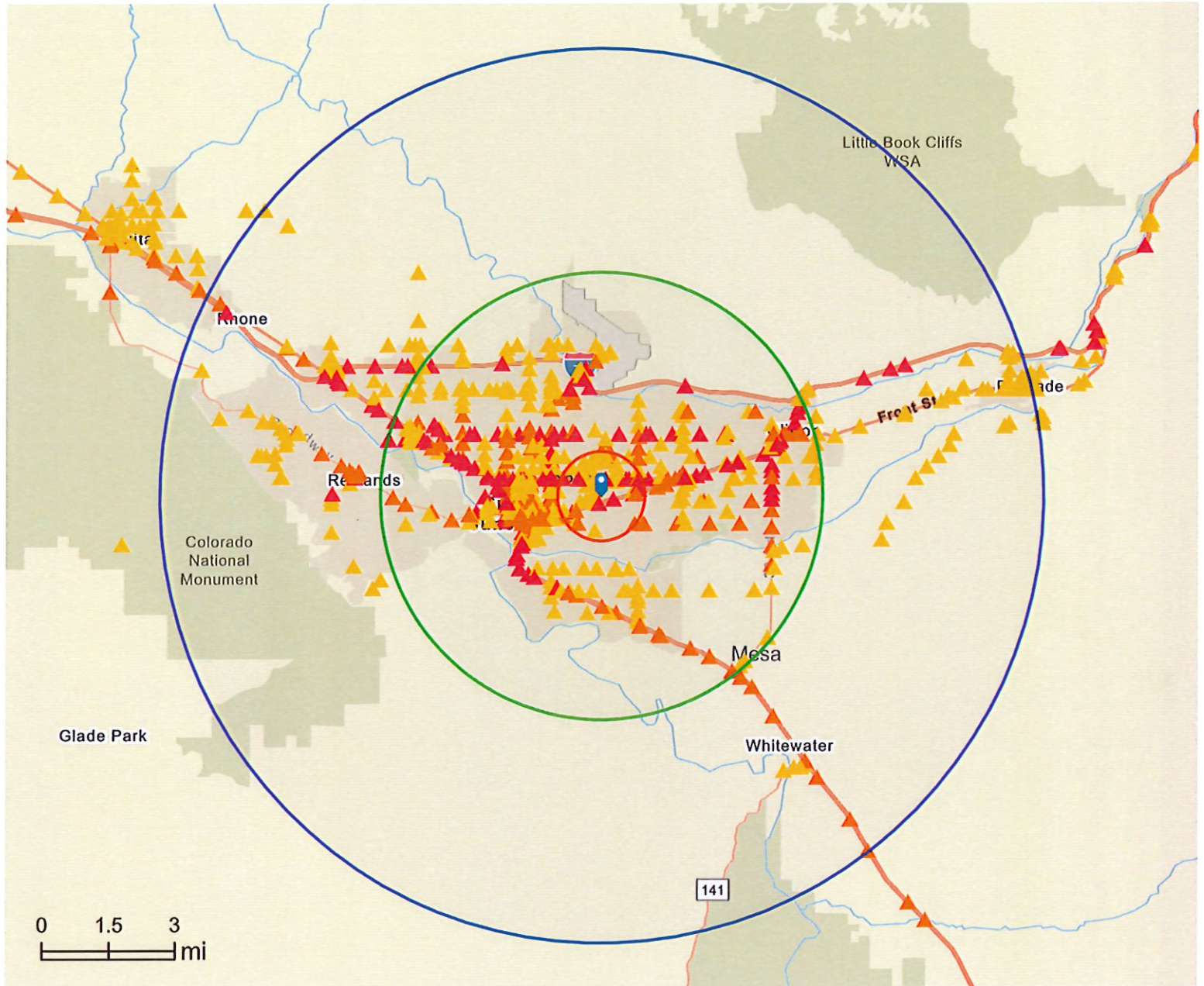


Traffic Count Map

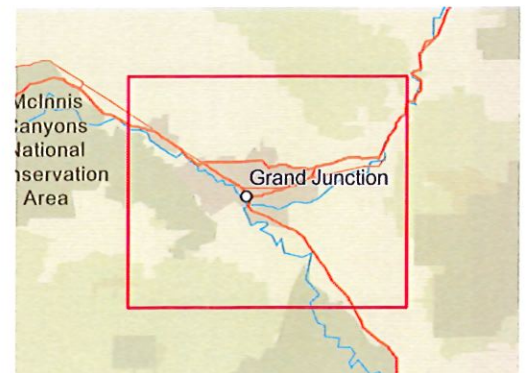
2815 Grand Ave, Grand Junction, Colorado, 81501

Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Key Indicators for 2025



\$62,894

Median Household Income



\$156,151

Median Net Worth



66

Esri Wealth Index



69

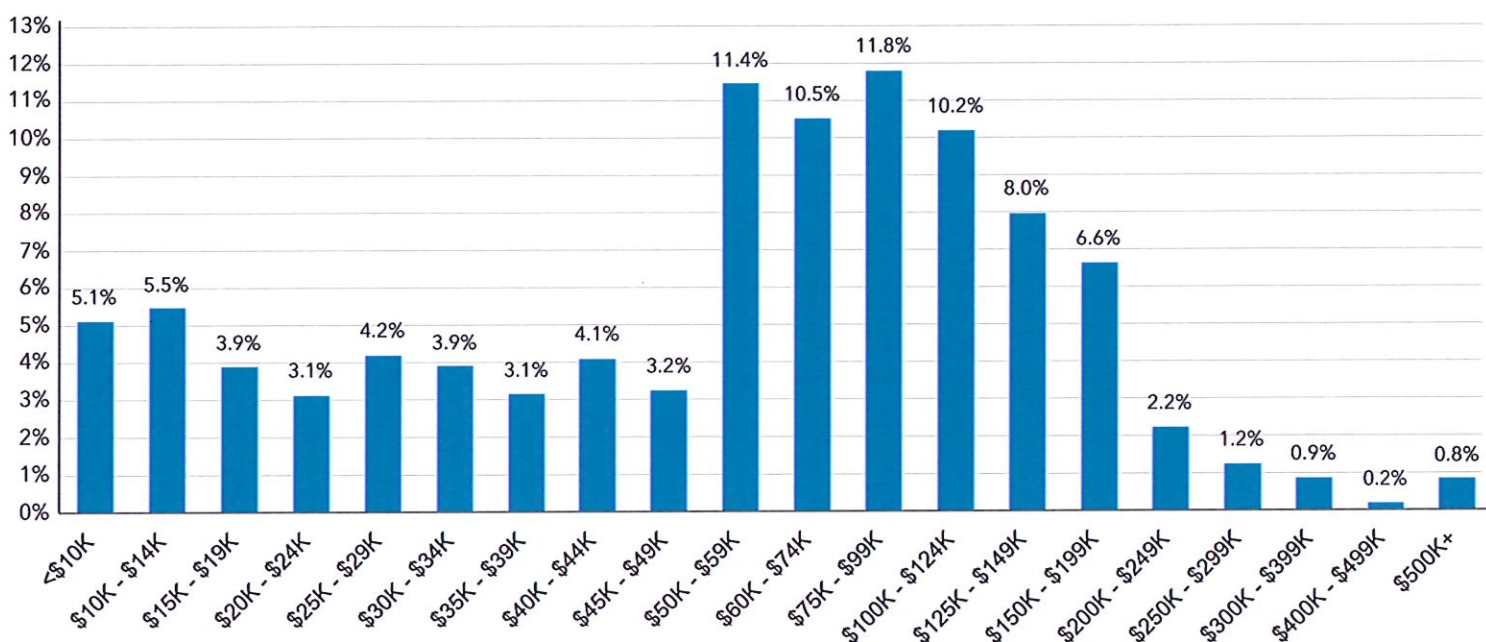
Esri Housing Affordability Index



56

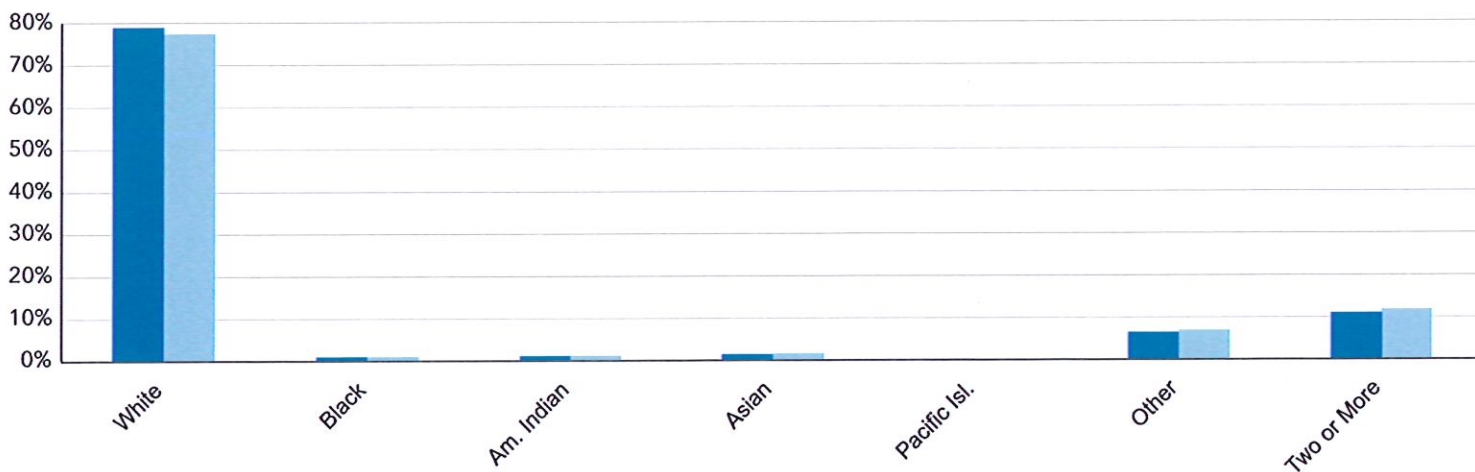
Esri Diversity Index

Households by Income for 2025



Population by Race

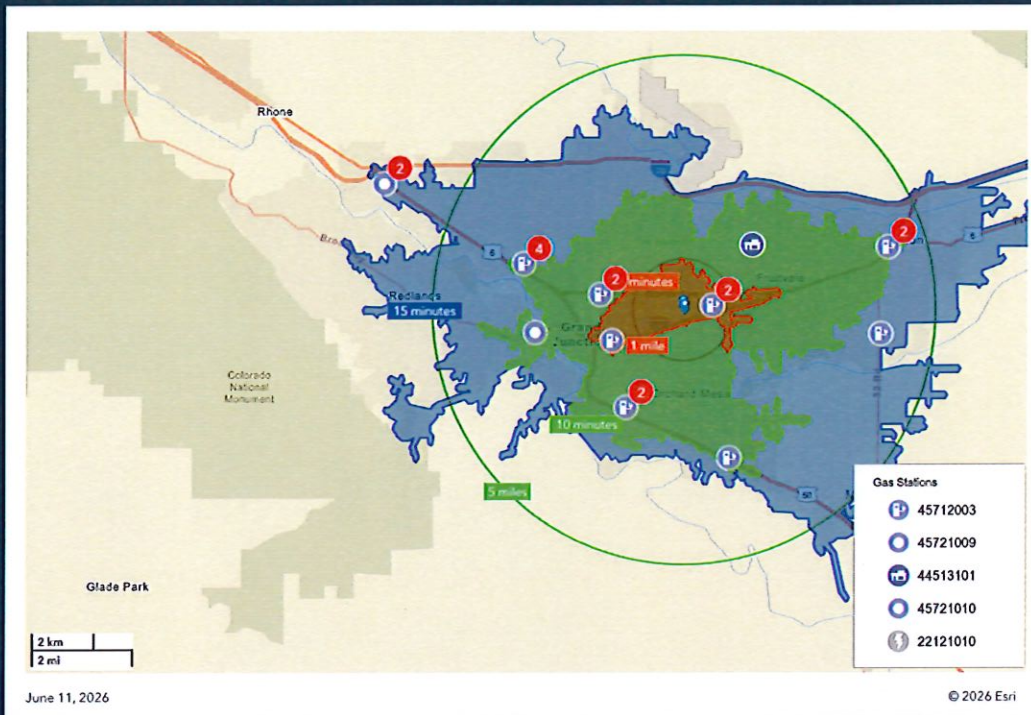
2025 2030



Gas Station Market Analysis

Grand Junction, CO · 5-Mile Trade Area · June 2026

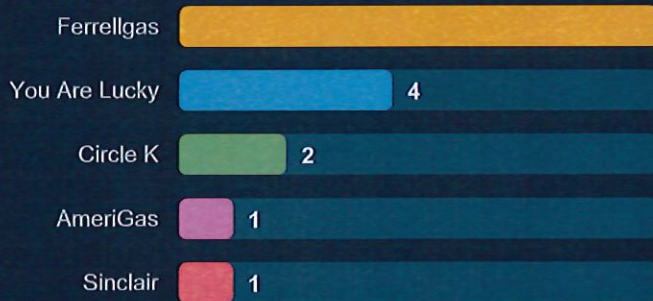
19 Locations



Drive-time rings: 2 min · 10 min · 15 min | Radius: 1 mi · 5 mi

TOTAL LOCATIONS 19 Within 5-mile trade area	AVG SALES VOLUME \$5.1M Median \$5.1M · Max \$15.3M	AVG EMPLOYEES 6.5 Median 6 · Range 3–13	INDEPENDENT 89.5% Branch locations: 10.5%
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TOP COMPANIES



PRIMARY INDUSTRY

