

FOR LEASE

MONUMENT PLAZA RETAIL SPACE



2148 Broadway, Unit D2
Grand Junction, CO 81507



 SQ FT: 10,900

 RATE: \$15/SF/YR
NNN + % Rent

 OUTSIDE STORAGE

 HARDWARE

 NON-EXCLUSIVE PARKING

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2148 BROADWAY, UNIT D2

EXECUTIVE SUMMARY

PROPERTY INFORMATION



Monument Village

2148 Broadway
Grand Junction, CO 81507



PROPERTY SUMMARY

Offering Price: \$3,848/mo + NNN (% Rent)
Type of Space: Restaurant (Previously Garfields)
Year Built: 1977
Building Size: 3,848 - 5,500 SF
Zoning: C-1

PROPERTY OVERVIEW

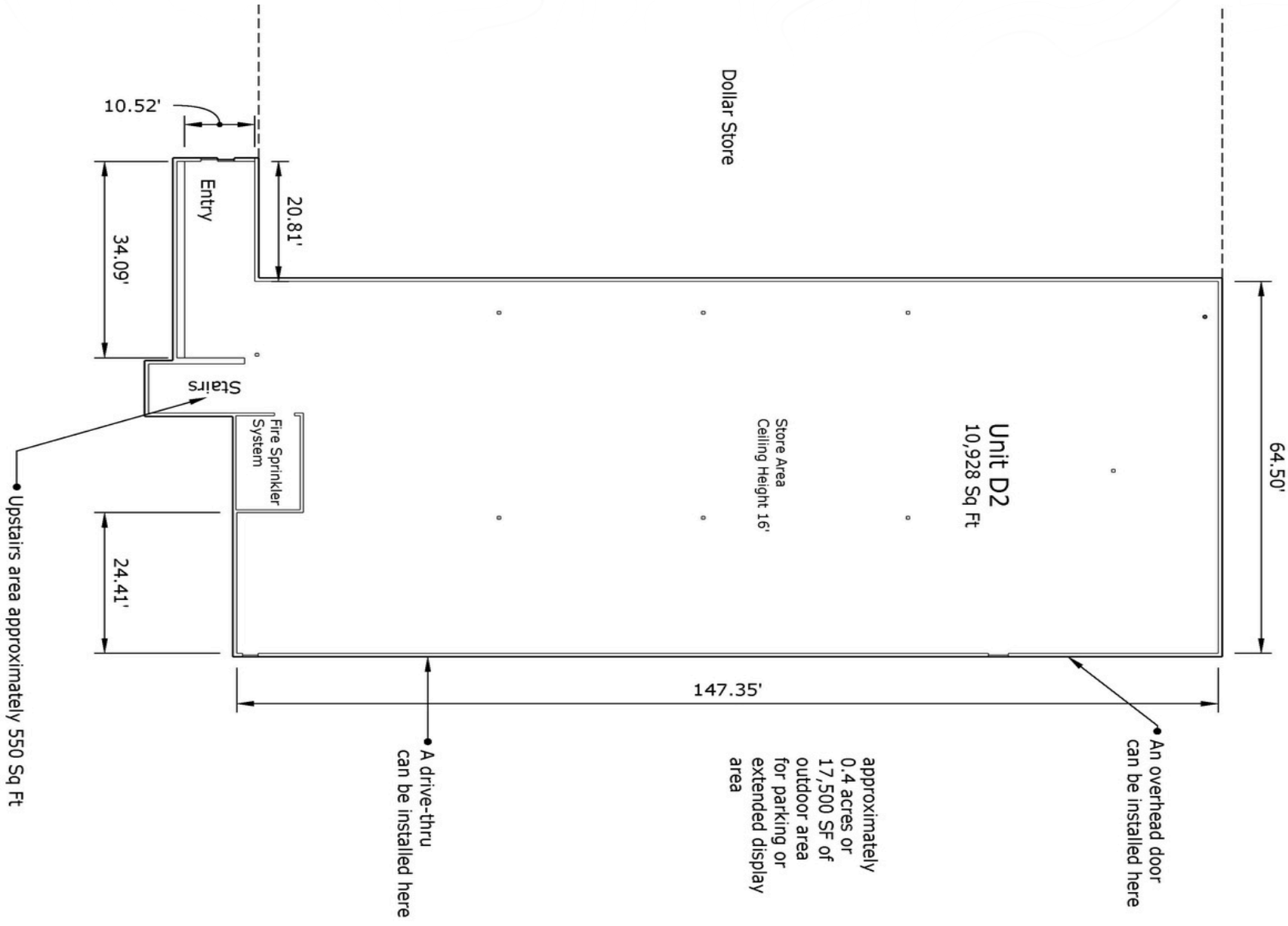
We're excited to offer a prime leasing opportunity at 2148 Broadway, located in the heart of the vibrant and evolving Monument Village Shopping Center. This 3,848 square foot restaurant space is perfectly positioned to attract a high-spending customer base, particularly affluent and financially stable households within a 5-minute drive. The neighborhood is composed of Baby Boomers and Gen Xers who have a strong preferences for quality dining experiences and spend significantly on food and alcohol, making this location ideal target location for a new restaurant. With over \$136,000 in annual expenditures within a 5-mile radius, this demographic presents an excellent opportunity to drive consistent traffic and revenue.

The location itself boasts a range of attractive features, including patio seating with stunning views of the Colorado Monument, offering an exceptional dining atmosphere. Monument Village Shopping Center has recently undergone revitalization and is ready for a new dining experience. For qualified tenants, we're offering a generous tenant improvement allowance and rent abatement to make your transition as seamless as possible.

If you're looking to establish a restaurant in a prime location, backed by a strong local demographic this is a rare opportunity to enter a thriving commercial hub and connect with a customer base that values quality dining and unique experiences.



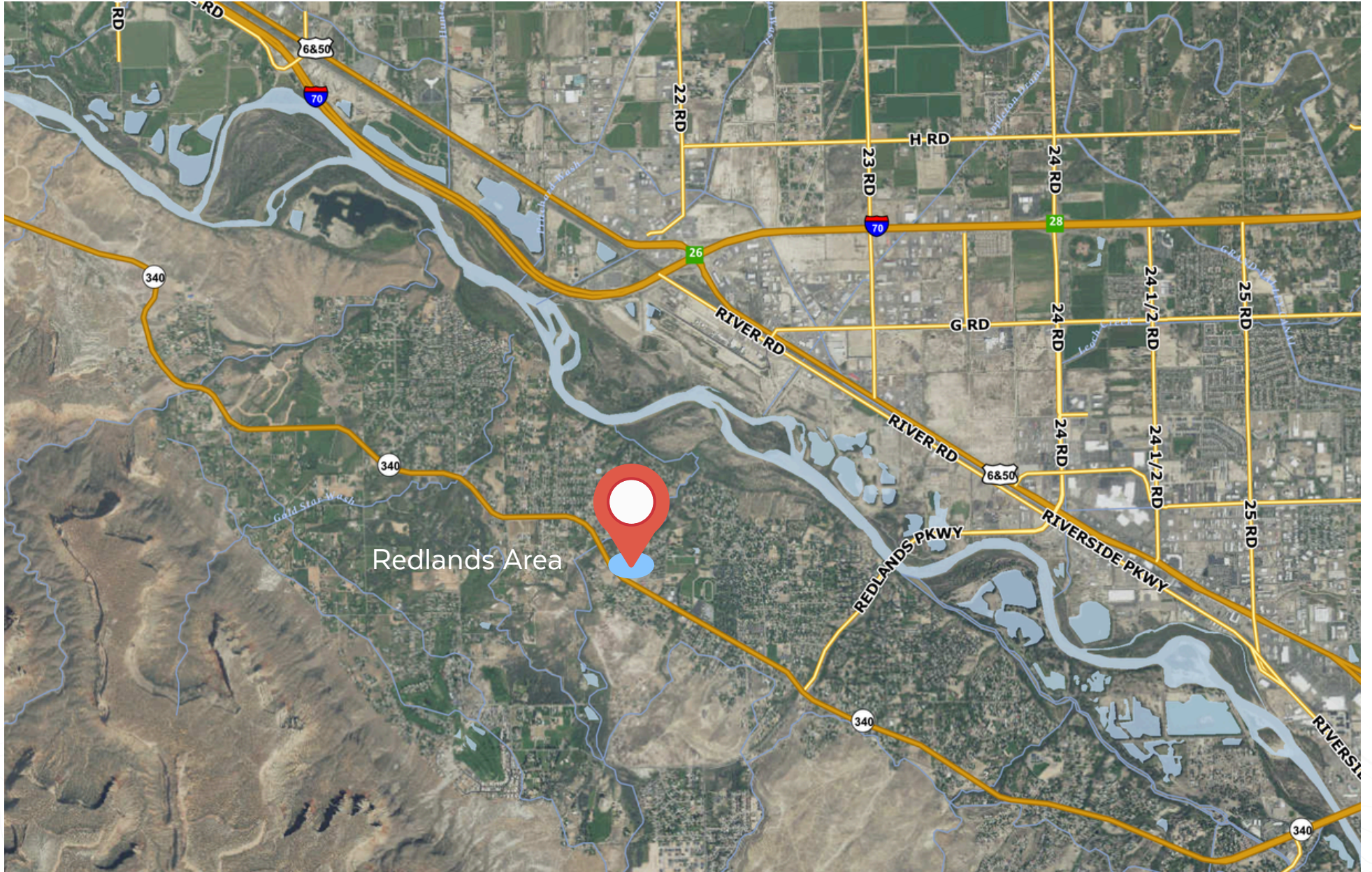
2148 Broadway - Monument Village



2148 BROADWAY, UNIT D2 FLOOR PLAN

2148 BROADWAY, UNIT D2

MAPS REGIONAL & LOCAL



2148 BROADWAY, UNIT D2

MAPS AERIAL



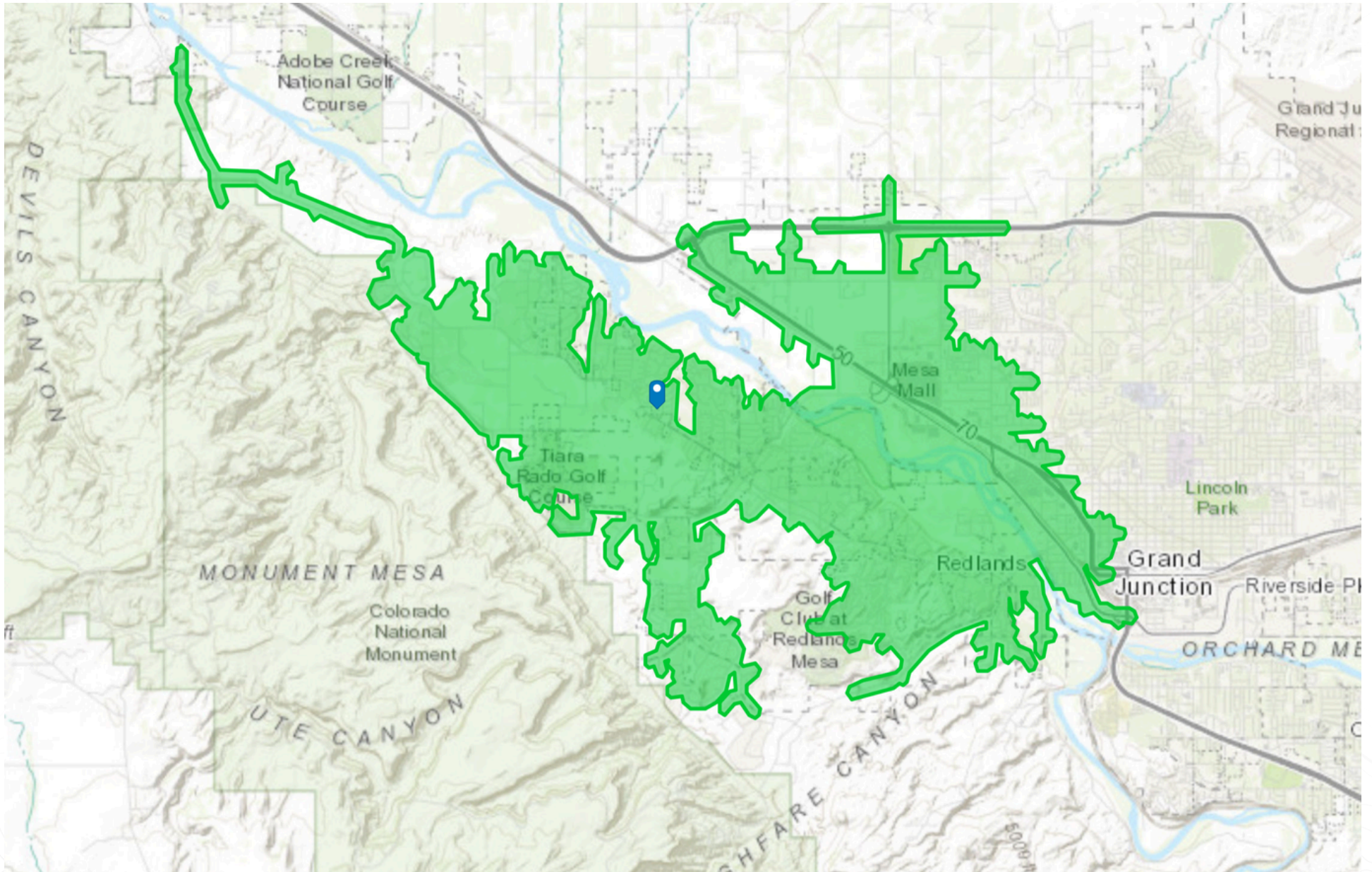
2148 BROADWAY, UNIT D2

PROPERTY IMAGES



MONUMENT VILLAGE

10 MINUTE DRIVE TIME MAP



10 MINUTE DRIVE TIME STATS



Restaurant Specialty Report 2024

2148 Broadway, Grand Junction, Colorado, 81507
Drive time: 10 minute radius

Prepared by Site To Do Business
Latitude: 39.08805
Longitude: -108.65080

Summary Data	2010	2024	2029
Population	13,874	16,141	16,591
Households	5,407	6,475	6,786
Families	1,194	4,377	4,520
Household Size	2.49	2.43	2.38
Owner Occupied Housing Units	4,493	5,135	5,338
Renter-occupied Housing Units	913	1,340	1,449
Median Age	46.2	47.2	48.0

10 MINUTE DRIVE TIME STATS



Restaurant Specialty Report 2024

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 Latitude: 39.08805
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Household Income Base	6,475	6,475	6,475
<\$15,000	4.8%	4.8%	4.8%
\$15,000 - \$24,999	3.2%	3.2%	3.2%
\$25,000 - \$34,999	5.9%	5.9%	5.9%
\$35,000 - \$49,999	7.9%	7.9%	7.9%
\$50,000 - \$74,999	16.7%	16.7%	16.7%
\$75,000 - \$99,999	16.8%	16.8%	16.8%
\$100,000 - \$149,999	19.8%	19.8%	19.8%
\$150,000 - \$199,999	12.6%	12.6%	12.6%
\$200,000+	12.4%	12.4%	12.4%
Average Household Income	\$123,545	\$123,545	\$123,545

Population By Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	600	4%	646	4%	660	4%
5 - 9	804	6%	763	5%	729	4%
10 - 14	914	7%	896	6%	824	5%
15 - 19	888	6%	936	6%	885	5%
20 - 24	629	5%	839	5%	833	5%
25 - 34	1,190	9%	1,600	10%	1,808	11%
35 - 44	1,675	12%	1,979	12%	1,906	11%
45 - 54	2,271	16%	1,883	12%	2,073	12%
55 - 64	2,311	17%	2,105	13%	1,998	12%
65 - 74	1,244	9%	2,555	16%	2,384	14%
75 - 84	814	6%	1,509	9%	1,918	12%
85 +	292	2%	430	3%	575	3%