Grand Mesa Center

2464 US-6 | Grand Junction, CO 81505









AVAILABLE

Suite 7 - 2,300 SF Suite 8 - 1,200 SF Suite 15 - 5,231 SF Suite 18 - 3,348 SF

RATE

Contact Broker

CONTACT

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ABOUT THE PROPERTY

- Located on US 6 just southeast of Mesa Mall
- Strong tenant mix
- Ample parking
- Turn-key restaurant
- US 6 is main thoroughfare through Grand Junction

TRAFFIC COUNTS

US 6: se/o 24 1/2 Rd 37,500 VPD 25 Rd: n/o US 6 14,132 VPD US 6: se/o 25 Rd 38,939 VPD Year: 2023 | Source: Esri

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,119	39,782	79,844
Daytime Population	8,791	59,357	97,869
Avg. Household Income	\$81,456	\$93,477	\$97,282
Estimated Households	947	17,065	33,815

Year: 2023 | Source: Esri





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Suite	Tenant	SF
1	Sportman's Warehouse	42,250
2	Old Navy	16,000
3	Ross Dress for Less	30,161
4	Burlington Coat Factory	24,864
5	Sally Beauty	1,500
6	Milan Laser	1,400
7	AVAILABLE	2,300
8	AVAILABLE	1,200
9	Vitamin Cottage	15,210
10	Michael's	20,374
11	Petco	15,000
12	Great Harvest Bread	1,800
13	TJ Maxx	24,600
14	The Happy Nail	1,000
15	AVAILABLE	5,231
16	Noodles & Company	2,290
17	Cold Stone	1,500
18	AVAILABLE	3,348
19	Bellco Credit Union	4,500
20	Smokin' Oak Pizza	2,000

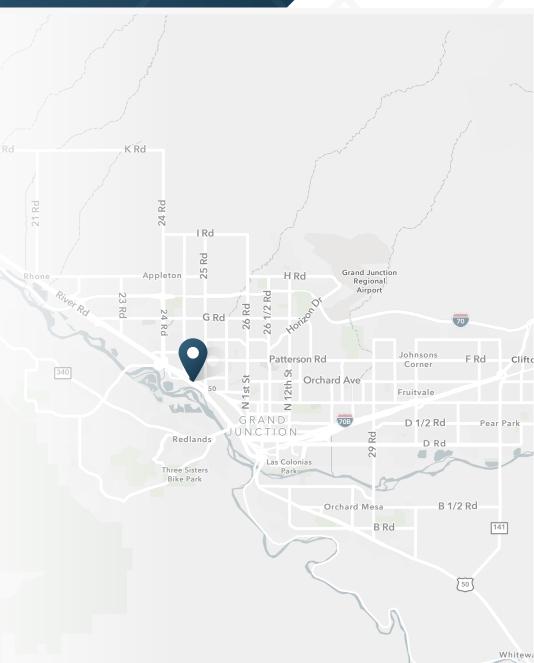
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	2,119	38,782	79,844
2023 Projected Population	2,167	40,473	81,410
Projected Annual Growth 2023 to 2028	0.45%	0.35%	0.39%
Daytime Population			
2023 Daytime Population	8,791	59,357	97,869
Workers	7,800	39,138	55,201
Residents	991	20,219	42,668
Income			
2023 Est. Average Household Income	\$81,456	\$93,477	\$97,282
2023 Est. Median Household Income	\$59,792	\$60,567	\$62,906
Households & Growth			
2023 Estimated Households	947	17,065	33,815
2023 Projected Households	974	17,486	34,699
Projected Annual Growth 2023 to 2028	0.56%	0.49%	0.52%
Race & Ethnicity			
2023 Est. White	77%	82%	81%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	3\$	2%	2%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	6%	5%	5%
2023 Est. Hispanic	21%	14%	15%







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