

Grand Mesa Center

2464 US-6 | Grand Junction, CO 81505



FOR LEASE



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

Jim Hoffman | 303.390.5238
jim.hoffman@srsre.com

Joe Beck | 303.295.4835
joe.beck@srsre.com

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

JOIN THESE RETAILERS



OLD NAVY **T.J. Maxx** *Michaels*

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



26,128 VPD

23,951 VPD

Grand Mesa Center

ROSS DRESS FOR LESS, OLD NAVY, Arby's, T.J. MAXX, FIVE GUYS, SPORTSMAN'S WAREHOUSE, NATURAL GROCERS, BELLCO CREDIT UNION, petco, SMOKIN OAK wood-fired pizza & TAPROOM, noodles, Michael's, SALLY BEAUTY, Burlington, at&t, RedWing Shoes, State Farm, Farmers Insurance

Mesa Mall

TARGET, DICK'S SPORTING GOODS, Bath & Body Works, Cabela's, zumiez, OUTBACK STEAKHOUSE, SUBWAY, BEST BUY, maurices, at&t, Famous Dave's, Dillard's, JCPenney, Guitar Center, JO-ANN fabric and craft stores, VICTORIA'S SECRET, IHOP, Buckle, Foot Locker, BOOT BARN, claires, francesca's, DQ, HOT TOPIC, Famous Footwear, FINISH LINE, THE CHILDREN'S PLACE, SPENCERS, KAY JEWELERS, Wendy's, HomeGoods, TORRID, AMERICAN EAGLE, TACO BELL, T-Mobile, Jockey, ZALES, RED LOBSTER, BUFFALO WILD WINGS, McDonald's, CHARLEY'S, Olive Garden, sunglass hut

Rimrock Marketplace

Walmart Supercenter, HOBBY LOBBY, LOWE'S, Red Robin, DOLLAR TREE, Chick-fil-A, DEL TACO, QDOBA, GameStop, Great Clips, crumbl COOKIES, UPS, SPROUTS FARMERS MARKET, AMERICA'S BEST CONTACT LENS OPTICALS, Papa Murphy's, SONIC, GREEN BEAN SIGNS

SITE

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KEY	
Available:	■
Leased:	■

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%



SOURCE





SRS Real Estate Partners

1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Jim Hoffman
303.390.5238
jim.hoffman@srsre.com

Joe Beck
303.295.4835
joe.beck@srsre.com

SRSRE.COM

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