Grand Mesa Center

2464 US-6 | Grand Junction, CO 81505









AVAILABLE

Suite 7 - 2,300 SF

Suite 9 - 15,210 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

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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 thorough fare 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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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 AVAILABLE 15,210 10 Michael's 20,374 11 Petco 15,000 12 Great Harvest Bread 1,800 13 TJ Maxx 24,600	
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11 Petco 15,000 12 Great Harvest Bread 1,800	
12 Great Harvest Bread 1,800	
Great Harvest Bread 1,000	
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	

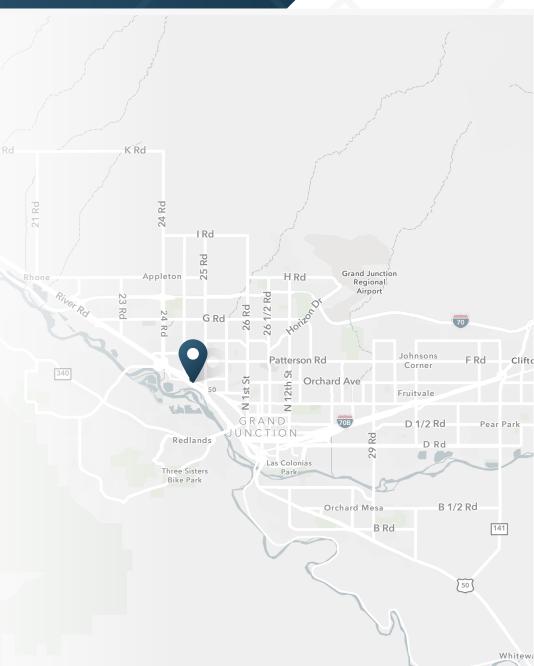
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DEMOGRAPHIC HIGHLIGHTS

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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