

Grand Mesa Center

2464 US-6 | Grand Junction, CO 81505



FOR LEASE



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

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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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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



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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	AVAILABLE	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





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