

# **630 South 7th Street**

GRAND JUNCTION \_

Unique Downtown Retail Opportunity





Located at 630 South 7th Street, Grand Junction, CO

2.6 Acre Retail Site Available

Existing 35,280 SF Building Available for Remodel or Demolition

Alternate Built to Suit Opportunity

Adjacent to Downtown Grand Junction

7th Street offers best North/South connectivity to Riverside Parkway

Seeking Grocery and Food & Beverage in this under served and growing trade area

Business Improvement District & Downtown Development Authority offering significant incentives





### SITE PLAN















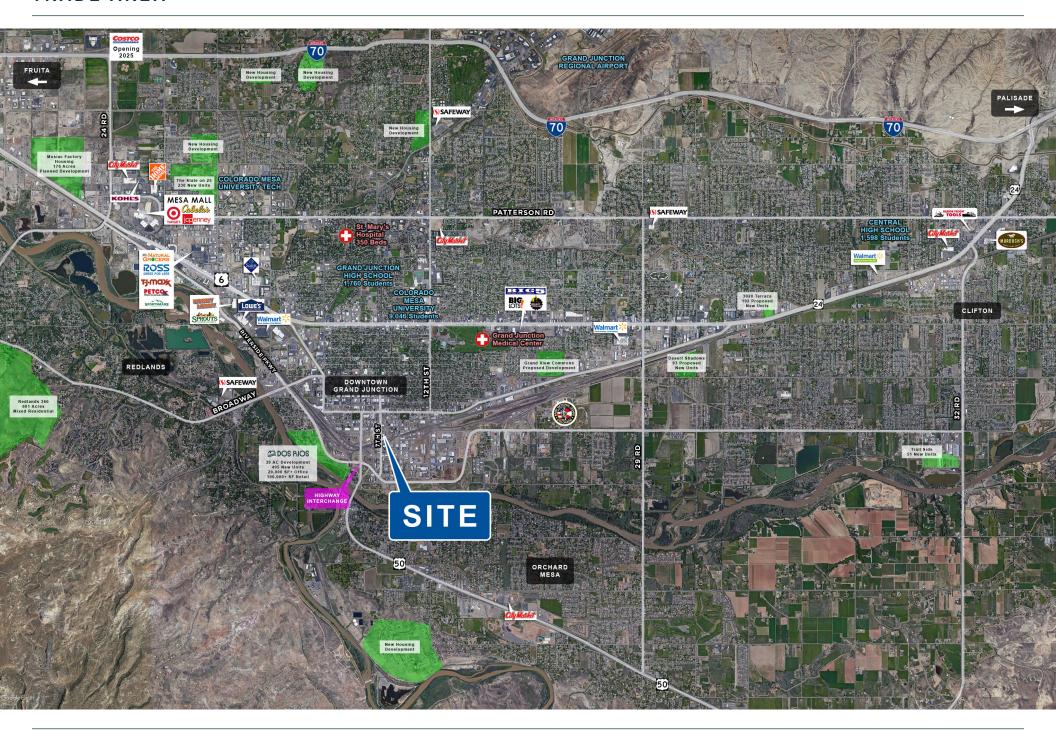


#### LOCATION





#### TRADE AREA





#### Top Employers



Mesa County School District 3,658



St. Mary's Hospital **2,732** 



Mesa County & City of GJ 2,084



Colorado Mesa University
1,461



Community Hospital

\$269,000,000

indirect travel spent annually

1,000,000

visitors to local lodging properties annually

7,275

total businesses

Department of the Interior - BLM moved headquarters from Washington DC to Grand Junction in 2021 to manage 248.3 million acres in the West.



The New York Times named Grand Junction as one of the "52 Places to Go" in 2023 - the only Colorado city to make the list.

#### Leading Industries



Health & Medical Care



Retail / Food Services



Outdoor Recreation



Public Administration



Aerospace / Manufacturing



Agribusiness













POPULATION	Ν	0	TI	LA	U	Ρ	0	Ρ	
------------	---	---	----	----	---	---	---	---	--

1 Mile:	6,921
2 Mile:	28,620
3 Mile:	53,798
5 Mile:	97,010
20 Mile:	155,233

DAYTIME POPULATION
9,265

9,265
20,913
30,761
43,269
55,263

HOUSEHOLDS

3,315	
12,359	
23,586	
41,376	
64,764	

AVG. HH INCOME

G. HH INCOM
\$79,411
\$73,496
\$84,719
\$96,313
\$100,247

TRAFFIC COUNTS

7<sup>TH</sup> STREET north of RIVERSIDE PKWY: 3,760 vpd

HWY 50 south of SOUTH AVE: 15,979 vpd

MAIN STREET west of 7<sup>TH</sup> STREET 3,581 vpd

RIVERSIDE PKWY at 7<sup>TH</sup> STREET 10,972





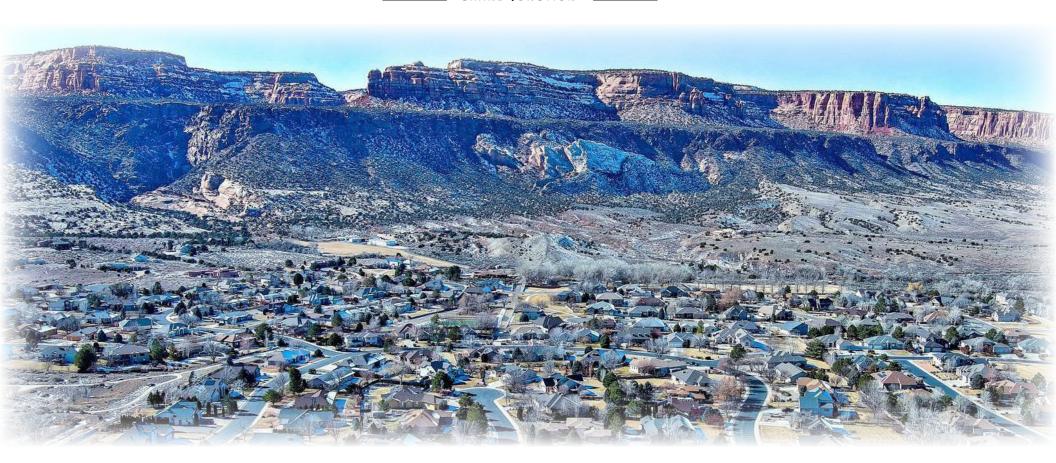






## **630 South 7th Street**

\_\_\_\_ GRAND JUNCTION \_



### **RETAIL SPACE INQUIRIES:**

Mike DePalma 720 598 6043 mdepalma@creginc.com

