



630 South 7th Street

GRAND JUNCTION

Unique Downtown Retail Opportunity



THE PROPERTY

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



- Pablo's Pizza
- The Goat Tavern
- Guru's Kitchen
- Dream Café
- The Hog & The Hen
- Mesa Theater
- Suehiro Japanese
- Main Street Bagels
- TacoParty
- Trail Life Brewing
- Rockslide Brew Pub
- Bin 707 Food Bar
- Enstrom's
- Avalon Theatre
- The Winery

SITE

GRAND JUNCTION FAST FACTS

Top Employers

1

Mesa County School District
3,658

2

St. Mary's Hospital
2,732

3

Mesa County & City of GJ
2,084

4

Colorado Mesa University
1,461

5

Community Hospital
1,400

\$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

DEMOGRAPHICS



POPULATION

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



DAYTIME POPULATION

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



HOUSEHOLDS

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



AVG. HH INCOME

| |
|------------------|
| \$79,411 |
| \$73,496 |
| \$84,719 |
| \$96,313 |
| \$100,247 |



TRAFFIC COUNTS

| |
|---|
| 7 TH STREET north of RIVERSIDE PKWY: 3,760 vpd |
| HWY 50 south of SOUTH AVE: 15,979 vpd |
| MAIN STREET west of 7 TH STREET 3,581 vpd |
| RIVERSIDE PKWY at 7 TH STREET 10,972 |





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RETAIL SPACE INQUIRIES:

Mike DePalma

720 598 6043

mdepalma@creginc.com

