

# SALE

## MAIN STREET PAD SITE

702 Main St Grand Junction, CO 81501

SALE PRICE \$925,000



**COLDWELL BANKER  
COMMERCIAL**  
PRIME PROPERTIES

**Becca Posner, CCIM**  
970 424 2281

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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702 Main St Grand Junction, CO 81501



### PROPERTY DESCRIPTION

#### BONUS FOR DEVELOPERS:

This lot is located in the Downtown District Association (DDA). The DDA will carry a \$350,000 note on this property and forgive it when lot is developed. This is an incentive program the DDA has for downtown developers. More information about this program at [www.downtowngj.org](http://www.downtowngj.org) additionally the GJ Economic Partnership has other incentive programs for developers and new businesses relocating to the area; more information at [www.gjep.org](http://www.gjep.org)

### PROPERTY HIGHLIGHTS

- LAST LOT in DOWNTOWN Grand Junction
- AT ROUND-A-BOUT on 7th and Main Street
- AMAZING EXPOSURE and FOOT TRAFFIC

### OFFERING SUMMARY

Sale Price:	\$925,000
Number of Units:	1
Lot Size:	0.32 Acres
Zoning:	MU-3
APN:	2945-144-17-001

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,585	18,922	35,239
Total Population	3,287	41,931	81,045
Average HH Income	\$58,010	\$59,782	\$66,853

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### LOCATION DESCRIPTION

This is the last vacant lot on Main Street in downtown Grand Junction ready for development. NE corner, at round-a-bout, on corner of 7th and Main Street.

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### PROPERTY HIGHLIGHTS

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- AT ROUND-A-BOUT on 7th and Main Street
- AMAZING EXPOSURE and FOOT TRAFFIC
- BUSTLING BUSSINESS DISTRICT
- DDA INCENTIVES TO DEVELOPERS
- PERFECT FOR OFFICE, RETAIL, MF, or MIXED USE



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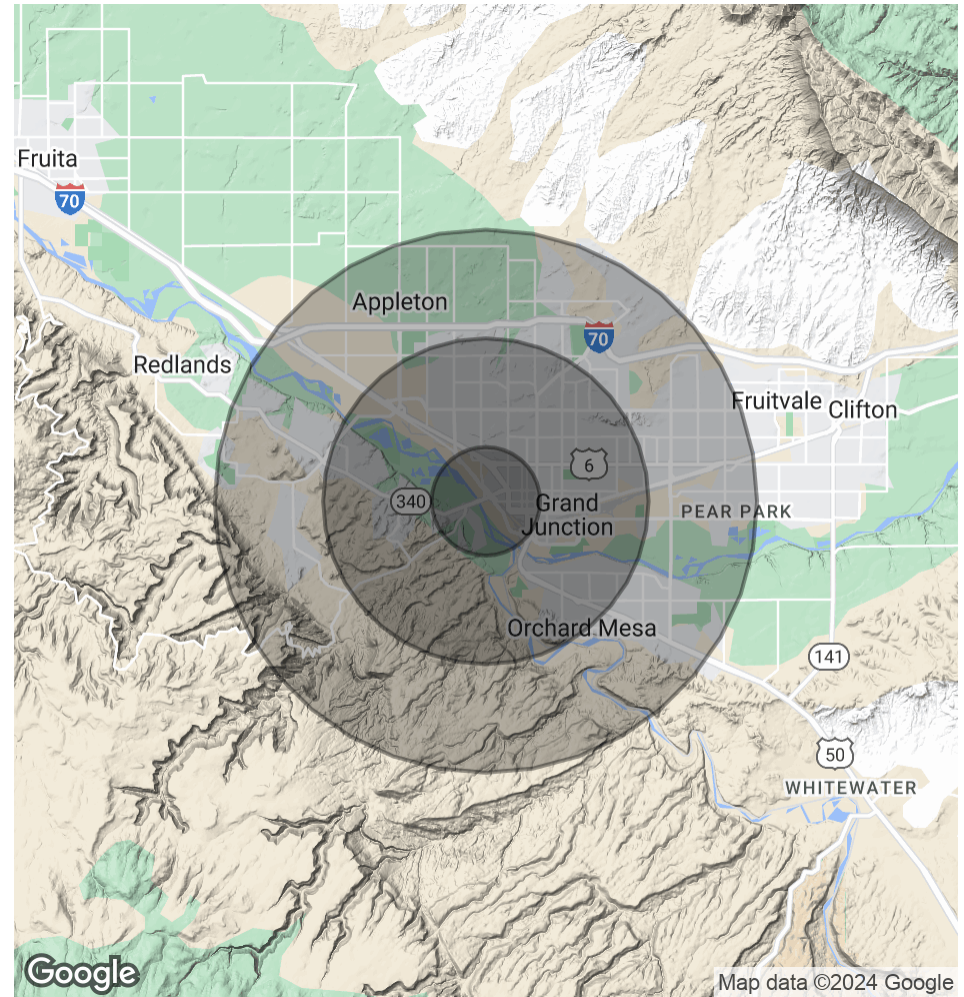
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,287	41,931	81,045
Average Age	35.9	38.9	40.7
Average Age (Male)	35.9	37.1	39
Average Age (Female)	36.5	42.1	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,585	18,922	35,239
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$58,010	\$59,782	\$66,853
Average House Value	\$195,537	\$224,592	\$238,331

\* Demographic data derived from 2020 ACS - US Census



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**BECCA POSNER, CCIM**

Commercial Broker

becca@posner.properties

Direct: **970.424.2281**

### PROFESSIONAL BACKGROUND

Becca Posner was born in Tallahassee, FL and moved to Grand Junction in 2015 with her husband and two young boys. Becca has a MA in Education and taught for 13 years before changing directions and getting into commercial real estate in 2016. Getting out and enjoying the western Colorado lifestyle is a passion of hers and she has actively embraced camping, paddle boarding, river rafting, skiing, and hiking. She is high energy, focuses on her client's needs and works diligently to help them achieve their goals. "The Grand Valley is growing, being a part of that growth and helping businesses get established or helping investors within our market is something I truly enjoy."

Becca enjoys being a catalyst for growth, and is passionate about elevating the leasing, sales, acquisitions and development of commercial real estate within the valley.

### EDUCATION

M.A. degree from Western Carolina University

CCIM Designation

#### Prime Properties

131 N. 6th Street Suite 300

Grand Junction, CO 81501

970.243.7375

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