

# COMMERCIAL PAD SITES DEVELOPMENT OPPORTUNITY



**COLDWELL BANKER  
COMMERCIAL**

PRIME  
PROPERTIES  
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540 Warrior Way, Grand Junction, CO 81504

**FOR SALE**



**ACRES:** 5 LOTS (.8-1 AC per lot)

**ZONING:** Commercial (C-1)

- ✓ Prime Location along I-70 Business Loop  
Traffic count of 21,000 VPD
- ✓ Close proximity to Walmart Neighborhood Market, Central High School and Champion Car Wash.
- ✓ 1/4 Mile west of Coronado Plaza Shopping Center.
- ✓ Zoning allows for multitude of commercial and retail land use options.

All information herein is from sources deemed reliable. However, broker makes no warranties, express or implied, as to the accuracy of the information or to the suitability of this property for the investor.

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