



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**

675 1/2 - 24 1/2 Road, Grand Junction, CO

FOR SALE



- 4.88 AC - Zoned RH-24
- Northwest City Location
- Amidst Multi-Family Projects
- Close To Mesa Mall & 24 RD Corridor Retail Locations
- \$995,000

Mike Foster, CCIM | mfoster@cbcwest.com
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 2 00
Grand Junction, CO 81501

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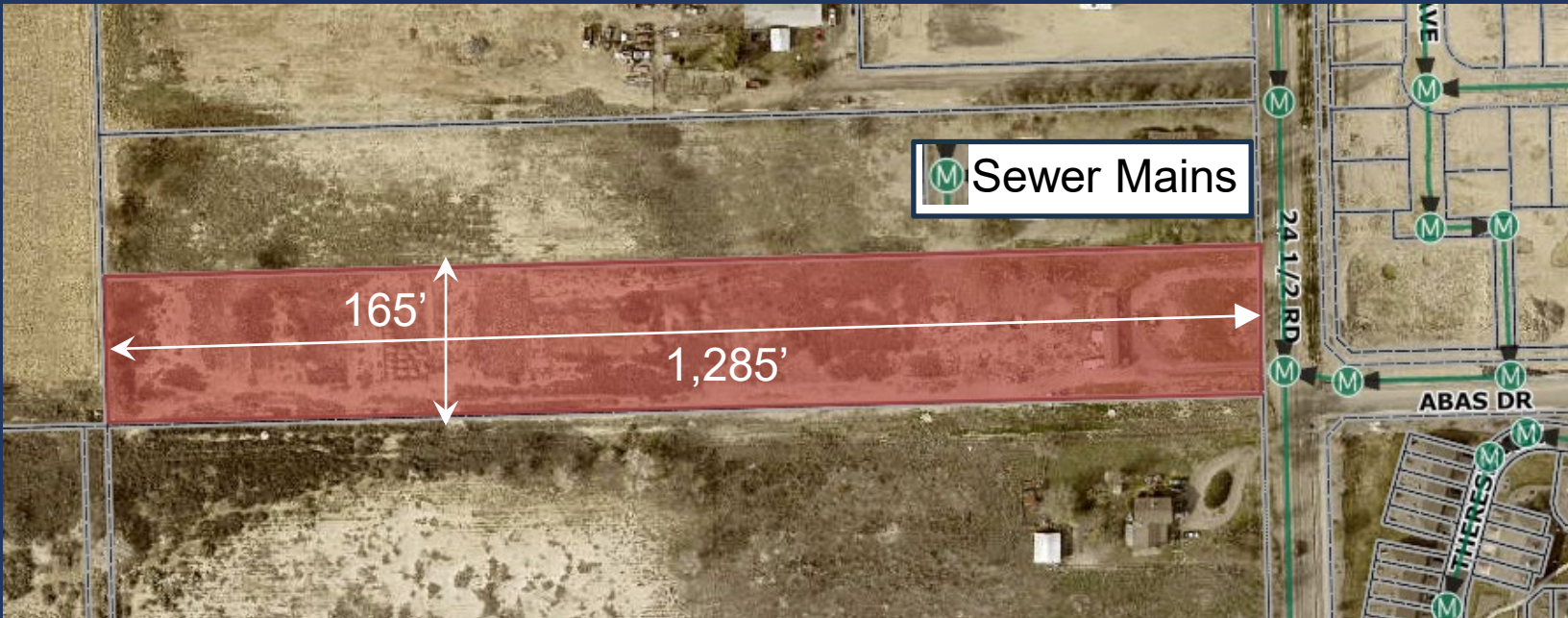


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Utilities

- Ute Water
- City Sewer
- Xcel Electric & Gas

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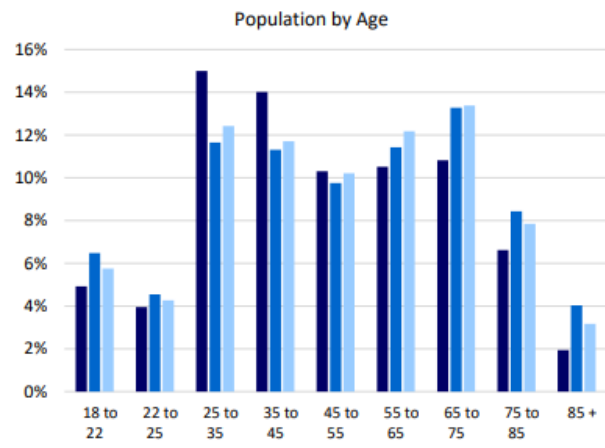
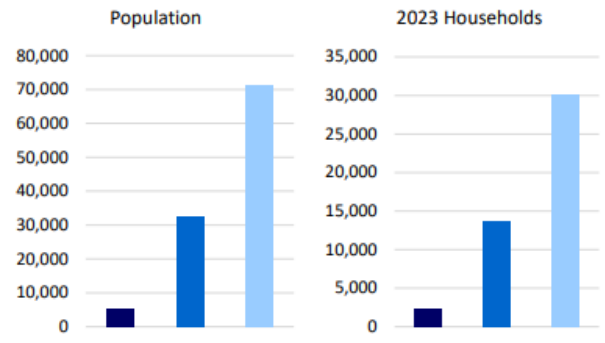
675 1/2 - 24 1/2 Road, Grand Junction, CO



Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	5,182	---	32,706	---	71,351	---
2028 Projected Population	6,381	---	36,156	---	76,645	---
Pop Growth (%)	23.1%	---	10.5%	---	7.4%	---
2023 Households	2,290	---	13,646	---	30,182	---
2028 Projected Households	2,820	---	15,136	---	32,423	---
HH Growth (%)	23.2%	---	10.9%	---	7.4%	---
Census Year						
2000 Population	1,942	---	23,425	---	54,290	---
2010 Population	4,471	---	31,170	---	69,033	---
Pop Growth (%)	130.2%	---	33.1%	---	27.2%	---
2000 Households	686	---	9,772	---	22,671	---
2010 Households	1,975	---	12,972	---	29,178	---
HH Growth (%)	187.7%	---	32.7%	---	28.7%	---
Total Population by Age						
Average Age (2023)	39.9		43.5		43.2	
Children (2023)						
0 - 4 Years	326		1,449		3,342	
5 - 9 Years	321		1,485		3,449	
10-13 Years	247		1,273		2,935	
14-17 Years	241		2,026		3,872	
Adults (2023)						
18 to 22	255	4.9%	2,121	6.5%	4,103	5.8%
22 to 25	205	4.0%	1,490	4.6%	3,043	4.3%
25 to 35	777	15.0%	3,811	11.7%	8,862	12.4%
35 to 45	726	14.0%	3,698	11.3%	8,359	11.7%
45 to 55	534	10.3%	3,192	9.8%	7,283	10.2%
55 to 65	545	10.5%	3,739	11.4%	8,688	12.2%
65 to 75	560	10.8%	4,343	13.3%	9,551	13.4%
75 to 85	343	6.6%	2,759	8.4%	5,602	7.9%
85 +	101	1.9%	1,319	4.0%	2,261	3.2%
Population by Race/Ethnicity (2023)						





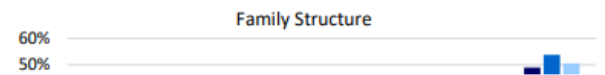
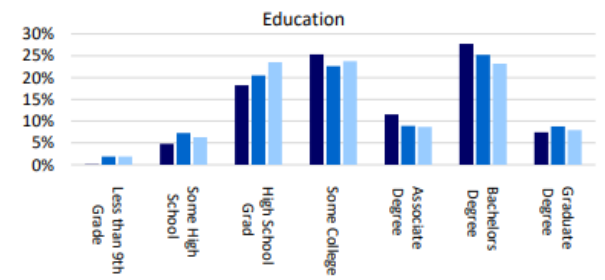
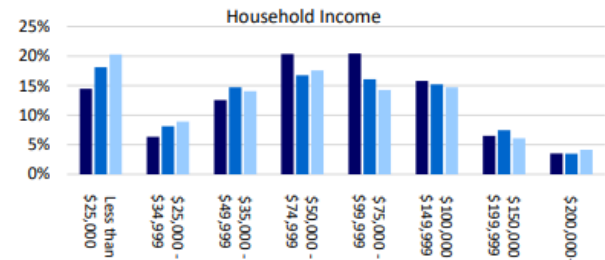
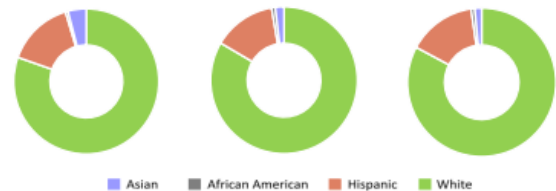
675 1/2 - 24 1/2 Road, Grand Junction, CO



Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	3,949	76.2%	25,799	78.9%	55,678	78.0%
Hispanic	735	14.2%	4,278	13.1%	10,015	14.0%
Black	28	0.5%	253	0.8%	548	0.8%
Asian	200	3.9%	587	1.8%	994	1.4%
Language at Home (2023)	4,856		31,258		68,009	
Spanish	305	6.3%	1,599	5.1%	3,058	4.5%
Asian Language	25	0.5%	103	0.3%	243	0.4%
Ancestry (2023)						
American Indian (ancestry)	17	0.3%	179	0.5%	398	0.6%
Hawaiian (ancestry)	11	0.2%	61	0.2%	107	0.2%
Household Income (2023)						
Per Capita Income	\$34,640	---	\$33,289	---	\$32,773	---
Average HH Income	\$78,386	---	\$79,787	---	\$77,478	---
Median HH Income	\$71,013	---	\$64,125	---	\$59,621	---
Less than \$25,000	331	14.5%	2,472	18.1%	6,119	20.3%
\$25,000 - \$34,999	146	6.4%	1,111	8.1%	2,692	8.9%
\$35,000 - \$49,999	287	12.5%	2,010	14.7%	4,237	14.0%
\$50,000 - \$74,999	466	20.3%	2,287	16.8%	5,307	17.6%
\$75,000 - \$99,999	468	20.4%	2,197	16.1%	4,299	14.2%
\$100,000 - \$149,999	361	15.8%	2,076	15.2%	4,440	14.7%
\$150,000 - \$199,999	149	6.5%	1,020	7.5%	1,836	6.1%
\$200,000+	81	3.5%	473	3.5%	1,251	4.1%
Education (2023)	3,587		22,862		50,607	
Less than 9th Grade	4	0.1%	436	1.9%	951	1.9%
Some High School	172	4.8%	1,668	7.3%	3,195	6.3%
High School Grad	654	18.2%	4,688	20.5%	11,895	23.5%
Some College	907	25.3%	5,175	22.6%	12,018	23.7%
Associate Degree	415	11.6%	2,030	8.9%	4,403	8.7%
Bachelors Degree	995	27.7%	5,757	25.2%	11,733	23.2%
Graduate Degree	267	7.4%	2,006	8.8%	4,034	8.0%
Family Structure (2023)	1,215		7,496		17,469	
Single - Male	46	3.8%	282	3.8%	753	4.3%
Single - Female	56	4.6%	567	7.6%	1,301	7.4%





675 1/2 - 24 1/2 Road, Grand Junction, CO



Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Single Parent - Male	34	2.8%	262	3.5%	657	3.8%
Single Parent - Female	223	18.3%	539	7.2%	1,288	7.4%
Married w/ Children	261	21.5%	1,815	24.2%	4,635	26.5%
Married w/out Children	596	49.1%	4,032	53.8%	8,834	50.6%
Household Size (2023)						
1 Person	756	33.0%	4,750	34.8%	9,933	32.9%
2 Persons	777	33.9%	4,995	36.6%	11,318	37.5%
3 Persons	348	15.2%	1,664	12.2%	3,890	12.9%
4 Persons	247	10.8%	1,295	9.5%	2,901	9.6%
5+ Persons	162	7.1%	941	6.9%	2,140	7.1%
Home Ownership (2023)						
Owners	1,535	67.1%	8,829	64.7%	19,318	64.0%
Renters	754	32.9%	4,816	35.3%	10,864	36.0%
Components of Change (2023)						
Births	64	1.2%	308	0.9%	708	1.0%
Deaths	51	1.0%	438	1.3%	877	1.2%
Migration	90	1.7%	468	1.4%	774	1.1%
Unemployment Rate (2023)		2.4%		3.6%		3.3%
Employment, Pop 16+ (2023)						
Armed Services	13	0.3%	18	0.1%	19	0.0%
Civilian	2,846	68.4%	17,190	62.4%	36,463	61.0%
Employed	2,779	66.8%	16,592	60.2%	35,257	59.0%
Unemployed	67	1.6%	598	2.2%	1,206	2.0%
Not in Labor Force	1,317	31.6%	10,366	37.6%	23,304	39.0%
Businesses						
Establishments	445	---	2,341	---	4,023	---
Employees (FTEs)	4,950	---	25,856	---	42,657	---

