



**Central
High School**

RETAIL PAD SITES

Lot #1	Lot #2	Lot #3	Lot #4	Lot #5
1 AC	.81 AC	.6 AC	.80 AC	1.4 AC
\$795,000	\$610,000	\$500,000	\$600,000	\$695,000

ZONED MU-2

E 1/2 RD

Lot #1

Lot #2

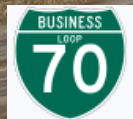
Lot #3

Lot #4

Lot #5

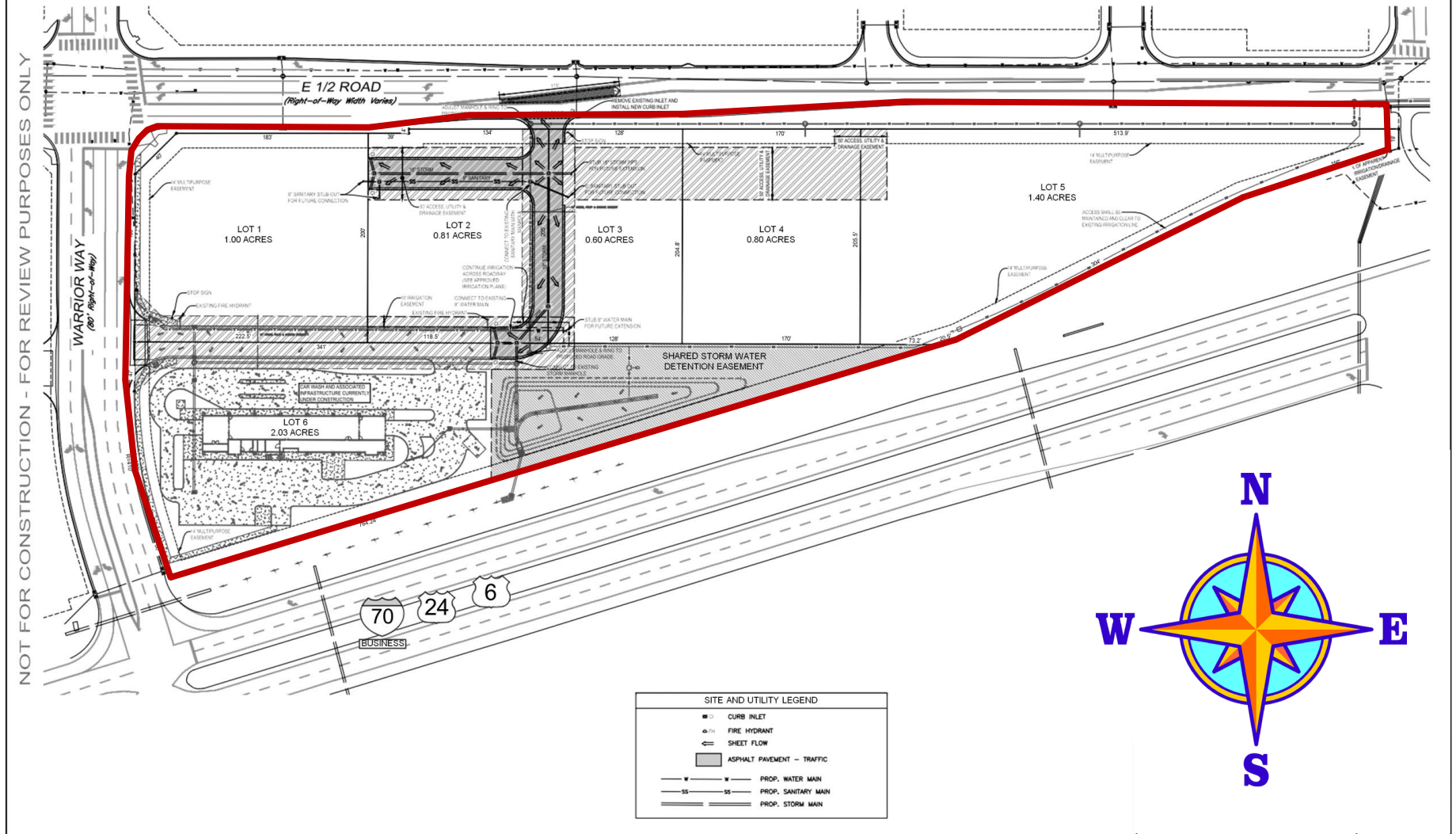
Walmart
Neighborhood Market

**3145 E 1/2 Road
Grand Junction, CO**





COMPOSITE PLAN FOR: WARRIOR WAY COMMERCIAL PARK





COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES



NoLimit Talent

Stub Ditch

Stub Ditch

Stub Ditch



Fruitvale

Pince Ditch



Long Family Memorial Park

Grand Mesa Middle School



SUBWAY



Central

High School



QDOBA MEXICAN EATS



ADT
20,000



Ana's Little Learners
Child Care Center

Clifton Village

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

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

131 N. 6th, St., Suite 200
Grand Junction, CO 81501



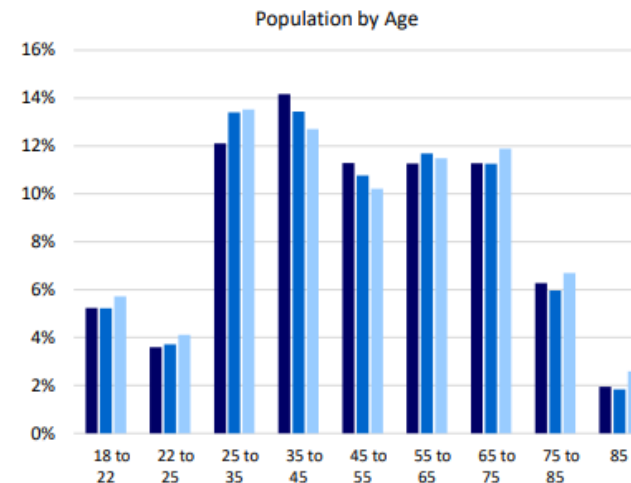
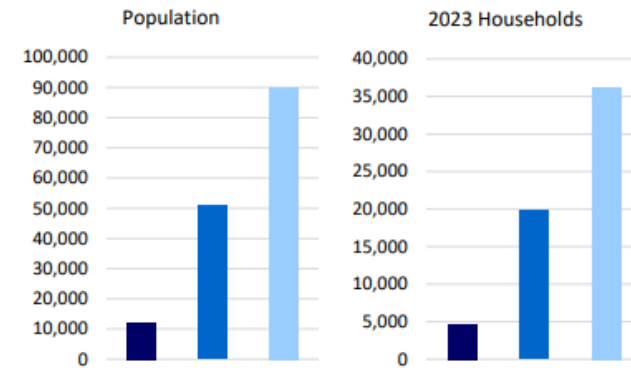
Demographics around 3145 E 1/2 Rd, Grand Junction, Colorado 81504, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	12,303	---	50,773	---	90,147	---
2028 Projected Population	13,333	---	54,134	---	94,807	---
Pop Growth (%)	8.4%	---	6.6%	---	5.2%	---
2023 Households	4,681	---	19,870	---	36,251	---
2028 Projected Households	5,070	---	21,179	---	38,116	---
HH Growth (%)	8.3%	---	6.6%	---	5.1%	---
Census Year						
2000 Population	8,454	---	37,077	---	68,995	---
2010 Population	11,701	---	48,936	---	87,645	---
Pop Growth (%)	38.4%	---	32.0%	---	27.0%	---
2000 Households	3,103	---	14,059	---	27,448	---
2010 Households	4,455	---	19,155	---	35,255	---
HH Growth (%)	43.6%	---	36.2%	---	28.4%	---
Total Population by Age						
Average Age (2023)	40.3		40.0		41.1	
Children (2023)						
0 - 4 Years	664		2,859		4,754	
5 - 9 Years	778		3,153		4,941	
10-13 Years	671		2,751		4,213	
14-17 Years	698		2,773		5,078	
Adults (2023)						
18 to 22	644	5.2%	2,650	5.2%	5,154	5.7%
22 to 25	442	3.6%	1,886	3.7%	3,713	4.1%
25 to 35	1,489	12.1%	6,806	13.4%	12,196	13.5%
35 to 45	1,743	14.2%	6,824	13.4%	11,459	12.7%
45 to 55	1,389	11.3%	5,465	10.8%	9,205	10.2%
55 to 65	1,387	11.3%	5,931	11.7%	10,354	11.5%
65 to 75	1,387	11.3%	5,713	11.3%	10,714	11.9%
75 to 85	772	6.3%	3,029	6.0%	6,036	6.7%
85 +	239	1.9%	933	1.8%	2,333	2.6%





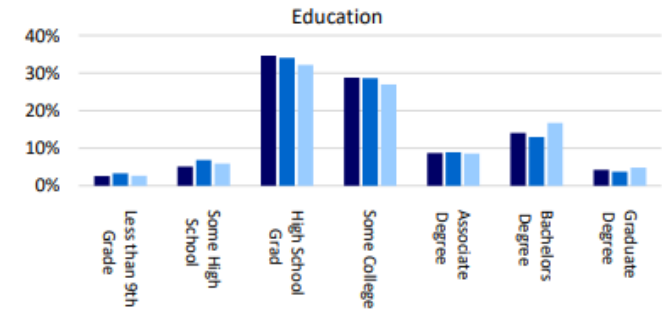
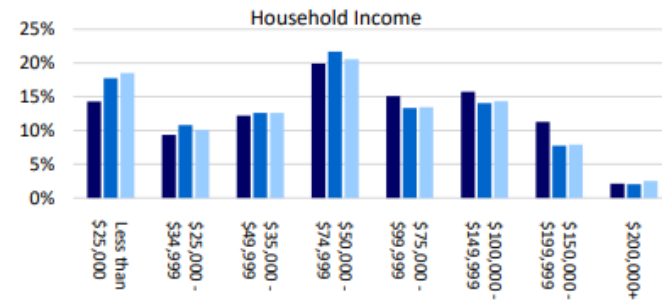
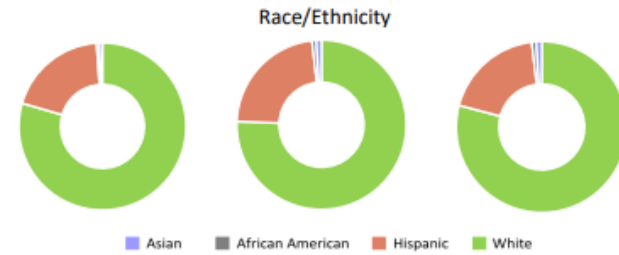
Demographics around 3145 E 1/2 Rd, Grand Junction, Colorado 81504, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	9,229	75.0%	36,521	71.9%	67,825	75.2%
Hispanic	2,254	18.3%	10,899	21.5%	16,339	18.1%
Black	60	0.5%	393	0.8%	720	0.8%
Asian	69	0.6%	476	0.9%	879	1.0%
Language at Home (2023)						
Spanish	757	6.5%	3,668	7.7%	5,235	6.1%
Asian Language	16	0.1%	207	0.4%	294	0.3%
Ancestry (2023)						
American Indian (ancestry)	71	0.6%	281	0.6%	491	0.5%
Hawaiian (ancestry)	8	0.1%	51	0.1%	108	0.1%
Household Income (2023)						
Per Capita Income	\$30,564	---	\$28,687	---	\$30,538	---
Average HH Income	\$80,335	---	\$73,301	---	\$75,942	---
Median HH Income	\$67,205	---	\$59,053	---	\$59,279	---
Less than \$25,000	670	14.3%	3,525	17.7%	6,710	18.5%
\$25,000 - \$34,999	437	9.3%	2,146	10.8%	3,658	10.1%
\$35,000 - \$49,999	571	12.2%	2,504	12.6%	4,573	12.6%
\$50,000 - \$74,999	932	19.9%	4,307	21.7%	7,458	20.6%
\$75,000 - \$99,999	706	15.1%	2,649	13.3%	4,882	13.5%
\$100,000 - \$149,999	737	15.8%	2,793	14.1%	5,189	14.3%
\$150,000 - \$199,999	528	11.3%	1,539	7.7%	2,866	7.9%
\$200,000+	99	2.1%	406	2.0%	914	2.5%
Education (2023)						
Less than 9th Grade	215	2.6%	1,140	3.3%	1,639	2.6%
Some High School	429	5.1%	2,375	6.8%	3,676	5.9%
High School Grad	2,911	34.6%	11,818	34.1%	20,039	32.2%
Some College	2,417	28.7%	9,922	28.6%	16,777	26.9%
Associate Degree	733	8.7%	3,097	8.9%	5,339	8.6%
Bachelors Degree	1,182	14.1%	4,498	13.0%	10,418	16.7%
Graduate Degree	358	4.3%	1,300	3.7%	3,016	4.8%





Demographics around 3145 E 1/2 Rd, Grand Junction, Colorado 81504, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2023)	3,304		13,378		22,114	
Single - Male	128	3.9%	852	6.4%	1,155	5.2%
Single - Female	317	9.6%	1,252	9.4%	1,952	8.8%
Single Parent - Male	136	4.1%	543	4.1%	875	4.0%
Single Parent - Female	384	11.6%	1,757	13.1%	2,614	11.8%
Married w/ Children	889	26.9%	3,493	26.1%	5,582	25.2%
Married w/out Children	1,450	43.9%	5,480	41.0%	9,936	44.9%
Household Size (2023)	1,056		5,099		10,849	
1 Person	1,056	22.6%	5,099	25.7%	10,849	29.9%
2 Persons	1,705	36.4%	7,137	35.9%	13,076	36.1%
3 Persons	800	17.1%	3,295	16.6%	5,352	14.8%
4 Persons	621	13.3%	2,461	12.4%	3,934	10.9%
5+ Persons	500	10.7%	1,879	9.5%	3,041	8.4%
Home Ownership (2023)	4,681		19,870		36,251	
Owners	3,478	74.3%	13,857	69.7%	23,813	65.7%
Renters	1,202	25.7%	6,014	30.3%	12,438	34.3%
Components of Change (2023)	126		541		925	
Births	126	1.0%	541	1.1%	925	1.0%
Deaths	104	0.8%	414	0.8%	825	0.9%
Migration	412	3.3%	271	0.5%	454	0.5%
Unemployment Rate (2023)	4.5%		3.6%		3.9%	
Employment, Pop 16+ (2023)	9,835		40,591		73,753	
Armed Services	0	0.0%	12	0.0%	37	0.1%
Civilian	6,220	63.2%	25,423	62.6%	45,043	61.1%
Employed	5,937	60.4%	24,497	60.4%	43,299	58.7%
Unemployed	283	2.9%	926	2.3%	1,743	2.4%
Not in Labor Force	3,615	36.8%	15,168	37.4%	28,711	38.9%
Businesses	170		758		2,502	
Establishments	170	---	758	---	2,502	---
Employees (FTEs)	1,310	---	6,065	---	24,160	---

