



**COLDWELL BANKER  
COMMERCIAL**

**PRIME  
PROPERTIES**



**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**

**Sale Pending**

**Lot #1**

**Lot #2**

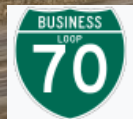
**Lot #3**

**Lot #4**

**Lot #5**

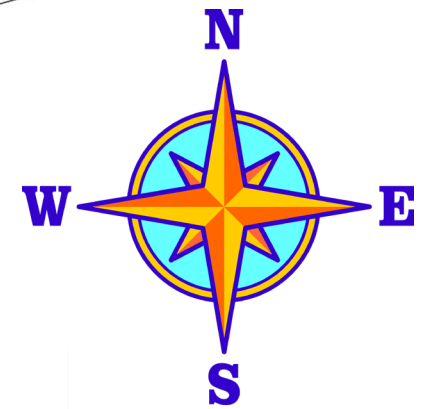
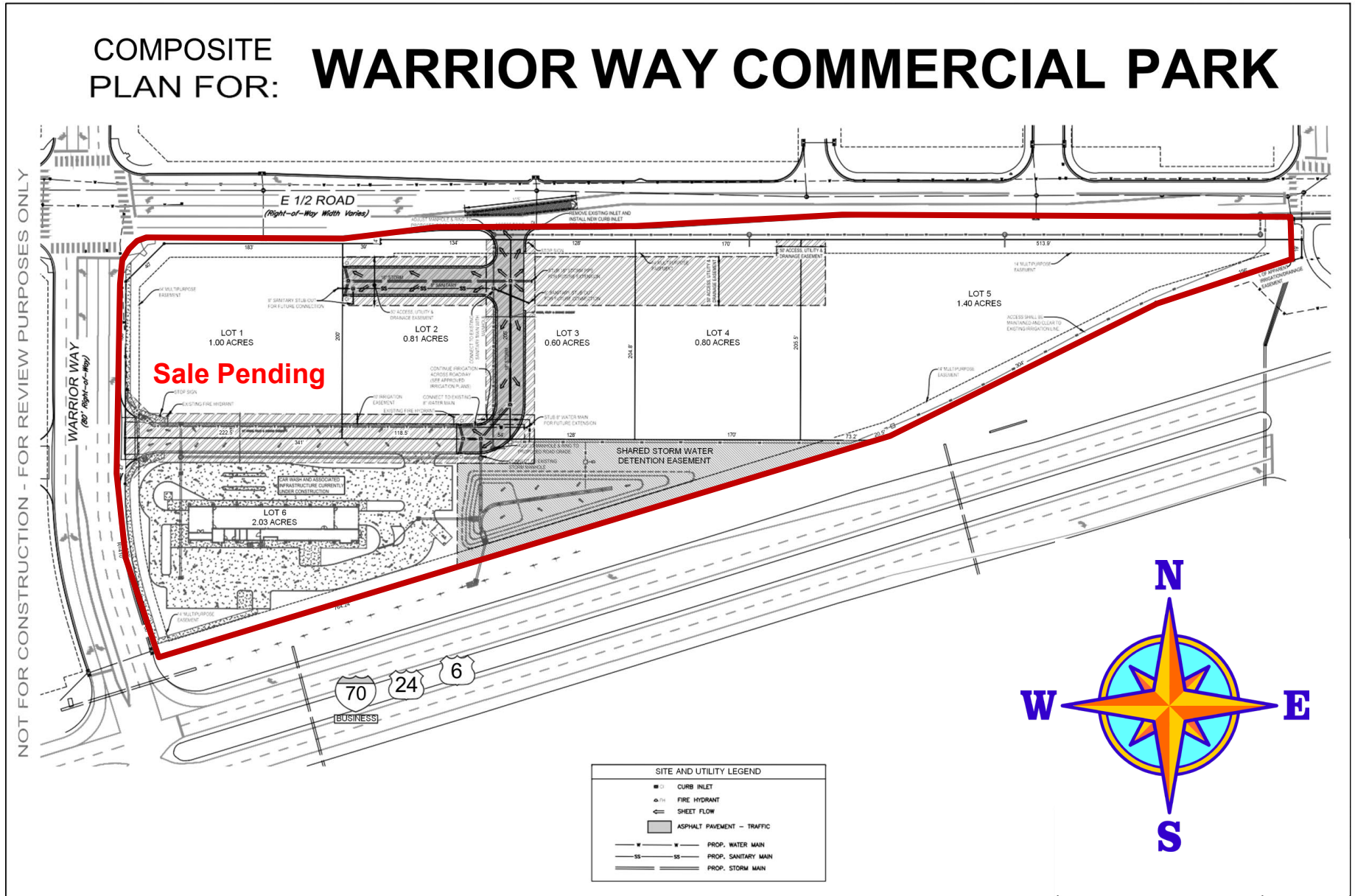
**Walmart**  
Neighborhood Market

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





# COMPOSITE PLAN FOR: WARRIOR WAY COMMERCIAL PARK







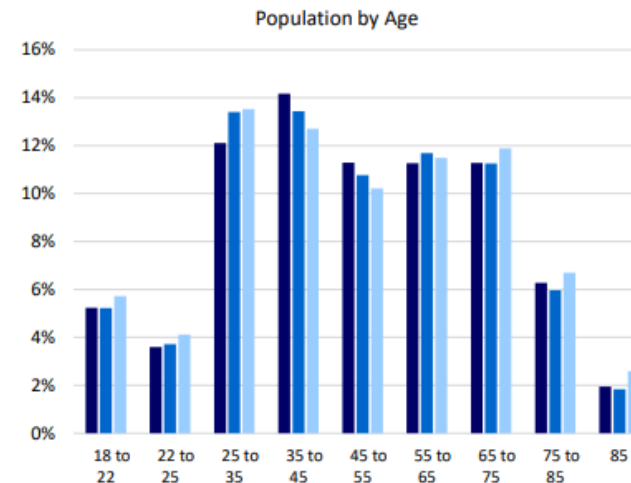
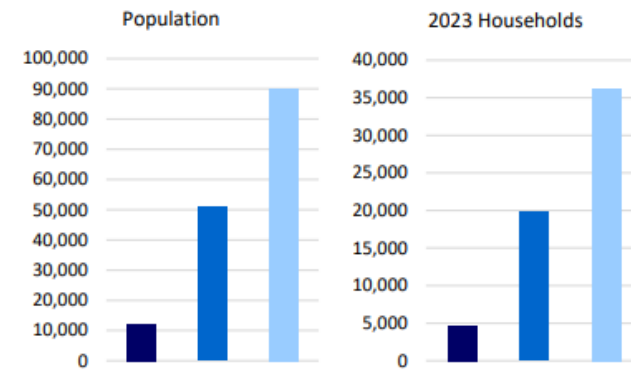
**Demographics around 3145 E 1/2 Rd, Grand Junction, Colorado 81504, United States**



**Consumer Profile Report**

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
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%	---
<b>Census Year</b>						
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%	---
<b>Total Population by Age</b>						
Average Age (2023)	40.3		40.0		41.1	
<b>Children (2023)</b>						
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	
<b>Adults (2023)</b>						
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%





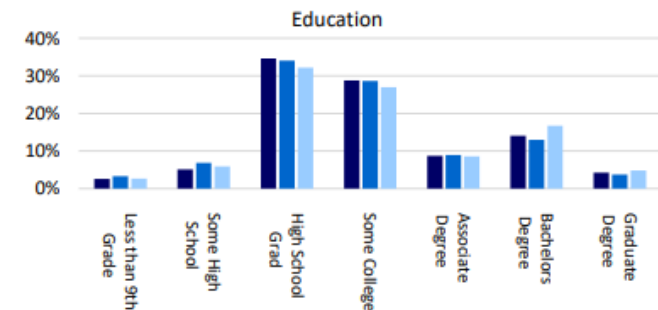
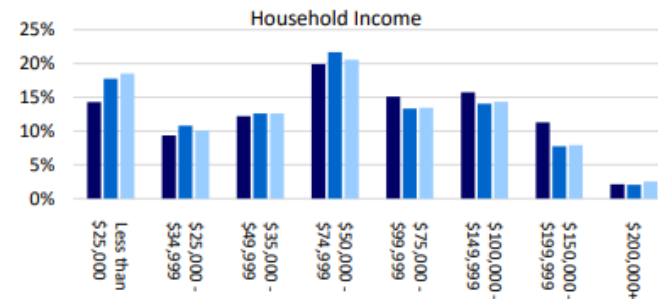
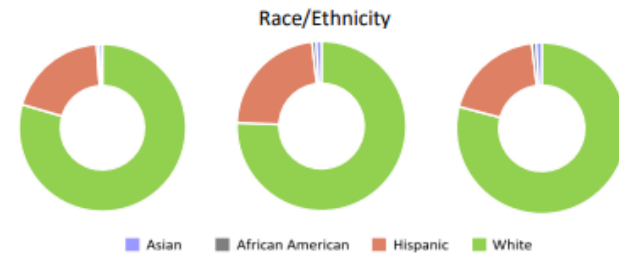
**Demographics around 3145 E 1/2 Rd, Grand Junction, Colorado 81504, United States**



**Consumer Profile Report**

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2023)</b>						
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%
<b>Language at Home (2023)</b>						
Spanish	757	6.5%	3,668	7.7%	5,235	6.1%
Asian Language	16	0.1%	207	0.4%	294	0.3%
<b>Ancestry (2023)</b>						
American Indian (ancestry)	71	0.6%	281	0.6%	491	0.5%
Hawaiian (ancestry)	8	0.1%	51	0.1%	108	0.1%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$30,564	---	\$28,687	---	\$30,538	---
<b>Average HH Income</b>	\$80,335	---	\$73,301	---	\$75,942	---
<b>Median HH Income</b>	\$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%
<b>Education (2023)</b>						
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	
<b>Family Structure (2023)</b>	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%
<b>Household Size (2023)</b>	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%
<b>Home Ownership (2023)</b>	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%
<b>Components of Change (2023)</b>	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%
<b>Unemployment Rate (2023)</b>	4.5%		3.6%		3.9%	
<b>Employment, Pop 16+ (2023)</b>	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%
<b>Businesses</b>	170		758		2,502	
Establishments	170	---	758	---	2,502	---
Employees (FTEs)	1,310	---	6,065	---	24,160	---

