

# FOR SALE

2600 Riverside Parkway  
Grand Junction, CO 81501



Mike Foster, CCIM  
[mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)  
970-244-6602

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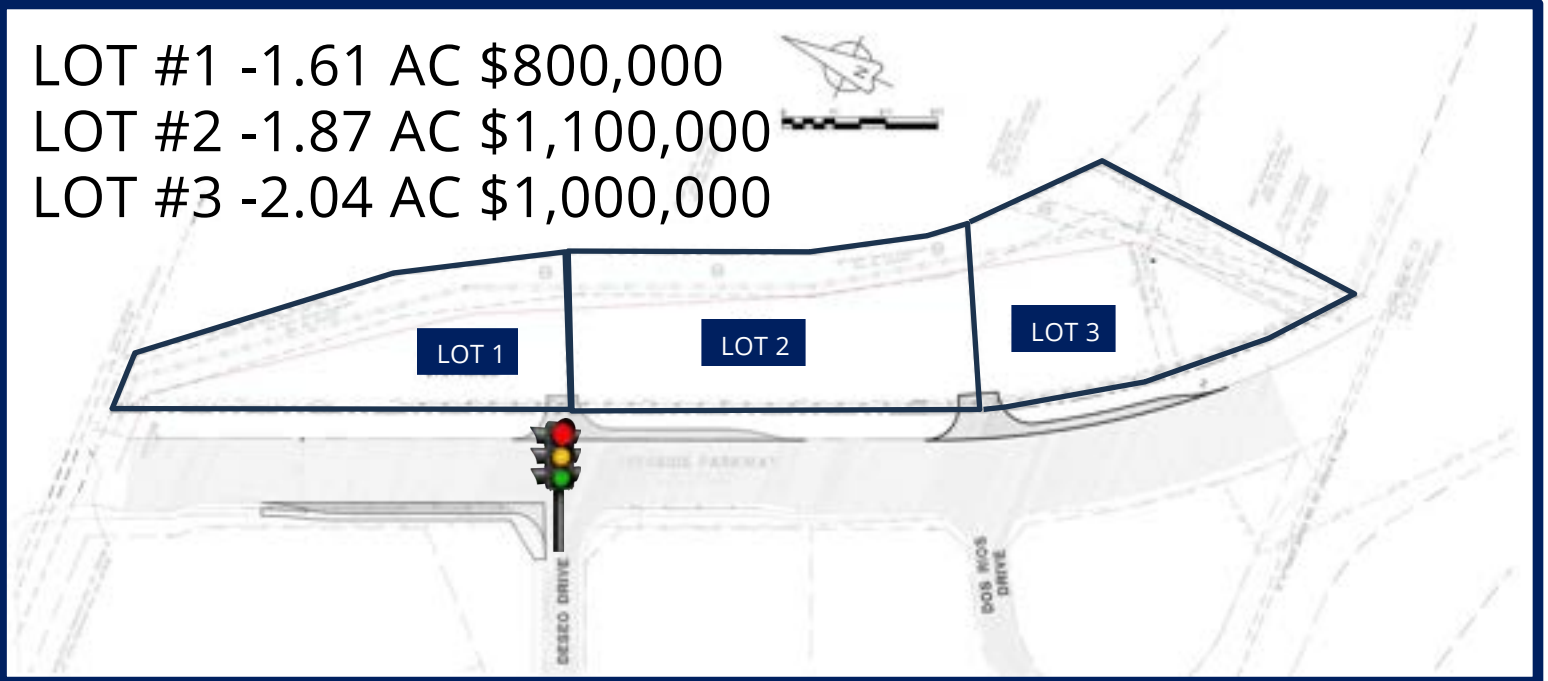


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LOT #1 -1.61 AC \$800,000  
LOT #2 -1.87 AC \$1,100,000  
LOT #3 -2.04 AC \$1,000,000



Zoned Commercial PUD

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	1 Mile		3 Miles		5 Miles	
<b>Travel Time to Work</b>						
Less than 10 minutes	1,090	35.1%	6,338	29.3%	8,791	22.6%
10 to 14 minutes	920	29.6%	6,260	28.9%	10,398	26.7%
15 to 19 minutes	527	17.0%	4,484	20.7%	9,545	24.5%
20 to 24 minutes	389	12.5%	2,322	10.7%	5,314	13.6%
25 to 29 minutes	33	1.1%	406	1.9%	860	2.2%
30 to 34 minutes	17	0.6%	491	2.3%	1,100	2.8%
35 to 44 minutes	15	0.5%	96	0.4%	204	0.5%
45 to 59 minutes	41	1.3%	476	2.2%	1,003	2.6%
60 or more minutes	74	2.4%	796	3.7%	1,766	4.5%
Average travel time to work in minutes	27.3	---	36.9	---	29.6	---

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Neighborhood Layout and Information - Redline Site Location



## Riverfront at Dos Rios Park

The Riverfront at Dos Rios is a 58-acre mixed-use development in the heart of the City of Grand Junction. The project consists of 15.8 acres of parks and open space, 9.5 acres for light industrial/commercial, and 10.2 acres for mixed-use development. With unparalleled access to the river, trail systems, green space and downtown the City envisions this area as a vibrant neighborhood serving as a home, workplace, and play place for artisans, entrepreneurs, and innovators.

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# DOS RIOS

RIVER FRONT MIXED-USE COMMUNITY | GRAND JUNCTION, CO



## NEIGHBORHOOD CONCEPTUAL VIEWS





# GRAND JUNCTION, COLORADO

Colorado National Monument



Mount Garfield



Downtown Night Lights



# NEIGHBORHOOD



RIVER FRONT MIXED-USE COMMUNITY | GRAND JUNCTION, CO

Dos Rios Park includes a splash park, a bike park, a playground, and a picnic shelter with restrooms. Play at Dos Rios (beach), and the Riverfront Trail.



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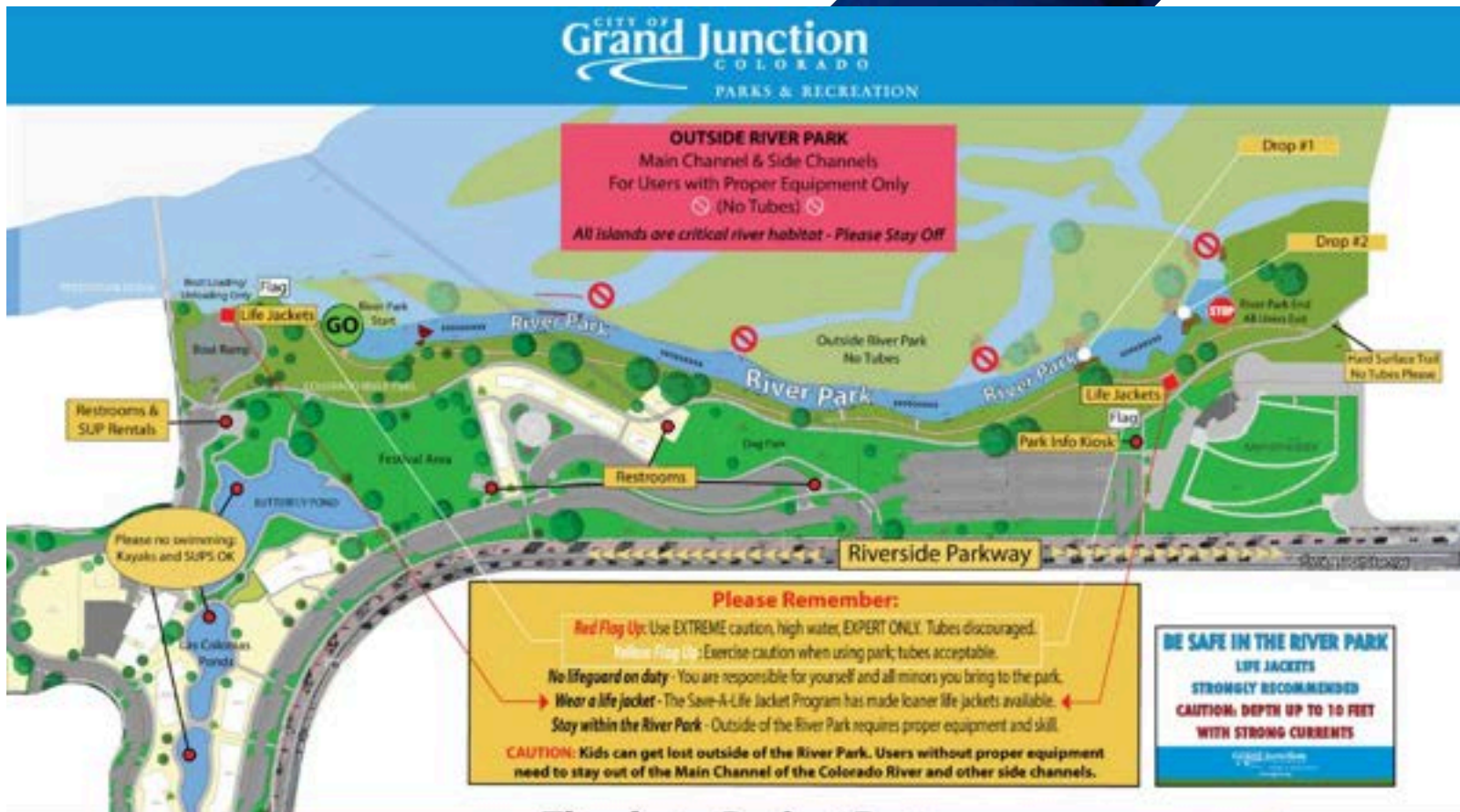


# NEIGHBORHOOD

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## Riverfront Development at Las Colonias



## River Park at Las Colonias

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## 2600 Riverside Parkway Demographics –Page 1

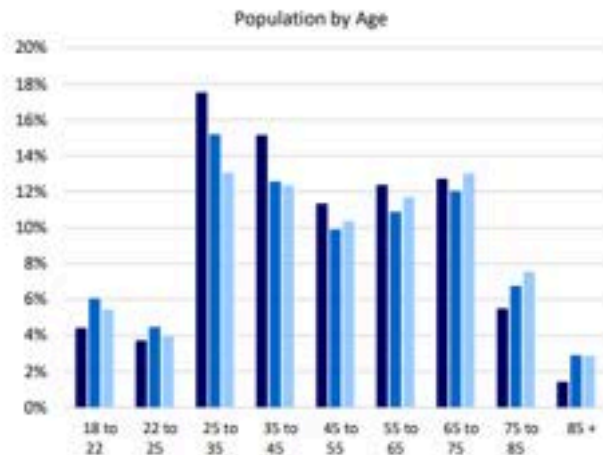
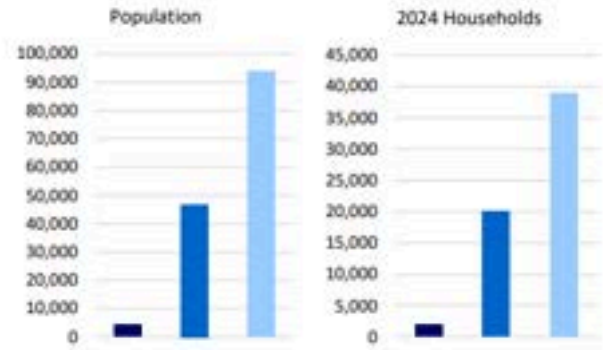
### Demographics around 2600 Riverside Pkwy, Grand Junction, Colorado 81501, United States



#### Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	4,343	---	46,843	---	93,755	---
2029 Projected Population	4,503	---	49,344	---	100,160	---
Pop Growth (%)	3.7%	---	5.3%	---	6.8%	---
2024 Households	1,944	---	20,021	---	38,970	---
2029 Projected Households	2,020	---	21,154	---	41,688	---
HH Growth (%)	3.9%	---	5.7%	---	7.0%	---
<b>Census Year</b>						
2000 Population	3,742	---	36,990	---	69,101	---
2010 Population	4,245	---	45,717	---	90,471	---
Pop Growth (%)	13.4%	---	23.6%	---	30.9%	---
2000 Households	1,690	---	15,827	---	28,341	---
2010 Households	1,899	---	19,511	---	37,580	---
HH Growth (%)	12.4%	---	23.3%	---	32.6%	---
<b>Total Population by Age</b>						
Average Age (2024)	42.0		41.5		42.6	
<b>Children (2024)</b>						
0 - 4 Years	218		2,426		4,063	
5 - 9 Years	154		2,172		4,788	
10-13 Years	151		1,773		3,998	
14-17 Years	163		2,612		4,985	
<b>Adults (2024)</b>						
18 to 22	192	4.4%	2,838	6.1%	5,104	5.4%
22 to 25	162	3.7%	2,100	4.5%	3,708	4.0%
25 to 35	761	17.5%	7,123	15.2%	12,255	13.1%
35 to 45	658	15.2%	5,889	12.6%	11,580	12.4%
45 to 55	493	11.3%	4,642	9.9%	9,720	10.4%
55 to 65	538	12.4%	5,100	10.9%	10,976	11.7%
65 to 75	553	12.7%	5,644	12.0%	12,223	13.0%
75 to 85	239	5.5%	3,167	6.8%	7,067	7.5%
85 +	62	1.4%	1,358	2.9%	2,689	2.9%



# 2600 Riverside Parkway Grand Junction, CO 81501



## 2600 Riverside Parkway Demographics –Page 2

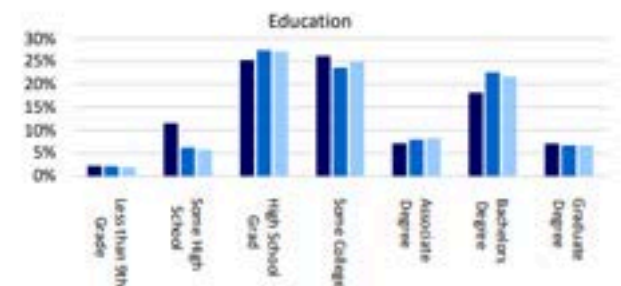
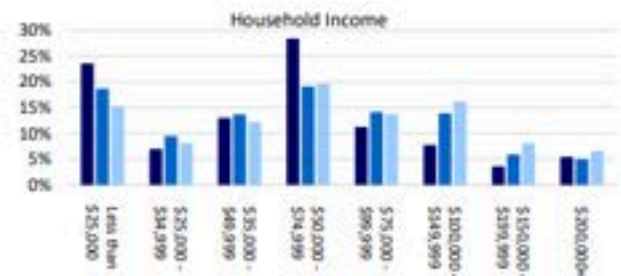
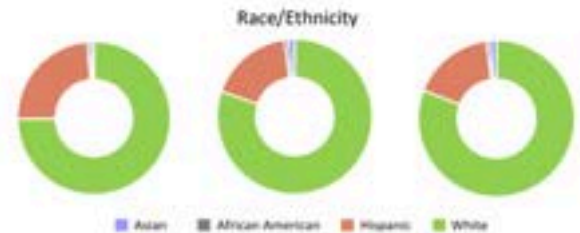
### Demographics around 2600 Riverside Pkwy, Grand Junction, Colorado 81501, United States



#### Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2024)</b>						
White, Non-Hispanic	3,099	71.4%	35,802	76.4%	72,270	77.1%
Hispanic	984	22.7%	7,839	16.7%	15,220	16.2%
Black	30	0.7%	397	0.8%	705	0.8%
Asian	28	0.6%	555	1.2%	1,134	1.2%
<b>Language at Home (2024)</b>						
Spanish	4,125		44,417		89,092	
Spanish	252	6.1%	2,205	5.0%	4,470	5.0%
Asian Language	14	0.3%	156	0.4%	305	0.3%
<b>Ancestry (2024)</b>						
American Indian (ancestry)	26	0.6%	265	0.6%	439	0.5%
Hawaiian (ancestry)	6	0.1%	62	0.1%	122	0.1%
<b>Household Income (2024)</b>						
Per Capita Income	\$31,985	—	\$33,431	—	\$37,156	—
Average HH Income	\$71,464	—	\$78,220	—	\$89,393	—
Median HH Income	\$55,509	—	\$59,149	—	\$66,771	—
Less than \$25,000	458	23.6%	3,740	18.7%	5,955	15.3%
\$25,000 - \$34,999	135	7.0%	1,901	9.5%	3,171	8.1%
\$35,000 - \$49,999	253	13.0%	2,743	13.7%	4,793	12.3%
\$50,000 - \$74,999	553	28.4%	3,832	19.1%	7,653	19.6%
\$75,000 - \$99,999	219	11.3%	2,832	14.1%	5,372	13.8%
\$100,000 - \$149,999	151	7.8%	2,783	13.9%	6,302	16.2%
\$150,000 - \$199,999	70	3.6%	1,188	5.9%	3,148	8.1%
\$200,000+	106	5.4%	1,000	5.0%	2,576	6.6%
<b>Education (2024)</b>						
Less than 9th Grade	72	2.2%	700	2.1%	1,289	1.9%
Some High School	380	11.5%	2,036	6.2%	3,811	5.7%
High School Grad	833	25.2%	9,033	27.4%	18,037	27.1%
Some College	864	26.2%	7,788	23.7%	16,574	24.9%
Associate Degree	235	7.1%	2,622	8.0%	5,512	8.3%
Bachelors Degree	600	18.2%	7,448	22.6%	14,417	21.7%
Graduate Degree	233	7.1%	2,203	6.7%	4,461	6.7%





## 2600 Riverside Parkway Demographics –Page 3

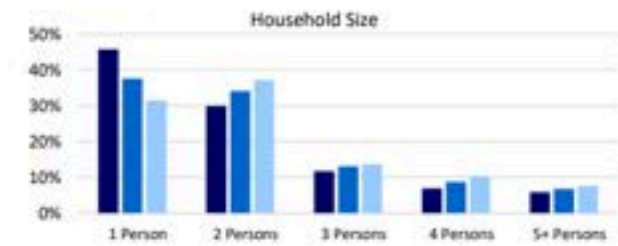
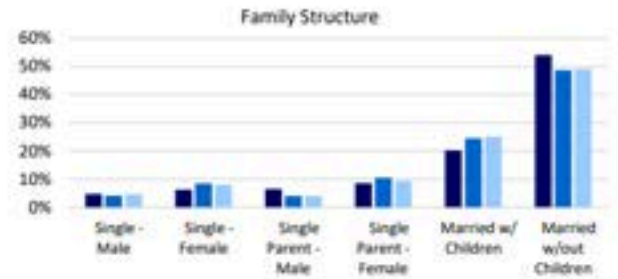
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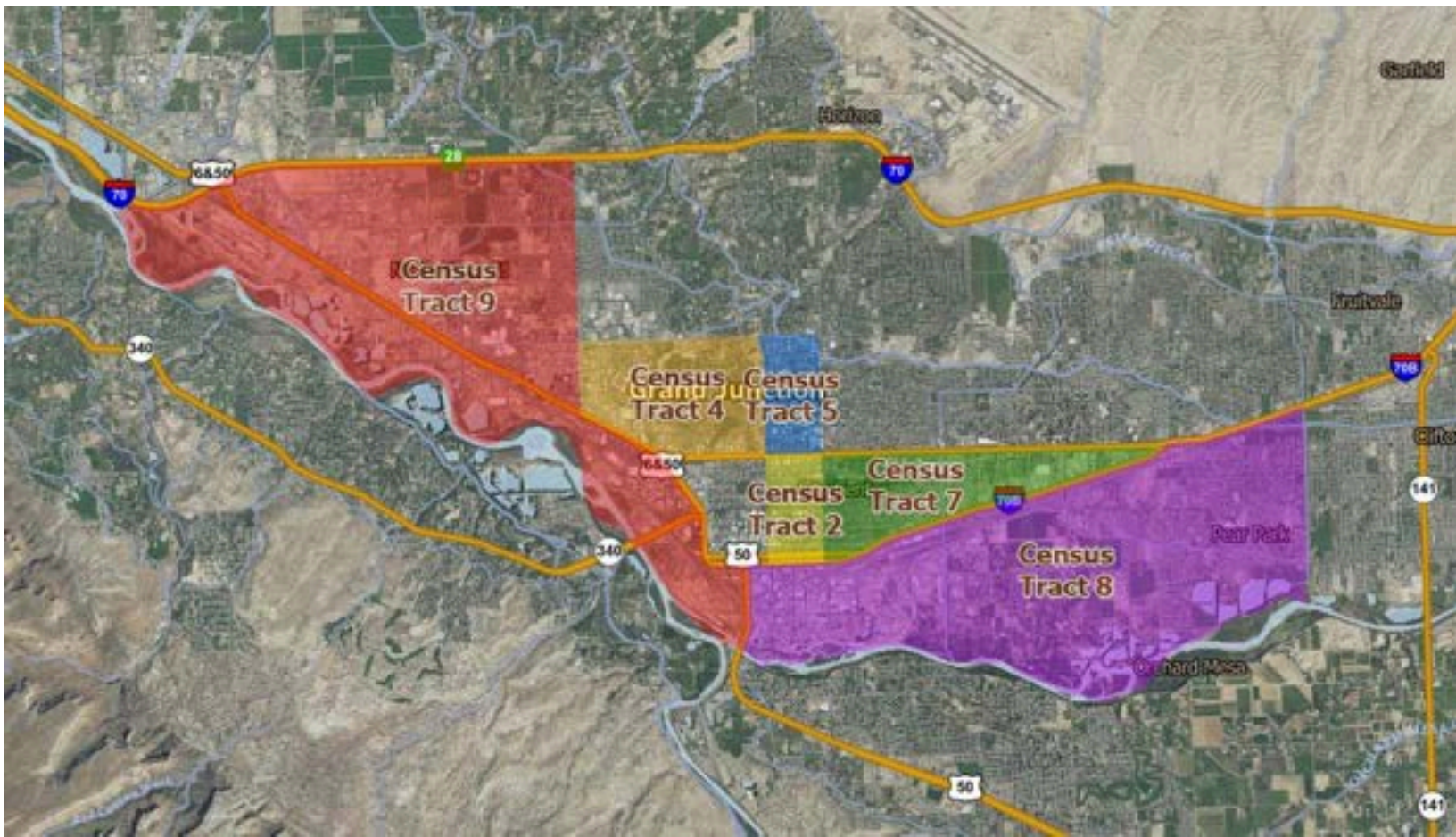
	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2024)</b>	932		10,252		23,509	
Single - Male	44	4.7%	420	4.1%	1,076	4.6%
Single - Female	57	6.2%	860	8.4%	1,873	8.0%
Single Parent - Male	60	6.4%	409	4.0%	941	4.0%
Single Parent - Female	79	8.5%	1,070	10.4%	2,194	9.3%
Married w/ Children	188	20.2%	2,507	24.5%	5,878	25.0%
Married w/out Children	504	54.1%	4,986	48.6%	11,546	49.1%
<b>Household Size (2024)</b>						
1 Person	889	45.7%	7,508	37.5%	12,268	31.5%
2 Persons	581	29.9%	6,820	34.1%	14,460	37.1%
3 Persons	226	11.7%	2,609	13.0%	5,313	13.6%
4 Persons	134	6.9%	1,732	8.7%	3,992	10.2%
5+ Persons	114	5.8%	1,352	6.8%	2,938	7.5%
<b>Home Ownership (2024)</b>	1,944		20,021		38,970	
Owners	972	50.0%	11,234	56.1%	25,606	65.7%
Renters	972	50.0%	8,786	43.9%	13,364	34.3%
<b>Components of Change (2024)</b>						
Births	44	1.0%	486	1.0%	924	1.0%
Deaths	30	0.7%	407	0.9%	880	0.9%
Migration	28	0.6%	342	0.7%	451	0.5%
<b>Unemployment Rate (2024)</b>		4.0%		4.6%		4.1%
<b>Employment, Pop 16+ (2024)</b>	3,744		39,263		77,862	
Armed Services	1	0.0%	28	0.1%	46	0.1%
Civilian	2,326	62.1%	24,151	61.5%	47,240	60.7%
Employed	2,233	59.7%	23,080	58.8%	45,341	58.2%
Unemployed	93	2.5%	1,071	2.7%	1,899	2.4%
Not in Labor Force	1,418	37.9%	15,112	38.5%	30,622	39.3%
<b>Businesses</b>						
Establishments	900	---	3,105	---	4,360	---
Employees (FTEs)	9,738	---	32,903	---	45,131	---



# FOR SALE



## 2600 Riverside Parkway Opportunity Zone



## Opportunity Zone 9

See following pages

- ✓ Opportunity Zones
- 2
- 4
- 5
- 7
- 8
- 9

# FOR SALE



## PROPERTY OVERVIEW

- Vacant Land Development Opportunity
- Three Parcels: 1.61 AC, 1.82 AC, 2.08 AC
- Zoned: PUD
- Location: Grand Junction River Front, Riverside Parkway and Highway 50, Dos Rios Park and the Riverfront Park at Las Colonias
- Riverside Parkway Frontage: 19,000 –20,000 AATD
- Easy All Valley-Wide Transit Routes
- Downtown & Mesa Mall Access within a 5-minute Drive
- Water and Sewer Serviced by City of Grand Junction
- Gas & Electric Serviced By Xcel Energy



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## Sanitary Sewer



CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE 4849

AN ORDINANCE APPROVING A REZONE TO PLANNED DEVELOPMENT (PD)  
AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR  
THE RIVERFRONT AT DOS RIOS

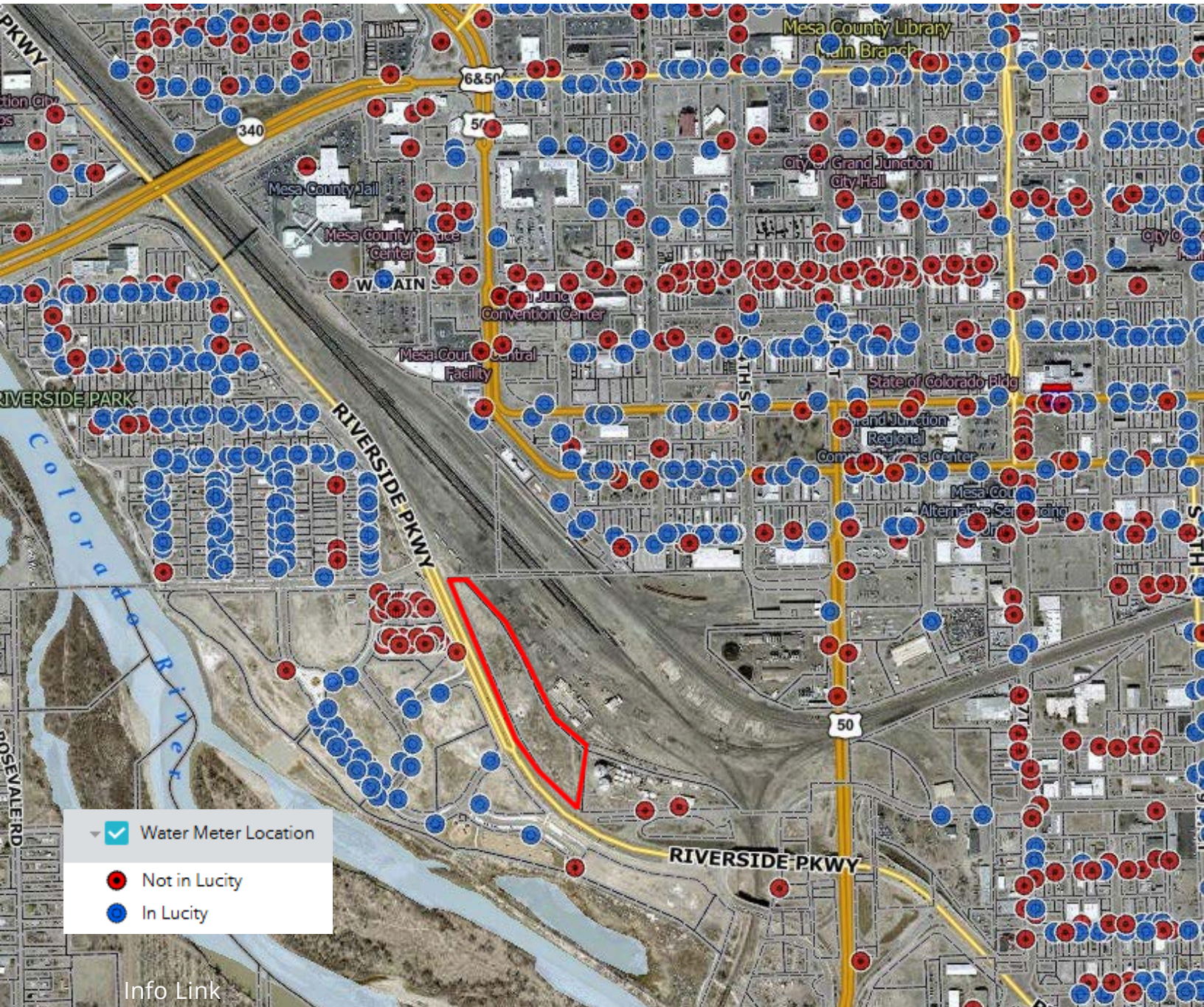
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## City Water Taps, Lines & Meters



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