

FOR SALE

2600 Riverside Parkway
Grand Junction, CO 81501



Mike Foster, CCIM
mfoster@cbcwest.com
970-244-6602

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

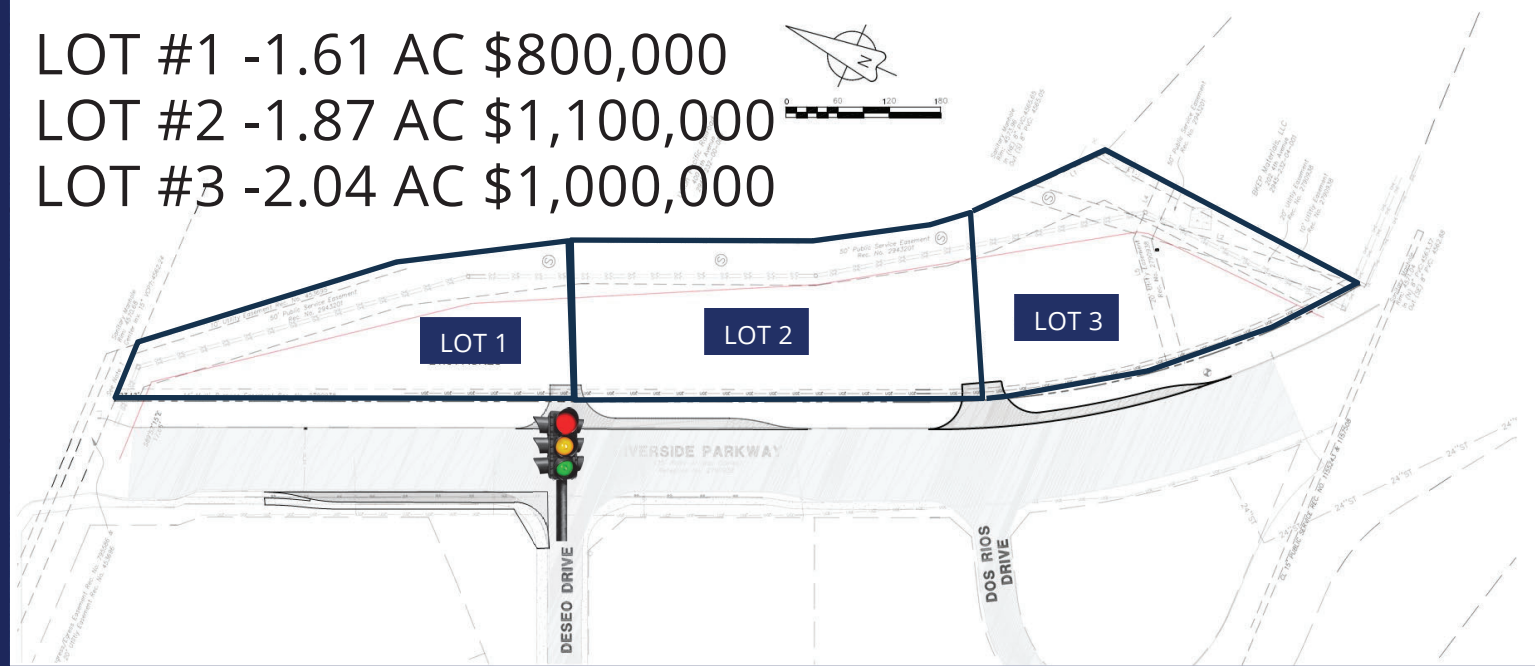


FOR SALE

2600 Riverside Parkway
Grand Junction, CO 81501



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

Mike Foster, CCIM
mfoster@cbcwest.com



The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC, and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

FOR SALE

2600 Riverside Parkway
Grand Junction, CO 81501



Mike Foster, CCIM
mfoster@cbcwest.com

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24





DOS RIOS

RIVER FRONT MIXED-USE COMMUNITY | GRAND JUNCTION, CO



NEIGHBORHOOD CONCEPTUAL VIEWS



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



Mike Foster, CCIM
mfoster@cbcwest.com

