

310 W. Tomichi Avenue
Gunnison, Colorado



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

FOR SALE - \$750,000
FOR LEASE - \$5,000/MO + NNN



- **2,095 SF QSR SET-UP**
- **DRIVE-UP WINDOW**
- **FRONT DINING PATIO**
- **.50 AC CORNER LOT**
- **HWY 50 FRONTAGE**
- **OFF-STREET PAVED**

PARKING

Mike Foster, CCIM | mfoster@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



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- 2,095 SF
- Commercial Central Business
- .50 Acres



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➤ Corner Location



Gunnison is a city located in [Gunnison County Colorado](#). Gunnison has a 2024 population of **7,013**. It is also the county seat of [Gunnison County](#). Gunnison is currently growing at a rate of **1.59%** annually and its population has increased by **6.66%** since the most recent census, which recorded a population of **6,575** in 2020.

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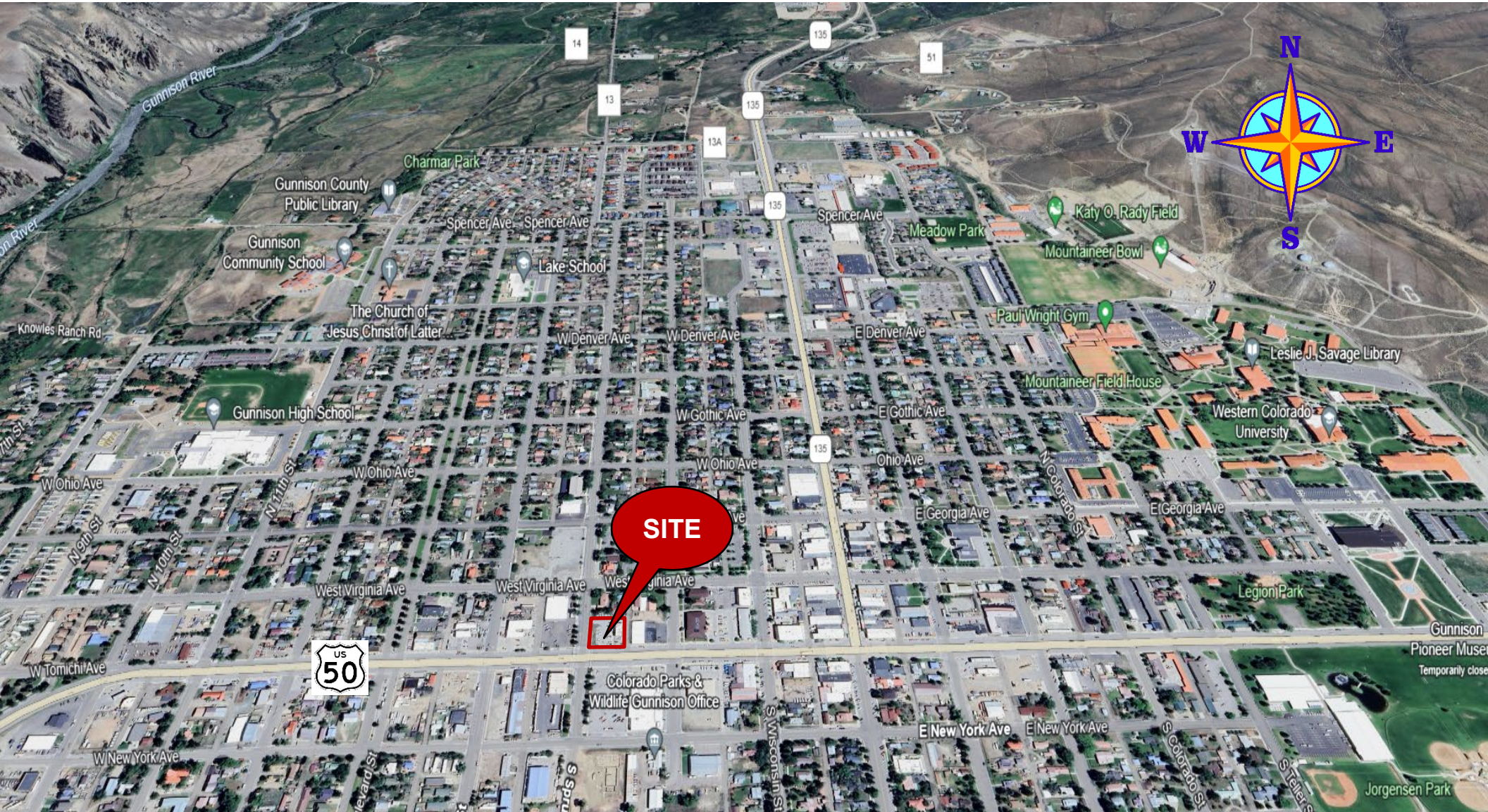
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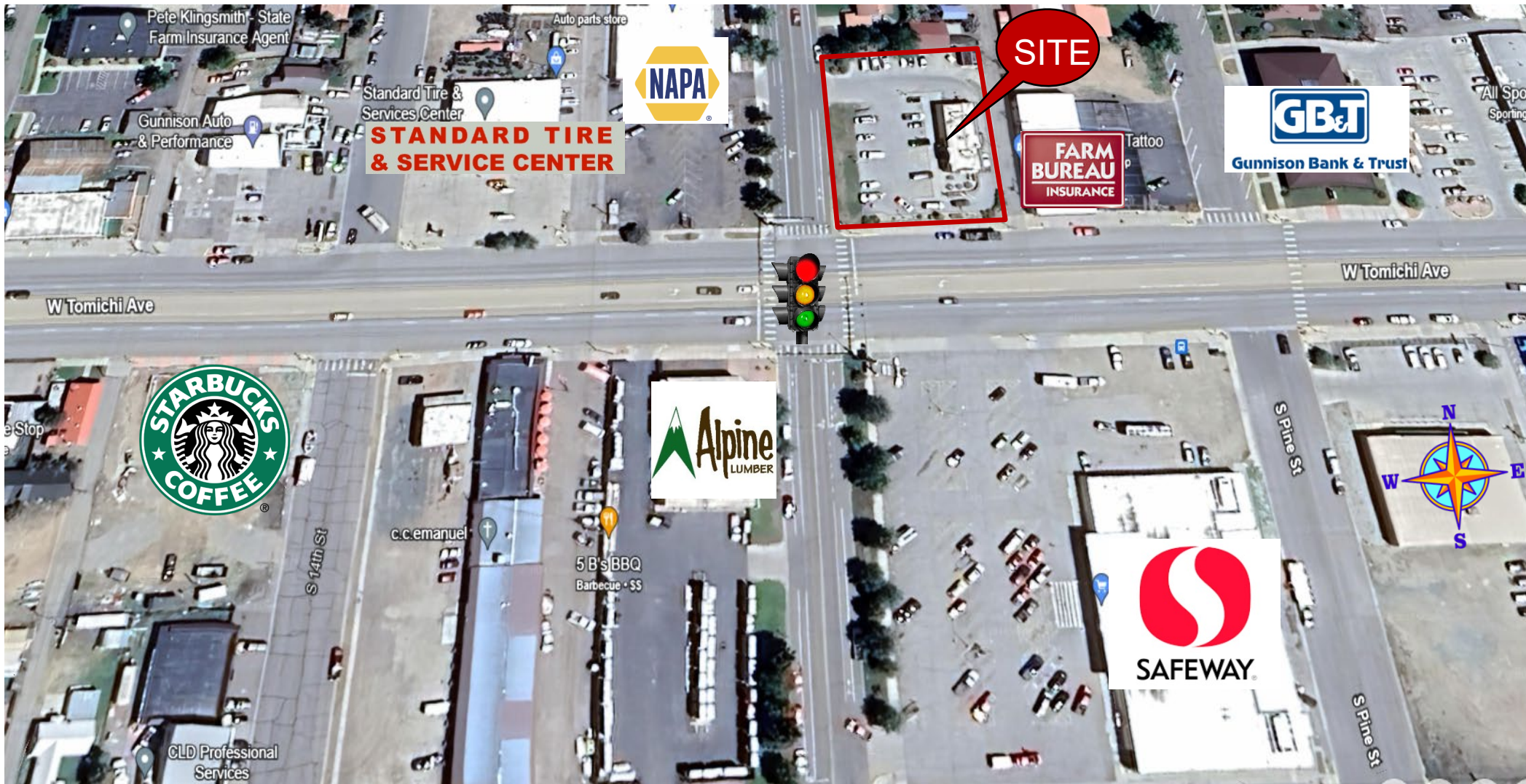
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Age

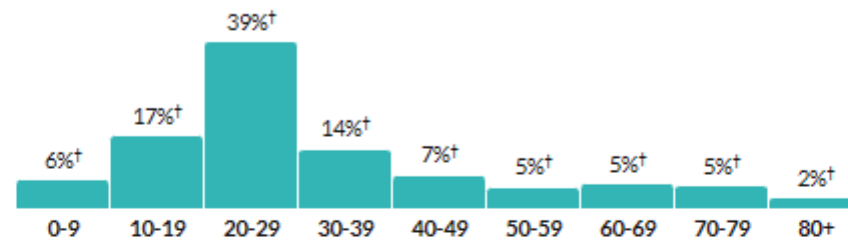
24.9

Median age

about two-thirds of the figure in
Gunnison County: 36.4

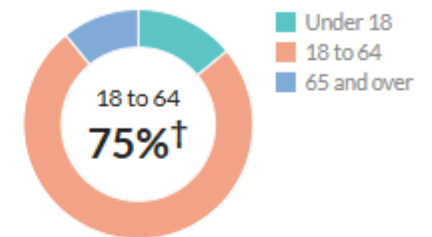
about two-thirds of the figure in
Colorado: 37.3

Population by age range



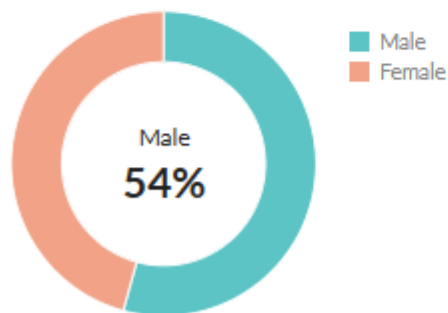
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Population by age category



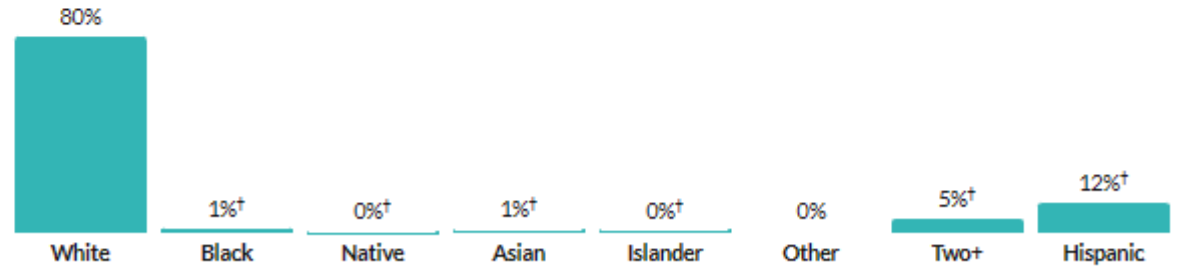
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$31,563

Per capita income

about two-thirds of the amount in
Gunnison County: \$44,167

about two-thirds of the amount in
Colorado: \$47,346

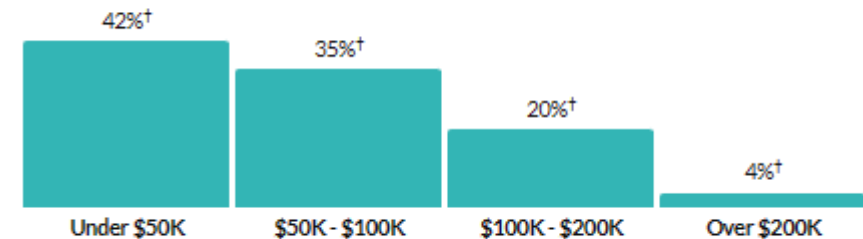
\$63,229

Median household income

about 80 percent of the amount in
Gunnison County: \$76,538 †

about three-quarters of the amount
in Colorado: \$87,598

Household income



[Show data / Embed](#)

Households

3,034

Number of households

Gunnison County: 7,759

Colorado: 2,278,044

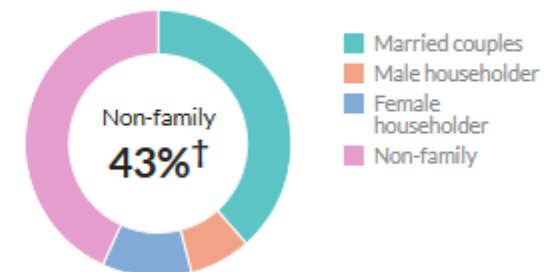
1.9

Persons per household

about 90 percent of the figure in Gunnison County:
2.1

about three-quarters of the figure in Colorado: 2.5

Population by household type



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