

Monument Village Shopping Center

2148 Broadway, Grand Junction, CO 81507



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

PROPERTY HIGHLIGHTS

- Property located in the heart of the Redlands
- Broadway CO -340 has an Average Annual Daily Traffic of 5,000+
- Plenty of parking
- Surrounded by new development

FEATURED SPACES

Unit B1 1,823 SF	Unit C1 2,915 SF	Unit D2 - Proposed Division 10,928 SF (approx. SF)
		#1 - 3,095 SF
Unit B3 1,081 SF	Unit C2 724 SF	Unit C6 1,135 SF
		#2 - 2,051 SF
		#3 - 2,051 SF
		#4 - 3,015 SF

JOIN THESE TENANTS

kitchen
tune-up



CONTACT US

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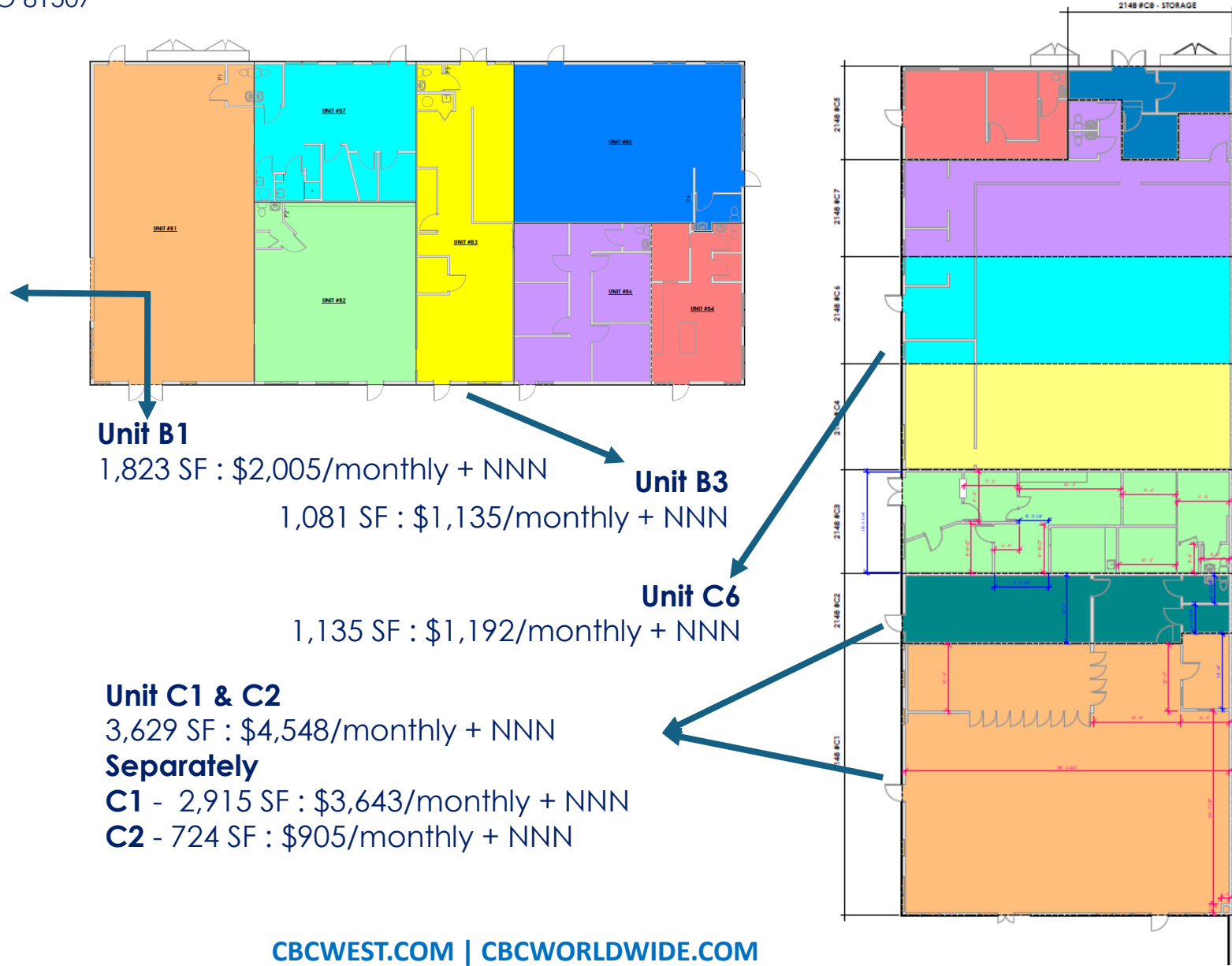
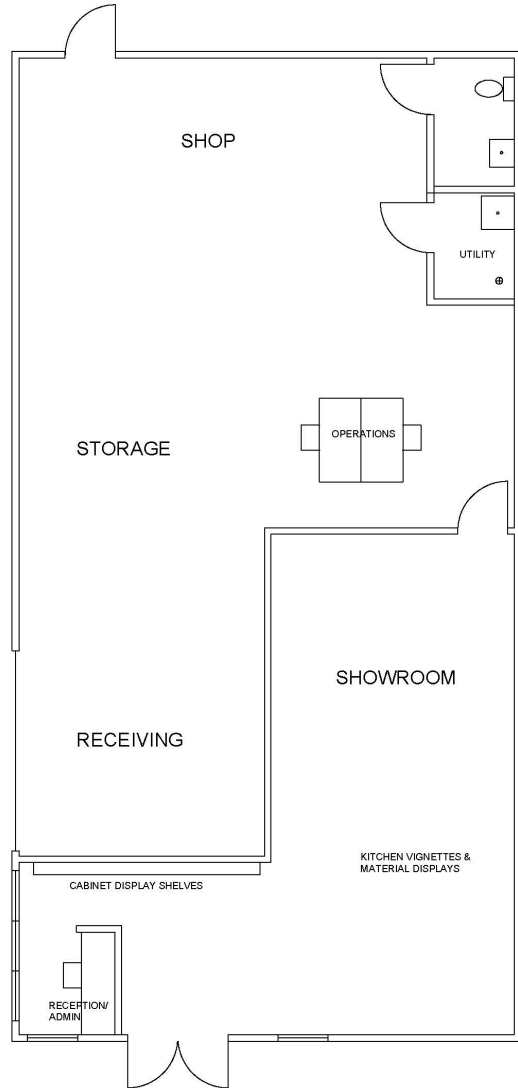
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Unit B1

1,823 SF : \$2,005/monthly + NNN

Unit B3

1,081 SF : \$1,135/monthly + NNN

Unit C6

1,135 SF : \$1,192/monthly + NNN

Unit C1 & C2

3,629 SF : \$4,548/monthly + NNN

Separately

C1 - 2,915 SF : \$3,643/monthly + NNN

C2 - 724 SF : \$905/monthly + NNN

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2026 Demographics

MESA COUNTY –

- Population 2025: **162,845**
- Median Age: **41** years old
- Median Household Income: **\$73,658**
- **300 Sunny** days per year
- The **Gunnison** and Colorado River converge.
- Largest county between **Salt Lake City, Utah** and **Denver, CO**

SHOPPING CENTER DATA

Broadway brings an Average Annual Daily Traffic of
5,000+

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SURROUNDING



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