

FOR LEASE

# Rimrock Marketplace

2536 Rimrock Ave | Grand Junction, CO



## Overview

**AVAILABLE** 1,700 SF

**RATE** Contact Broker for Pricing

## Description

- Located at US 6 & Rimrock Ave
- Strong tenant mix
- Ample parking
- US 6 is main thoroughfare through Grand Junction

## Tenants



## Demographics

	1 MILE	3 MILE	5 MILE
Current Population	4,680	47,431	91,695
Total Households	1,920	19,931	37,284
Average HH Income	\$52,976	\$63,052	\$68,849
Daytime Population	8,353	61,182	1010,913

Year: 2020 | Source: Esri

## Traffic Counts

US 6: nw/o Rimrock Rd	35,600 VPD
US 6: se/o Rimrock Rd	18,300 VPD

Source: Esri

## Contact

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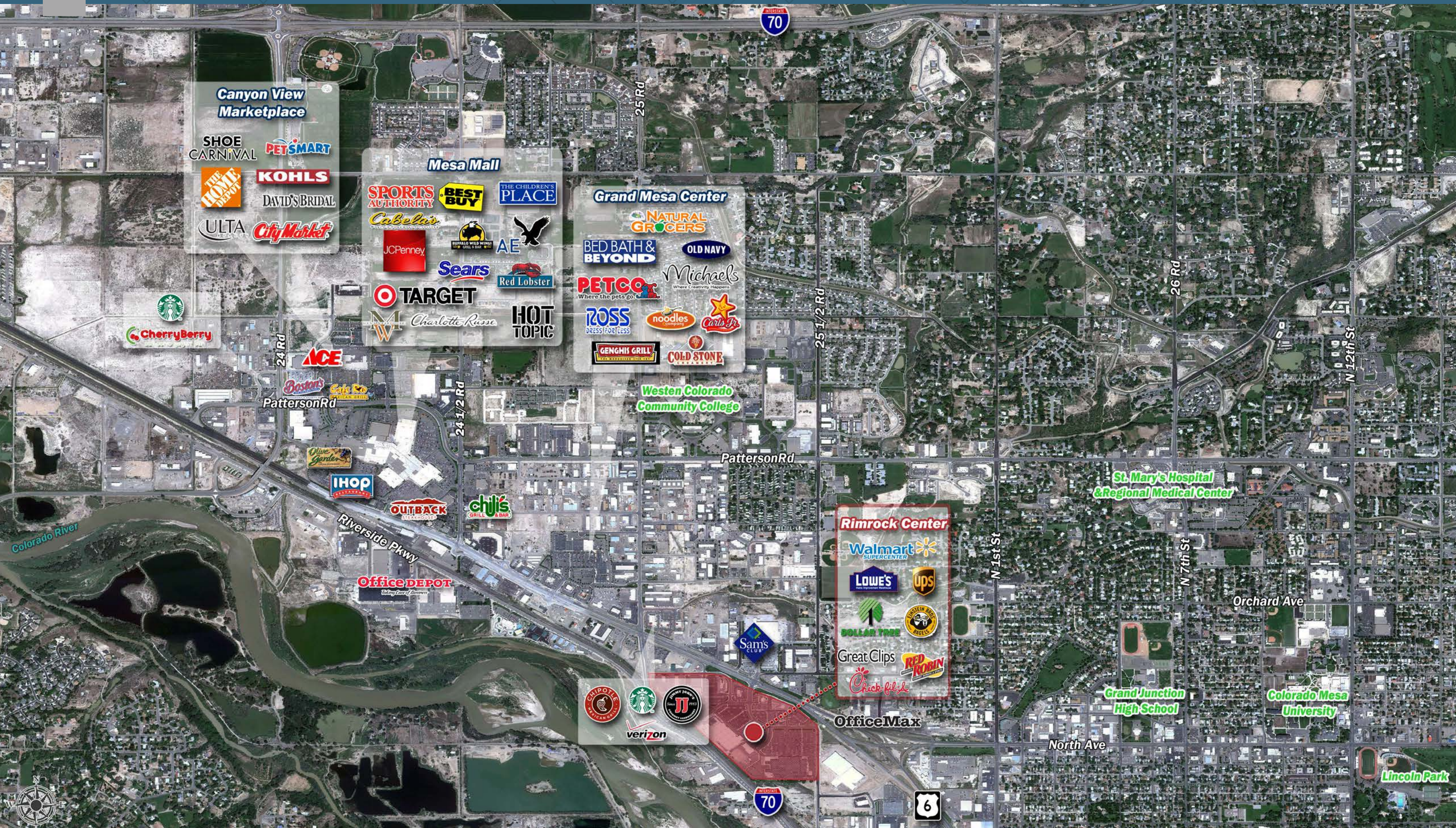
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KEY	
Available:	<span style="color: blue;">■</span>
Leased:	<span style="color: yellow;">■</span>
Future Site:	<span style="color: pink;">■</span>
Not A Part:	<span style="color: white;">■</span>

SPACE	TENANT	SF
1	Dollar Tree	10,000
2	America's Mattress	7,480
3	Qdoba	3,400
4	Nothing Bundt Cakes	2,550
5	UPS	1,700
6	T-Mobile	2,125
<b>7</b>	<b>AVAILABLE</b>	<b>1,700</b>
8	Thai Restaurant	2,125
9	GameStop	1,700

SPACE	TENANT	SF
10	Einsein Bros Bagels	3,021
11	America's Best Contacts	3,000
12	H & R Block	1,600
13	Papa Muphy's	1,600
14	Great Clips	1,200
15	Crumbl	1,600
16	Check Into Cash	2,000
17	Hobby Lobby	56,163
18	Sprouts	28,000

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,823	36,628	66,992
2010 Population	4,262	42,767	82,048
2020 Population	4,680	47,431	91,695
2025 Population	4,900	49,403	95,971
2000-2010 Annual Rate	1.09%	1.56%	2.05%
2010-2020 Annual Rate	0.92%	1.01%	1.09%
2020-2025 Annual Rate	0.92%	0.82%	0.92%
2020 Male Population	50.2%	49.5%	49.6%
2020 Female Population	49.8%	50.5%	50.4%
2020 Median Age	38.3	39.2	39.9
<b>Households</b>			
2000 Households	1,685	15,682	27,521
2010 Households	1,777	18,192	33,573
2020 Total Households	1,920	19,931	37,284
2025 Total Households	2,004	20,822	39,104
2000-2010 Annual Rate	0.53%	1.50%	2.01%
2010-2020 Annual Rate	0.76%	0.89%	1.03%
2020-2025 Annual Rate	0.86%	0.88%	0.96%
2020 Average Household Size	2.36	2.22	2.35
<b>Housing Units</b>			
2020 Total Housing Units	2,023	21,326	39,527
2020 Owner Occupied Housing Units	982	10,365	22,696
2020 Renter Occupied Housing Units	938	9,566	14,589
2020 Vacant Housing Units	103	1,395	2,243
<b>Race and Ethnicity</b>			
2020 White Alone	84.4%	87.1%	87.7%
2020 Black Alone	0.7%	1.0%	0.9%
2020 American Indian/Alaska Native Alone	1.6%	1.2%	1.0%
2020 Asian Alone	1.3%	1.5%	1.2%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	20.3%	15.2%	14.9%
<b>Income</b>			
2020 Median Household Income	\$38,486	\$42,639	\$48,373
2020 Average Household Income	\$52,976	\$63,052	\$68,849
2020 Per Capita Income	\$23,887	\$26,965	\$28,189
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,337	33,106	63,867
High School Graduate	18.0%	17.6%	18.4%
GED/Alternative Credential	4.3%	5.0%	4.9%
Some College, No Degree	24.5%	23.4%	24.5%
Associate Degree	10.5%	8.3%	8.8%
Bachelor's Degree	18.4%	23.2%	22.1%
Graduate/Professional Degree	9.6%	12.9%	12.0%
<b>Daytime Population</b>			
2020 Total Daytime Population	8,353	61,182	101,913
Workers	6,129	35,489	51,376
Residents	2,224	25,693	50,537