

AVAILABLE

Former Rite Aid

1834 North 12 Street | Grand Junction, CO



Overview

AVAILABLE 22,587 SF

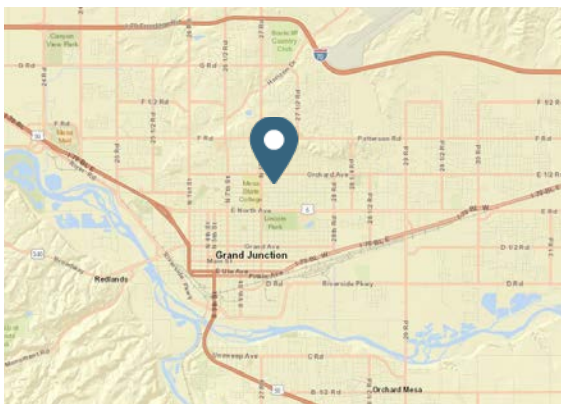
LEASE RATE Contact brokers for rates

CITY / COUNTY Grand Junction / Mesa

Description

- Neighborhood center opportunity
- Walking distance from Colorado Mesa University
- Strong traffic counts
- Abundant parking
- Excellent visibility and access
- High density area
- Close proximity to St. Mary's Hospital and Regional Medical Center

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	15,186	63,207	104,243
Total Households	6,408	26,106	41,862
Average HH Income	\$49,438	\$59,998	\$66,916
Daytime Population	19,348	74,953	110,725

Year: 2020 | Source: Esri

Traffic Counts

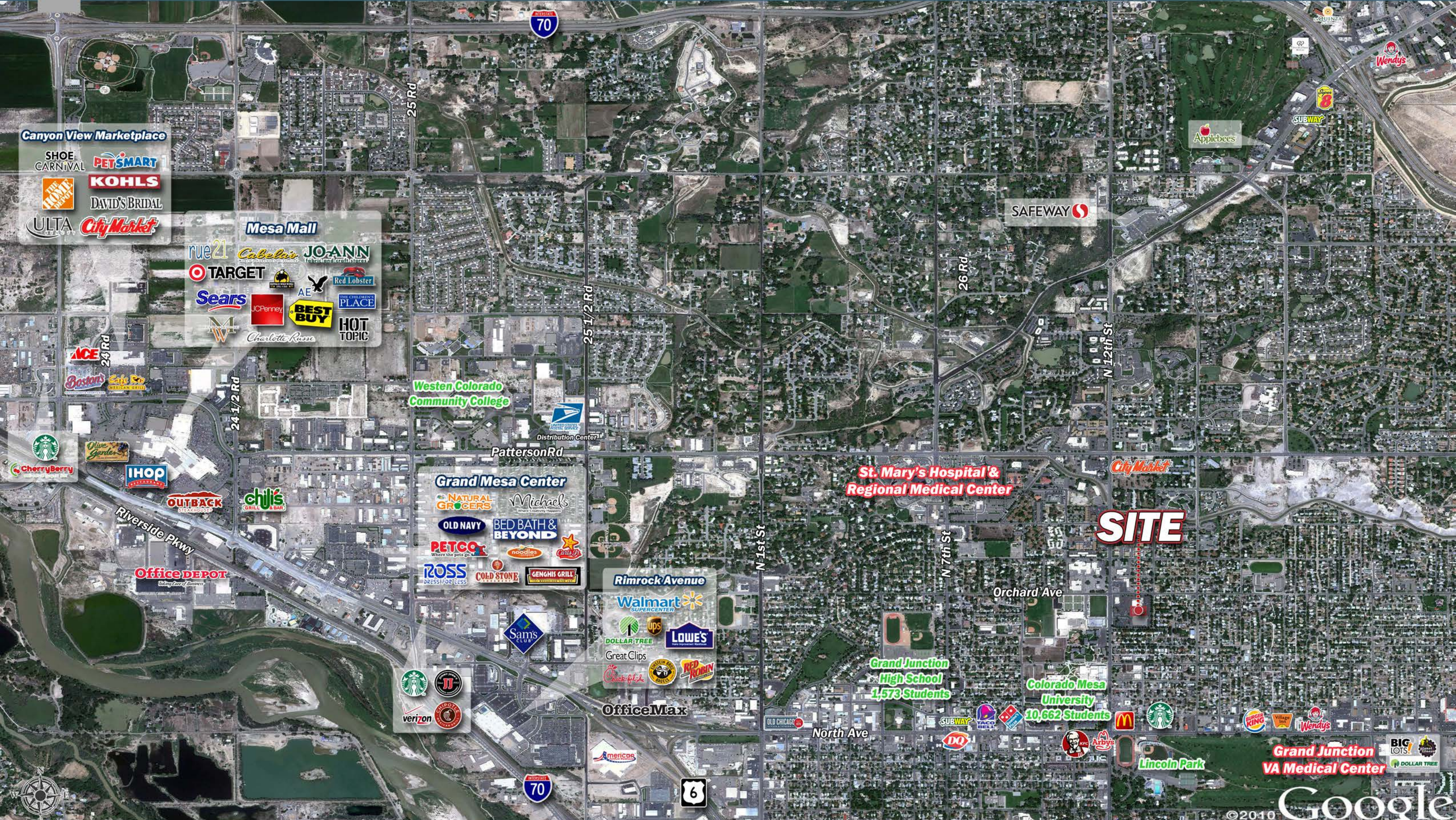
12th St: s/o Orchard Ave	20,987 VPD
North Ave: w/o 12th St	28,847 VPD
North Ave: e/o 12th St	30,835 VPD

Year: 2020 | Source: CoStar MPSI Estimate

Contact

RYAN TOMKINS
858.603.8436 | ryan.tomkins@srsre.com

JIM HOFFMAN
303.390.5238 | jim.hoffman@srsre.com



Canyon View Marketplace

- SHOE CARNIVAL
- PET SMART
- THE HOME DEPOT
- KOHL'S
- DAVID'S BRIDAL
- ULTA
- CityMarket

Mesa Mall

- rue21
- Target
- Sears
- JO-ANN
- Red Lobster
- AE
- JCPenney
- BEST BUY
- HOT TOPIC
- Charlotte Russe

Grand Mesa Center

- NATURAL GROCERS
- OLD NAVY
- PETCO
- ROSS
- Walmart SUPERCENTER
- LOWE'S
- Michael's
- BED BATH & BEYOND
- GENGH GRILL
- Sams CLUB
- UPS
- DOLLAR TREE
- Great Clips
- Chick-fil-A
- RED ROBIN

Rimrock Avenue

- Walmart SUPERCENTER
- LOWE'S
- Great Clips
- Chick-fil-A
- RED ROBIN
- OfficeMax

SITE

St. Mary's Hospital & Regional Medical Center

Grand Junction High School
1,573 Students

Colorado Mesa University
10,662 Students

Grand Junction VA Medical Center

Google

Former Rite Aid

1834 North 12 Street | Grand Junction, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	12,768	48,204	75,070
2010 Population	13,597	56,786	93,305
2020 Population	15,186	63,207	104,243
2025 Population	15,718	65,907	109,132
2000-2010 Annual Rate	0.63%	1.65%	2.20%
2010-2020 Annual Rate	1.08%	1.05%	1.09%
2020-2025 Annual Rate	0.69%	0.84%	0.92%
2020 Male Population	49.0%	49.5%	49.5%
2020 Female Population	51.0%	50.5%	50.5%
2020 Median Age	33.6	37.8	38.4
Households			
2000 Households	5,693	20,293	30,496
2010 Households	5,876	23,696	37,681
2020 Total Households	6,408	26,106	41,862
2025 Total Households	6,678	27,289	43,908
2000-2010 Annual Rate	0.32%	1.56%	2.14%
2010-2020 Annual Rate	0.85%	0.95%	1.03%
2020-2025 Annual Rate	0.83%	0.89%	0.96%
2020 Average Household Size	2.03	2.28	2.40
Housing Units			
2020 Total Housing Units	6,927	27,791	44,269
2020 Owner Occupied Housing Units	2,317	13,854	25,943
2020 Renter Occupied Housing Units	4,092	12,252	15,919
2020 Vacant Housing Units	519	1,685	2,407
Race and Ethnicity			
2020 White Alone	87.7%	86.2%	87.1%
2020 Black Alone	1.6%	1.0%	1.0%
2020 American Indian/Alaska Native Alone	0.9%	1.1%	1.1%
2020 Asian Alone	1.4%	1.2%	1.1%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	13.3%	16.8%	15.8%
Income			
2020 Median Household Income	\$35,127	\$42,580	\$48,180
2020 Average Household Income	\$49,438	\$59,998	\$66,916
2020 Per Capita Income	\$21,450	\$25,089	\$27,012
2019 Population 25+ by Educational Attainment			
Total	9,759	43,196	71,501
High School Graduate	18.4%	18.4%	20.2%
GED/Alternative Credential	6.5%	5.9%	5.4%
Some College, No Degree	24.5%	24.7%	25.2%
Associate Degree	7.9%	8.9%	9.1%
Bachelor's Degree	23.1%	20.7%	20.0%
Graduate/Professional Degree	11.6%	10.8%	10.3%
Daytime Population			
2020 Total Daytime Population	19,348	74,953	110,725
Workers	10,745	40,064	53,344
Residents	8,603	34,889	57,381