

CANYON VIEW

632 Market Street, Grand Junction, Colorado, 81505



PROPERTY HIGHLIGHTS

- Centrally located in Grand Junction's high-density retail hub.
- Adjacent to Mesa Mall, which attracts 6 million annual visitors.
- Minutes from the I-70 Business Loop (26,195 VPD).
- Strong average household income of \$99,310 (3 mile radius).
- Less than 4 miles from Colorado Mesa University, home to over 10,000 students from 48 states and 47 countries.

FEATURED SPACES

Suite G1A
1,042 SF

CONTACT US

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GARTPROPERTIES.COM

JOIN THESE TENANTS



KOHL'S

carter's

Spectrum

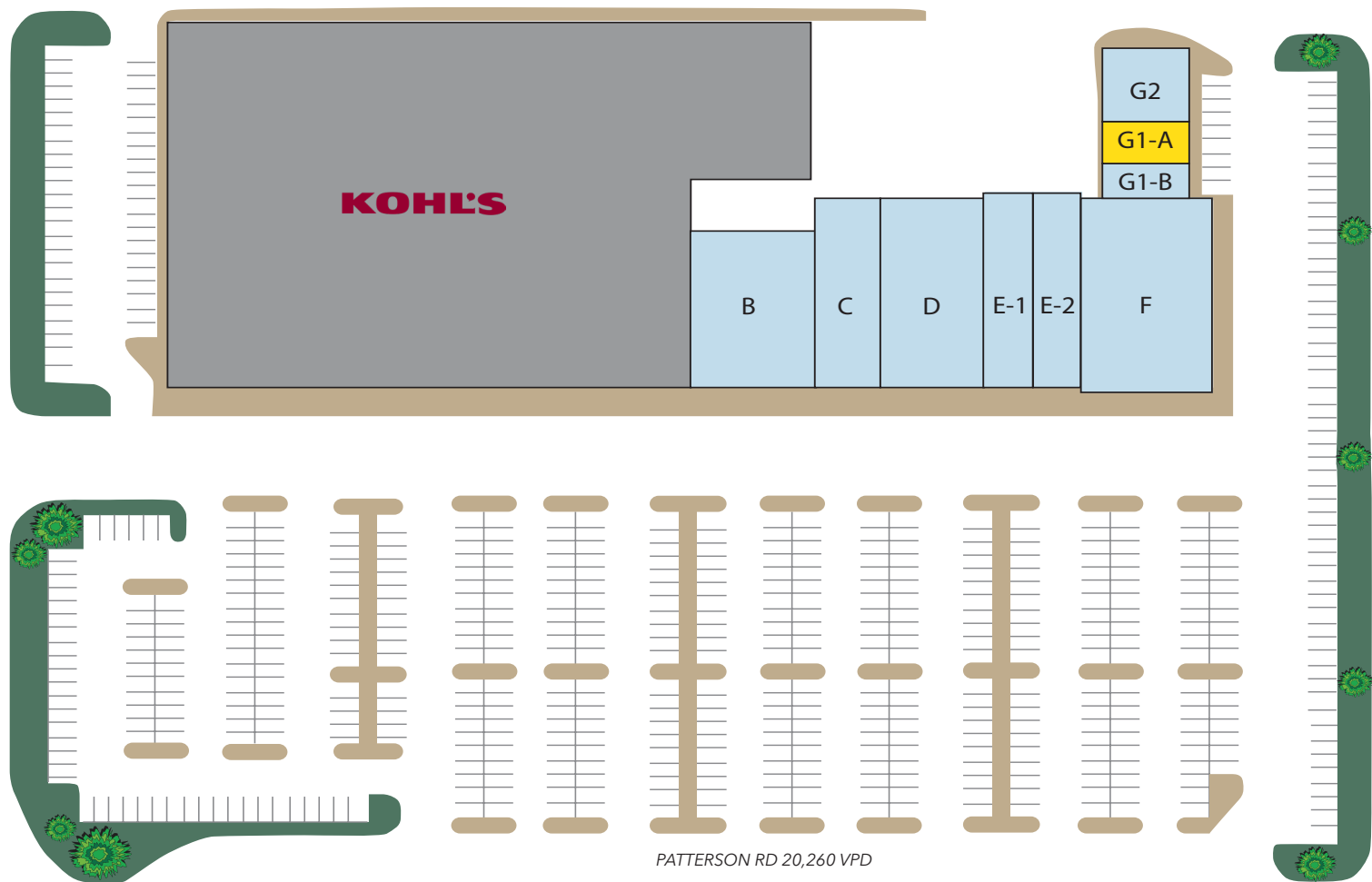


SHOE STATION

FLEET FEET™

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B	Dollar Tree	8,000 SF
C	Carter's/Oshkosh	4,840 SF
D	Shoe Station	7,200 SF
E-1	T-Mobile	3,750 SF
E-2	Spectrum	3,750 SF

F	Ultra Beauty	10,014 SF
G1-B	Raise the Barre Fitness	1,517 SF
G1-A	AVAILABLE	1,042 SF
G2	Fleet Feet - COMING SOON!	2,670 SF
	Kohls	N.A.P.

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2026 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Daytime population	9,349	39,880	60,630
 Population	3,354	32,564	71,511
 Median HH Income	\$77,440	\$77,860	\$73,420
 Education (Bachelors)	34.3%	37.3%	\$34.1%
 Traffic Counts (Two Way)	21,016 cars per day on Patterson Rd 10,994 cars per day on 24 Rd		

SUB-MARKET DATA

City/County: Grand Junction, Mesa

Zoning: C-1 (Light Commercial) with DGT
(Central Business District) overlay

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SURROUNDING

City Market



Cabela's

NATURAL
GROCERS

PETSMART



REGAL

HomeGoods

BARNES & NOBLE
BOOKSELLERS



ROSS
DRESS FOR LESS



BOOT
BARN





240 Saint Paul St, Suite 200, Denver, Colorado 80206

GARTPROPERTIES.COM

Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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