

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 G2
2,670 SF

Suite G1A
1,042 SF

CONTACT US

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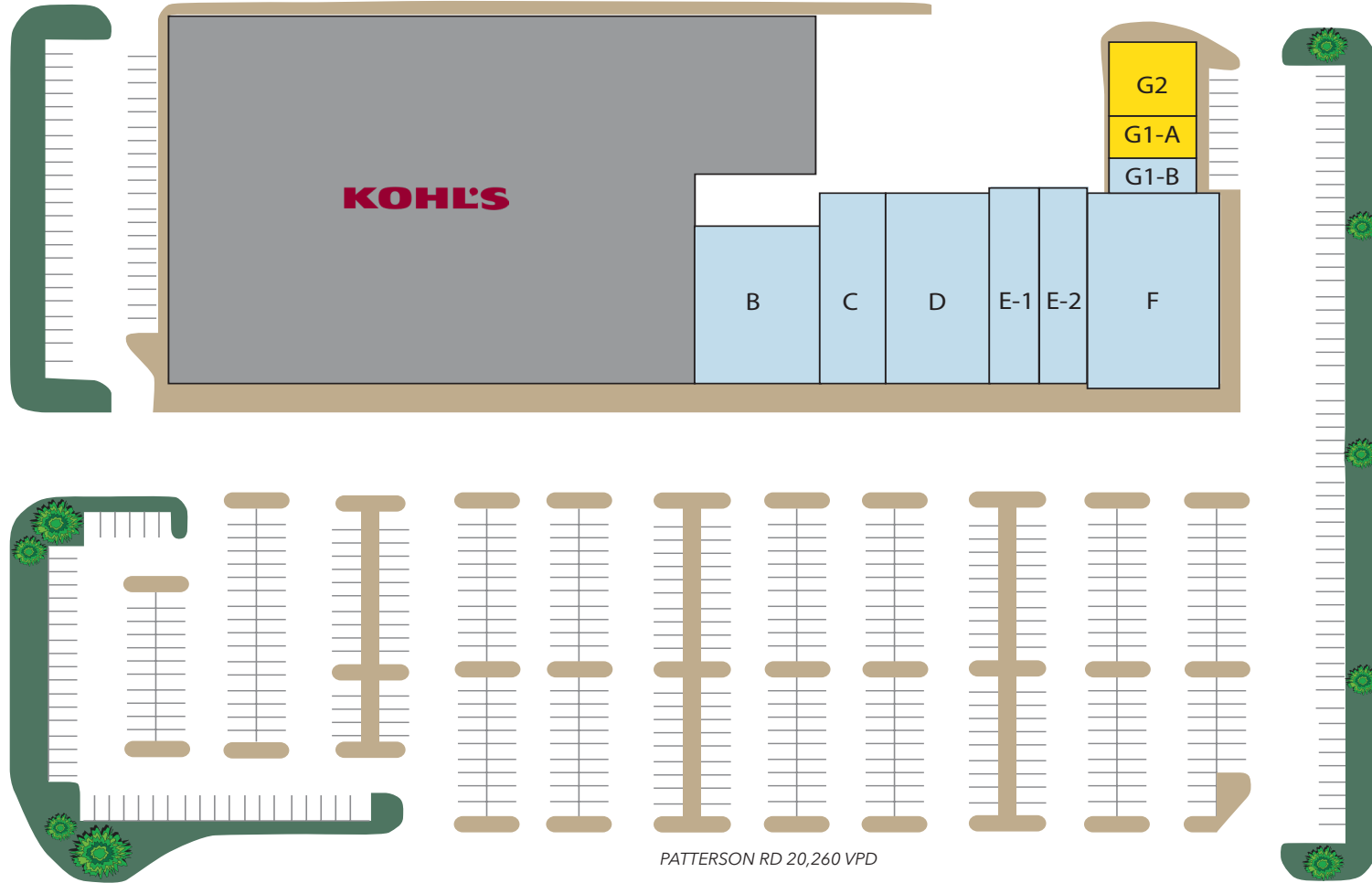
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B	Dollar Tree	8,000 SF	F	Ulta Beauty	10,014 SF
C	Carter's/Oshkosh	4,840 SF	G1-B	Raise the Barre Fitness	1,517 SF
D	Shoe Carnival	7,200 SF	G1-A	AVAILABLE	1,042 SF
E-1	T-Mobile	3,750 SF	G2	AVAILABLE	2,670 SF
E-2	Spectrum	3,750 SF		Kohls	N.A.P.

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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





GART PROPERTIES

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

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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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