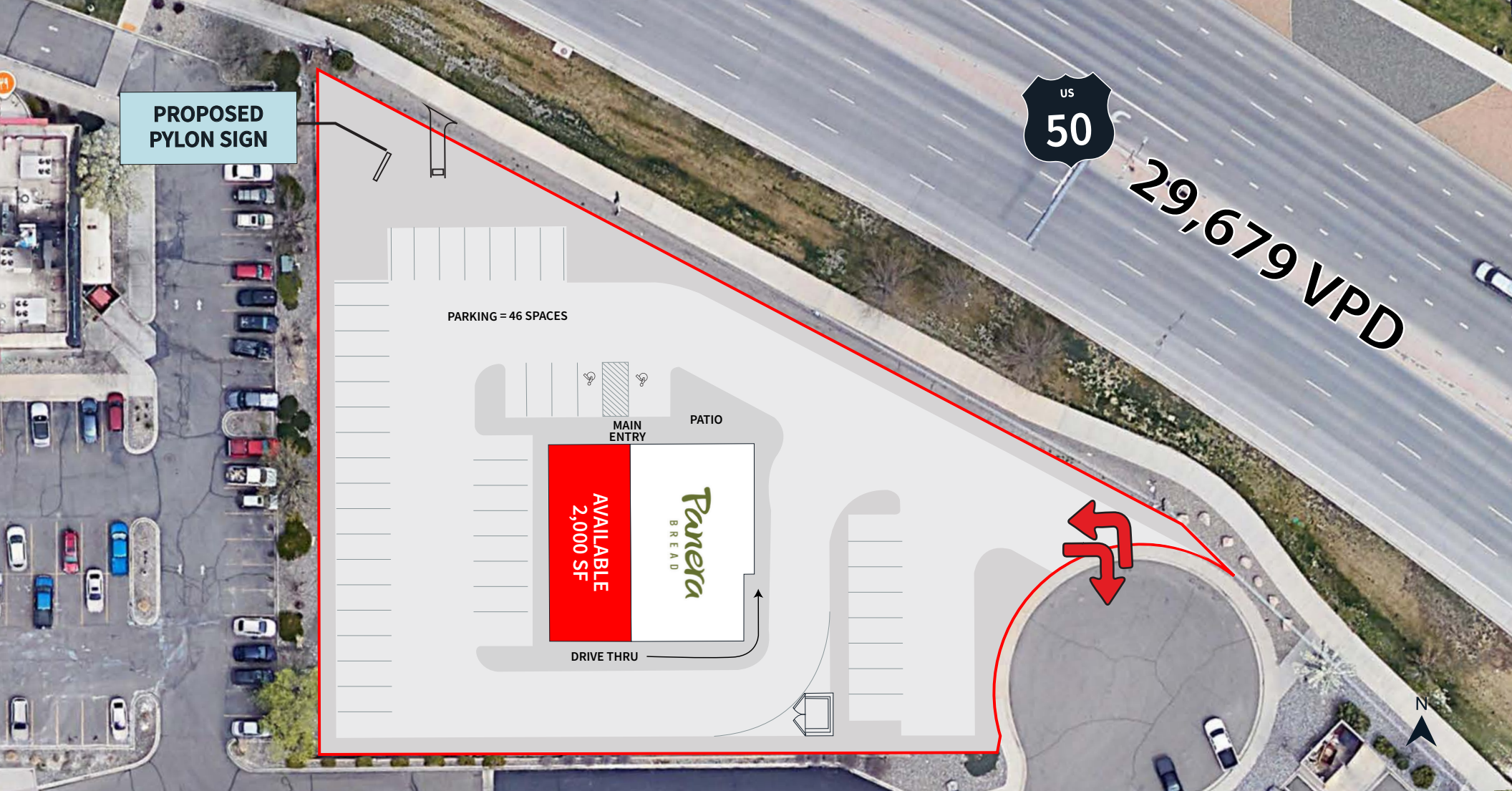




PROPOSED
PYLON SIGN

US
50

29,679 VPD

PARKING = 46 SPACES

MAIN
ENTRY

PATIO

AVAILABLE
2,000 SF

Panera
BREAD

DRIVE THRU

2,000 SF Available

New Construction | Adjacent to Panera Bread
2541 St Hwy 6 & 50 | Grand Junction, CO 81505

Property highlights



2,000 SF Available: New-construction retail suite joined with Panera Bread



Regional Retail Connection: Near Mesa Mall and a dense concentration of national and regional retailers



Highway 6 & HWY 50 Exposure: Positioned along Grand Junction's primary east-west retail corridor with pylon signage



Ample Parking: Concept plan provides convenient with 46 parking



Superior demographics: Affluent resident base with an average household income of \$130,175 within a three-mile radius



Neighboring tenants

Panera
BREAD®

Walmart

Chick-fil-A

QDOBA

GameStop

T Mobile

EINSTEIN BROS. BAGELS

SPROUTS
FARMERS MARKET

HOBBY
LOBBY

LOWE'S

crumbl
cookies

Red Robin
GOURMET BURGERS AND BEERS

71K

Daytime population
(3 mile radius)

29K

Daily traffic counts
(Lincoln Ave)



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