

COMMERCIAL DEVELOPMENT OPPORTUNITY

DOWNTOWN GRAND JUNCTION, CO

RE/MAX
4000

COMMERCIAL DIVISION

2815 GRAND AVENUE 1.85 ACRES



2815 GRAND AVENUE
GRAND JUNCTION, CO 81501



MU-2 MIXED USE ZONING



WATER, SEWER & POWER
TO SITE - READY TO
BUILD OUT



IN THE CITY'S PRIORITY
GROWTH AREA



PART OF GRAND VIEW
COMMONS SUBDIVISION
(FORMERLY KNOWN AS
THE SALT FLATS)



21.7 ACRE SITE BEING
TRANSFORMED INTO
HUNDREDS OF
NEW HOMES



ADJOINS NEW ENSTRON
CANDIES DISTRIBUTION
CENTER

PROPERTY OVERVIEW

Prime 1.85-acre commercial development opportunity located in the growing Grand View Commons subdivision in Downtown Grand Junction. Formerly known as the Salt Flats, this property offers frontage along the newly extended east end of Grand Avenue and sits within one of the City's priority growth corridors.

Zoned MU-2 (Mixed Use) with water, sewer, and power already to the site - ready for development. Across from the City of Grand Junction's Salt Flat Affordable Housing Project and adjacent to the new Enstrom Candies distribution center.

City plan call for 28 1/4 Road to connect from Patterson Road to a new intersection with I-70B, further enhancing accessibility and future value.



POTENTIAL USES



PROPERTY HIGHLIGHTS

- ✓ 1.85 Acres Commercial Land
- ✓ MU-2 Mixed Use Zoning
- ✓ Water, Sewer & Power to Site
- ✓ Frontage Along Newly Extended Grand Avenue
- ✓ Across from Affordable Housing Project
- ✓ Adjacent to Enstrom Candies Distribution Center
- ✓ Located in City of Grand Junction Priority Growth Area
- ✓ Planned 28 1/4 Road Connection to
- ✓ High Visibility & Excellent
- ✓ Ideal for Convenience Store / Gas Station, Retail or Other Commercial Use

SITE PLAN



STRATEGIC LOCATION
High-visibility location in a rapidly growing area of Grand Junction.



INFRASTRUCTURE READY
Utilities on site - water, sewer, and power to streamline development.



STRONG MARKET POTENTIAL
Ideal for retail, office, hospitality, or service uses with strong demographics.



EXCELLENT ACCESS
Close proximity to I-70, highways, and major traffic corridors with planned improvements.



RAY RICKARD
970.250.1128
ray@remax4000commercial.com

CONTACT RICKARD TEAM



SCOTT RICKARD
970.640.2306
scott@rickardcommercialproperties.com

RE/MAX
4000

COMMERCIAL DIVISION