



OFFERING MEMORANDUM

PREMIER INFILL DEVELOPMENT OPPORTUNITY

2520 & 2522 HIGHWAY 6 & 50

Grand Junction, Colorado

\$14,900,000 | APPROX. 14.74 ACRES

Retail • Restaurant • Mixed-Use Potential

A Mixed-Use Vision Organized Around Retail, Dining and Housing



A Built-In Customer Base Anchored by National Retail

Sam's Club • Walmart • Lowe's • Chick-fil-A • Sprouts • Hobby Lobby



The property sits within Grand Junction's dominant Highway 6 & 50 retail corridor, where established anchors, daily-needs retail, restaurants and regional traffic reinforce a broad range of commercial uses.

Confidentiality & Offering Framework

This Offering Memorandum has been prepared by Venture Group Commercial solely for the limited use of qualified prospective purchasers in evaluating the potential acquisition of the property described herein.

Information contained in this memorandum has been obtained from sources believed reliable; however, neither the owner nor Venture Group Commercial makes any representation or warranty as to accuracy or completeness. Acreages, dimensions, costs, development concepts, access points, utilities, zoning interpretations and market data are approximate and must be independently verified. The conceptual plan is illustrative only and is subject to entitlement, engineering, agency review and change.

The owner reserves the right to reject any offer, withdraw the property from the market, or terminate discussions at any time. No legal obligation exists unless and until a definitive purchase and sale agreement is fully executed and delivered. Prospective purchasers should consult their own legal, financial, tax, planning, environmental and engineering advisors.

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A Singular Infill Site in Grand Junction's Primary Retail Corridor



Venture Group Commercial presents approximately 14.74 acres at 2520 and 2522 Highway 6 & 50—an unusually large infill assemblage surrounded by Grand Junction's strongest concentration of national retail and service businesses.

\$14.9M

ASKING PRICE

14.74

APPROX. ACRES

\$23.21

PRICE PER LAND SF

\$1.01M

PRICE PER ACRE

Offered as two contiguous parcels; sale terms and due diligence to be established in a definitive agreement.

The Site Combines Scale, Visibility and Flexible Commercial Potential

01 **INFILL SCALE**

Approximately 14.74 acres assembled in a mature commercial district.

02 **RETAIL GRAVITY**

Near Sam's Club, Walmart, Lowe's, Chick-fil-A, Sprouts, Hobby Lobby and more.

03 **HIGHWAY EXPOSURE**

Prominent Highway 6 & 50 / Frontage Road presence with approximately 500 feet of highway frontage shown in the concept.

04 **DEVELOPMENT FLEXIBILITY**

Illustrative program accommodates restaurants, retail pads and a multifamily component, subject to approvals.

05 **MULTIPLE CONNECTIONS**

Conceptual access from the frontage road, Bocart Lane and a future north-south commercial street.

06 **ESTABLISHED UTILITIES**

Eight-inch water and sewer mains are noted in Frontage Road; extensions and capacity require verification.

Two Contiguous Parcels Create a 14.74-Acre Development Platform



PARCEL SUMMARY

2522 Highway 6 & 50

Approx. 12.27 acres

2520 Highway 6 & 50

Approx. 2.46 acres

Assessor parcel numbers

2945-103-00-150

2945-103-00-163

Total acreage is stated as approximately 14.74 acres in city meeting materials; aerial labels total approximately 14.73 acres. Buyer to verify by survey and title.

Current use and improvements are visible in the aerial; offering value is positioned around the land's redevelopment potential.

Highway Visibility and a Multi-Point Circulation Concept Support Flexible Phasing



FRONTAGE ADVANTAGE

Direct visual exposure along Highway 6 & 50 positions future pads for restaurant and retail demand.

- Approximately 500 feet of highway frontage shown on the illustrative plan
- Existing Frontage Road serving the south and west edge
- Conceptual full-movement and right-in/right-out access points
- Cross-access to abutting properties required by city engineering notes
- All access remains subject to City and CDOT review

ACCESS POINTS SHOWN ARE CONCEPTUAL

Final locations, movements and construction obligations will depend on traffic analysis, engineering and agency approval.

The Illustrative Program Balances Daily Demand With Long-Term Residential Density



280

MULTIFAMILY UNITS

54,000

APPROX. COMMERCIAL SF

COMMERCIAL COMPONENT

Retail pads	±37,500 SF
Restaurant pads	±12,000 SF
Drive-thru restaurant	±4,500 SF
Total commercial	±54,000 SF

The plan demonstrates one possible development yield—not an approved site plan. Building areas and unit counts are approximate.

Potential phasing can prioritize highway-facing commercial pads while reserving the interior for later-stage development, subject to a coordinated infrastructure and entitlement strategy.

City Guidance Establishes a Clear Early-Stage Engineering Roadmap



1

FUTURE COMMERCIAL STREET

City circulation planning identifies a future street along the west property line, connecting Frontage Road to the north property line. Alignment is flexible and should be coordinated with the City Development Engineer.

2

TRAFFIC & ACTIVE TRANSPORTATION

A Transportation Impact Study and Pedestrian & Bicycle Analysis will be required. The TIS scope begins with a Base Assumptions form coordinated with the City.

3

RIGHT-OF-WAY & CROSS-ACCESS

The developer will be responsible for required right-of-way dedication/construction and cross-access connections to adjoining properties.

4

CDOT COORDINATION

Because the future street connects to a state roadway, a CDOT permit and agency coordination will be required.

Infrastructure Is Nearby; Development Capacity and Environmental Conditions Require Verification

WATER

Ute Water service. City notes identify an 8-inch water main in Frontage Road. Ute Water may require extension beneath the new roadway.

SANITARY SEWER

City of Grand Junction service. An 8-inch sewer main is noted in Frontage Road; extensions may be needed. 2026 base PIF noted at \$6,544, subject to final use and flow.

DRAINAGE

On-site detention, permanent water-quality controls and post-construction maintenance will be required. Existing irrigation and tailwater facilities must be addressed.

WETLANDS & FLOOD

National Wetlands Inventory mapping identifies potential wetlands. Consultants must delineate boundaries and setbacks. The drainage ditch’s flood effect must be confirmed.

FIRE & LIFE SAFETY

Fire-flow documentation, apparatus access, hydrant spacing and potentially a second access point will be evaluated with the final development program.

UNDERGROUND UTILITIES

New utility lines are required underground. Utility cuts, connections and right-of-way work require permits and inspections.

Population Growth and Retail Spending Reinforce the Site's Demand Base

71,827

GRAND JUNCTION POPULATION •
2025 ESTIMATE

+9.4%

CITY POPULATION GROWTH • 2020–
2025

162,845

MESA COUNTY POPULATION • 2025
ESTIMATE

+4.6%

COUNTY POPULATION
GROWTH • 2020–2025

CITY MARKET INDICATORS

\$70,080

MEDIAN HOUSEHOLD INCOME

\$2.75B

2022 RETAIL SALES

\$40,419

2022 RETAIL SALES PER CAPITA

15.8 min

MEAN COMMUTE TIME

WHY IT MATTERS FOR THIS SITE

- The city added more than 6,100 residents from the 2020 estimate base to 2025.
- Grand Junction captures regional retail demand well beyond the city population.
- Short commute times and an established commercial corridor support daily convenience uses.

A Diversified Regional Economy Supports Retail, Services and Housing



ECONOMIC DEPTH

Grand Junction serves as Western Colorado's commercial, healthcare, education and transportation center.

\$3.41B

MESA COUNTY RETAIL SALES •
2022

56,737

MESA COUNTY EMPLOYMENT •
2023

4,827

EMPLOYER ESTABLISHMENTS •
2023

10,979

CMU STUDENTS • 2025–26

Key industries include healthcare, education, aerospace and advanced manufacturing, agribusiness, energy, outdoor recreation and technology.

A 2026 BLS summary reported approximately 68,700 nonfarm jobs in May 2026; education and health services remained the largest listed private sector grouping.

Grand Junction Draws From a Regional Trade Area Across Western Colorado

CONNECTED MARKET

Interstate 70 and U.S. Highway 50 connect the Grand Valley to Denver, Utah and the broader Western Slope.

- FAA Class I regional airport with a 10,500-foot main runway
- More than half a million annual business and leisure airport passengers
- Healthcare hub serving approximately 500,000 residents across the mountain region
- Colorado Mesa University provides a growing talent pipeline

MAJOR EMPLOYMENT ANCHORS

Mesa County Valley School District 51	3,397
Intermountain Health St. Mary’s	3,007
Community Hospital	1,403
Mesa County	1,250
Colorado Mesa University	1,206
City of Grand Junction	1,156
VA Western Colorado Health Care	1,001
West Star Aviation	584

Employee counts updated February 2026 by Grand Junction Economic Partnership.



THE OPPORTUNITY

Acquire Grand Junction's Premier Large-Scale Infill Development Site

\$14,900,000 | ±14.74 ACRES

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