

MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



CONTACT US

MIKE FOSTER

CCIM | 970-244-6602
mfooster@cbcwest.com

KELSAY HEATH

Associate Broker | 970-589-0150
kheath@cbcprimeproperties.com

JOHN METCALF

Associate Broker | 760-6854995
jmetcalfrealtor@outlook.com

CBCWEST.COM | CBCWORLDWIDE.COM



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**

PROPERTY HIGHLIGHTS

- Property located in the heart of the Redlands
- Broadway CO -340 has an Average Annual Daily Traffic of 5,000+
- Plenty of parking
- Surrounded by new development

FEATURED SPACES

Unit B1 1,823 SF	Unit C2 1,630 SF	Unit D2- Proposed Division 10,928 SF (approx. SF)
		#1 – 5,067SF
Unit C1 2,009 SF	Unit C6 1,135 SF	#2 – 5,147 SF

JOIN THESE TENANTS



MONUMENTVILLAGECENTER.COM

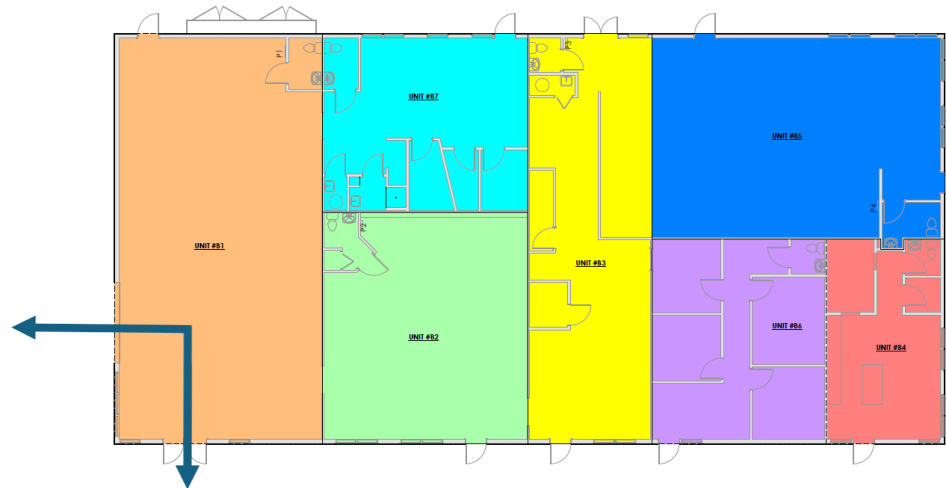
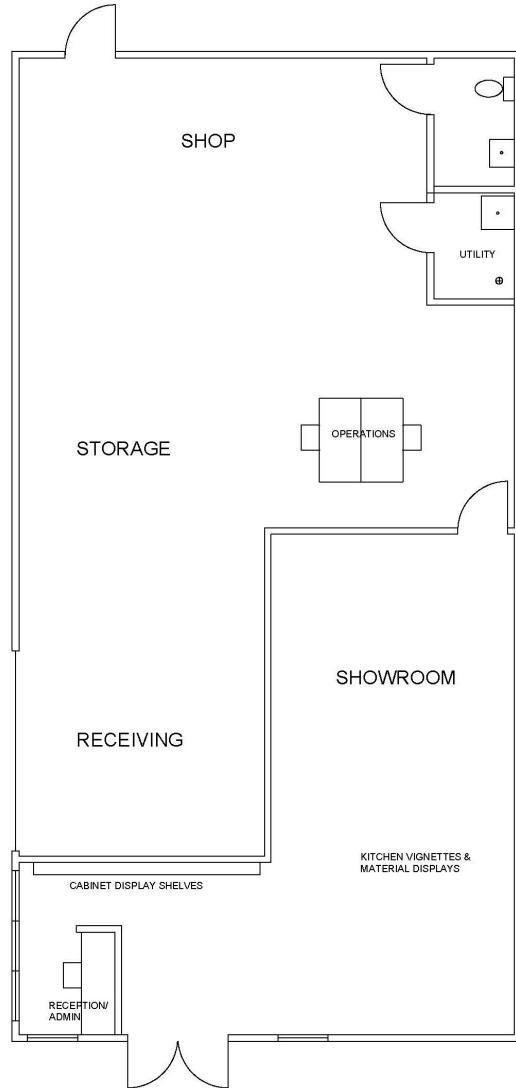
MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



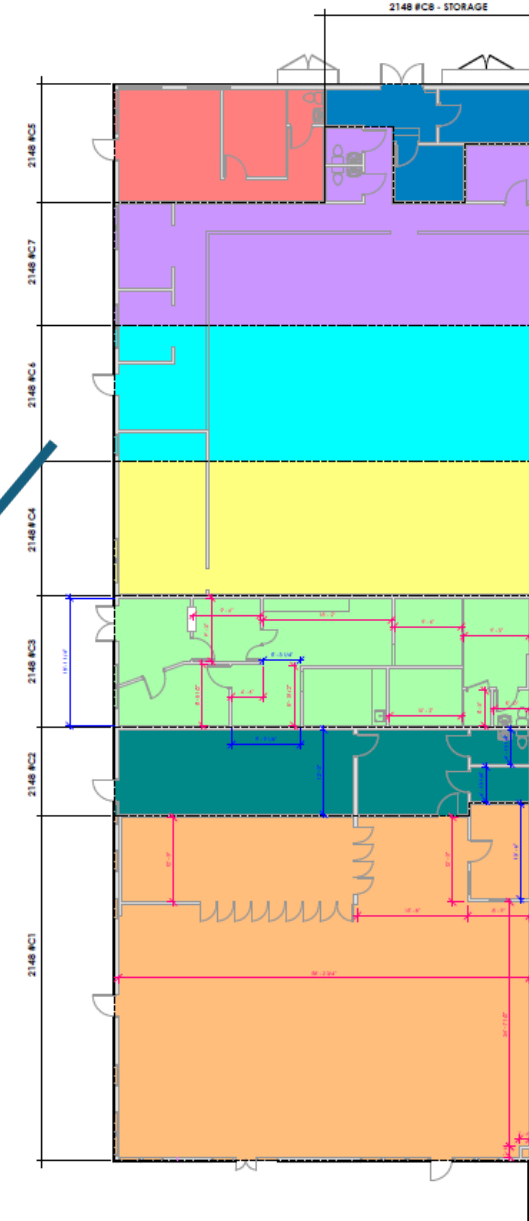
COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES



Unit B1 - 1,823 SF
\$2,005 (Rent) + \$730 (est. NNN)
= \$2,730/ Monthly

Unit C6 - 1,135 SF
\$1,192 (Rent) + \$454 (est. NNN)
= \$1,646/ Monthly

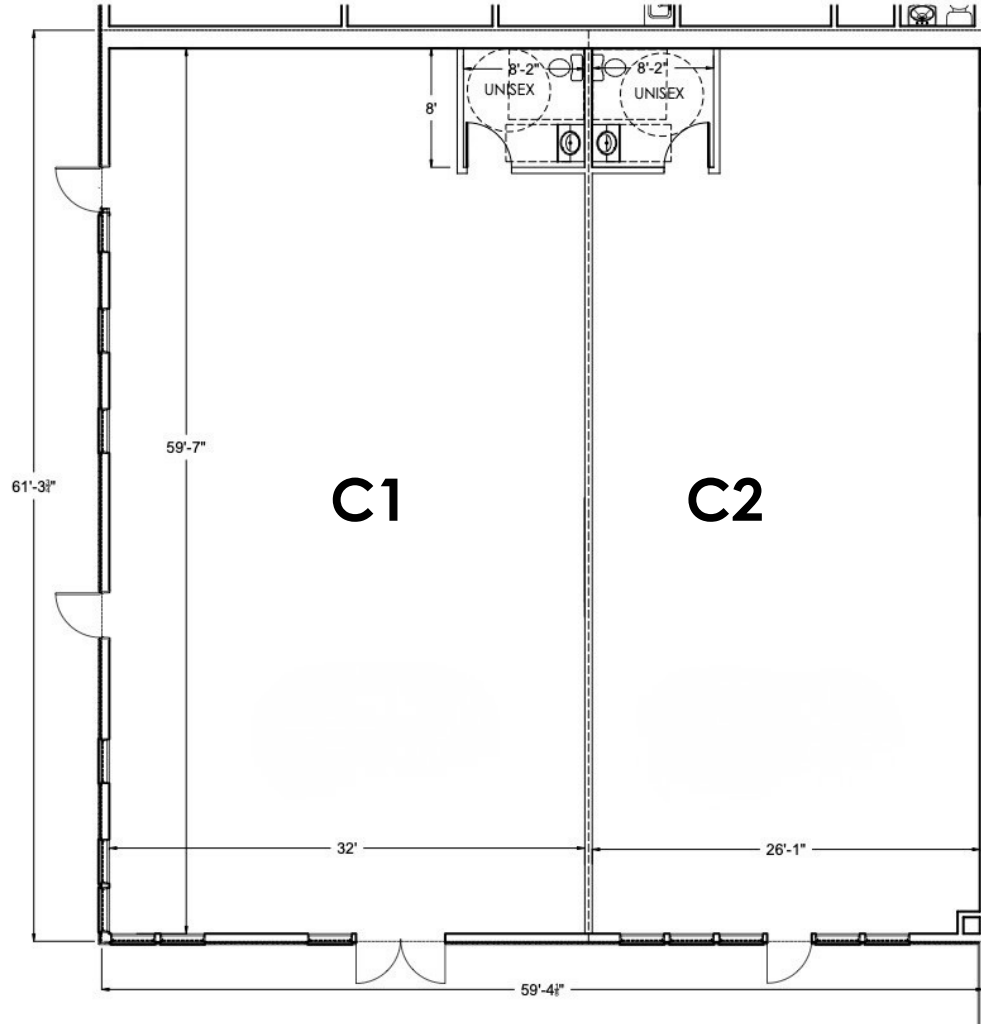


MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES



Units C1 & C2 - 3,639 SF

\$3,820 (Rent) + \$1,455(est. NNN) = \$5,275/ Monthly

Separately

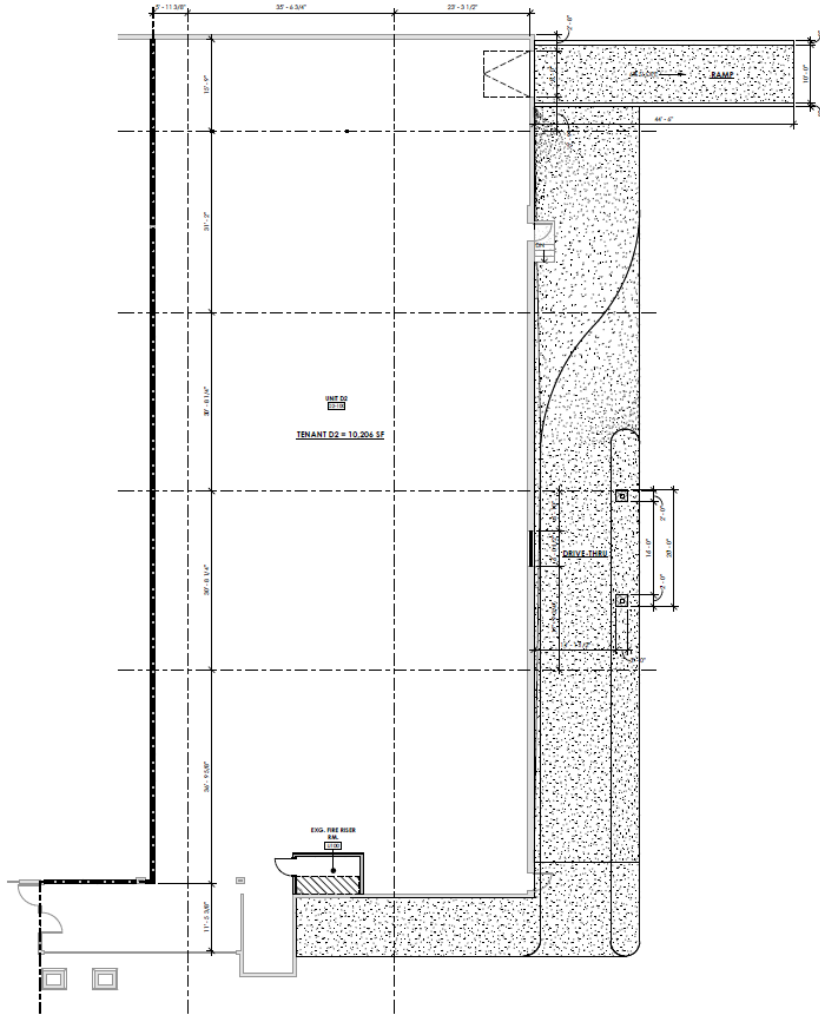
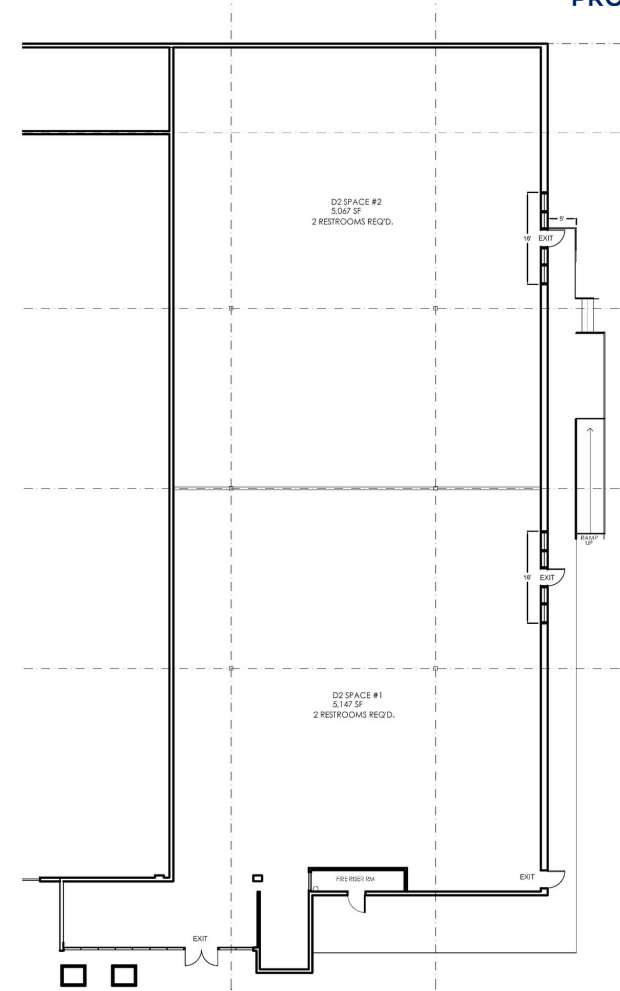
C1 - 2,009 SF

\$2,343(Rent) + \$803(est. NNN) = \$3,147/ Monthly

C2 - 1,630 SF

\$1,902 (Rent) + \$652(est. NNN) = \$2,554/ Monthly

2148 BROADWAY, GRAND JUNCTION, CO 81507


$$\begin{aligned} &\$6,434 \text{ (Rent)} + \$2,059 \text{ (est. NNN)} \\ &= \$8,493 / \text{Monthly} \end{aligned}$$


MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



CBCWEST.COM | CBCWORLDWIDE.COM



2026 Demographics

MESA COUNTY –

- Population 2025: 162,845
- Median Age: 41 years old
- Median Household Income: \$73,658
- 300 Sunny days per year
- The Gunnison and Colorado River converge.
- Largest county between Salt Lake City, Utah and Denver, CO

SHOPPING CENTER DATA

Broadway brings an
Average Annual Daily Traffic of 5,000+

MONUMENTVILLAGECENTER.COM

MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



SURROUNDING



CBCWEST.COM | CBCWORLDWIDE.COM

MONUMENT VILLAGE SHOPPING CENTER

2148 BROADWAY, GRAND JUNCTION, CO 81507



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES



CONTACT US

MIKE FOSTER

CCIM | 970-244-6602
mfooster@cbcwest.com

KELSAY HEATH

Associate Broker | 970-589-0150
kheath@cbcprimeproperties.com

JOHN METCALF

Associate Broker | 760-6854995
jmetcalfrealtor@outlook.com

CBCWEST.COM | CBCWORLDWIDE.COM | MONUMENTVILLAGECENTER.COM