

DPC plans second inline retail development in Grand Junction

by Jill Jamieson-Nichols

DPC Development Co. is following up on the success of its first Grand Junction development with a second inline project next to City Market.

The company plans to break ground next spring on the Shoppes at Orchard Mesa, an approximately 30,000-sf development that will include 14,400 sf of strip retail space and three pads. The \$4.5 million project at 2770 W. U.S. Highway 50 will be located in the Orchard Mesa area in southern of Grand Junction.

“This is the only grocery store on that side of town, and there isn’t any strip space at all,” said Katie Worrall of Bray & Company Commercial in Grand Junction, who is marketing the new development.

“I think the area is lacking these types of services. We have identified as many as 1,000 homes going up in the area in the next 18 to 24 months,” she said, adding the area is ripe for development.

“City Market went out there and pioneered the location years and years ago, and now the location is matured. We’ve been told the grocery store is doing very well,” said DPC President Chris King.

The company built its first project in Grand Junction, the Shoppes on Horizon, next to Safeway and has been pleased with the performance of the center, which it now is offering for sale.

“We really didn’t know anything about Grand Junction when did our first deal there,” said King. “That city is really growing because the oil and gas (industry) is exploding,” he commented, adding the region’s population has grown to more than 100,000.

In addition to the inline retail space, the Shoppes at Orchard Mesa likely will include a freestanding bank, restaurant and approximately 10,000-sf professional medical building.

Worrall said a number of national tenants have expressed interest in the development.

“We’re really excited about the project. We have a lot of good strong demand from retailers, medical and banks,” she commented.

DPC Development purchased the approximately six-acre development site from City Market’s parent company, Dillon Cos. Concepts West Architecture in Colorado Springs is designing the Shoppes at Orchard Mesa. Land Design in Grand Junction is the engineer for the project, which is expected to open in fall 2007.

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