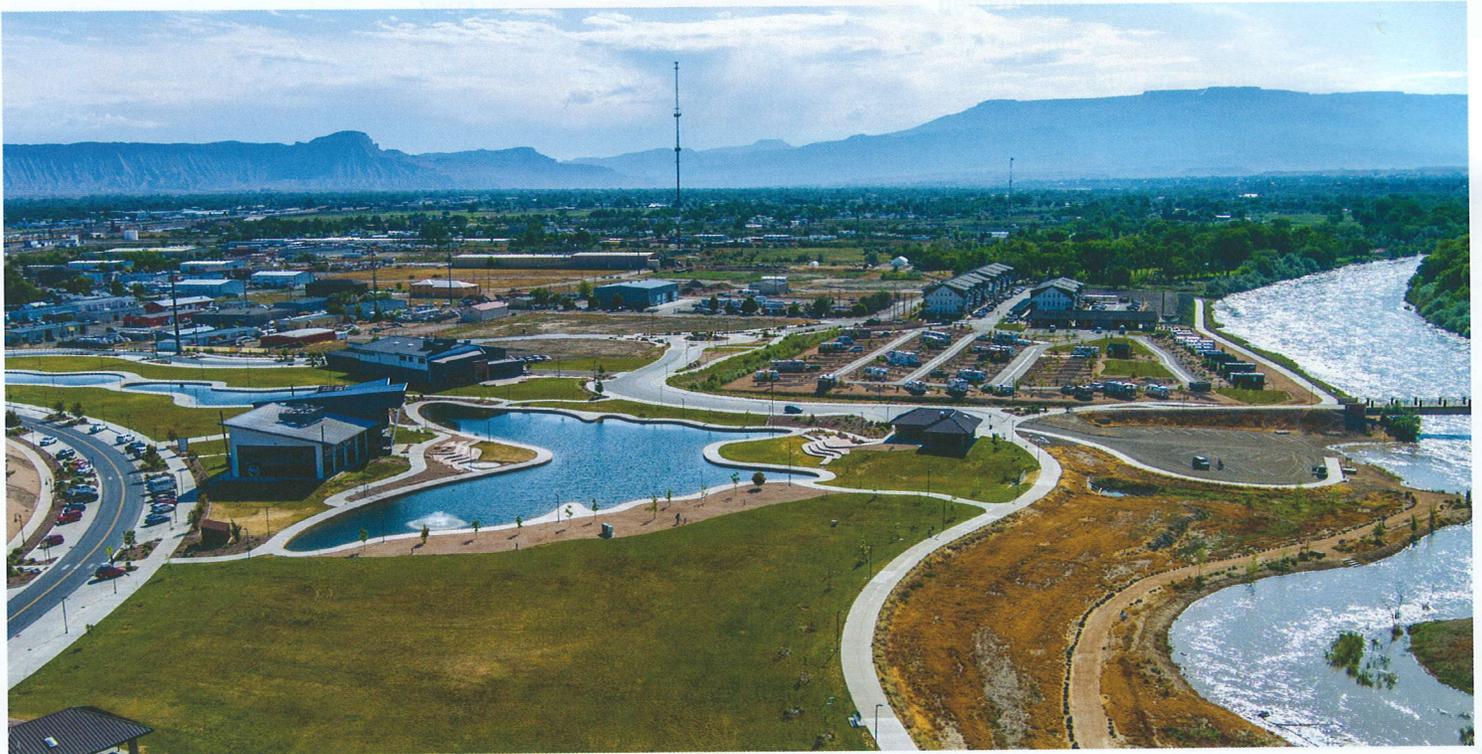


THE RIVERFRONT AT LAS COLONIAS PARK



The Riverfront at Las Colonias is a dynamic mixed-use development located along the Colorado River in the heart of Grand Junction.

A RICH HISTORY OF REVITALIZATION

The Las Colonias area has deep historical significance in Grand Junction's development. The name "Las Colonias" pays homage to the early Hispanic farmworkers who settled in the area in the late 19th and early 20th centuries. This part of the city was once a thriving agricultural community, supporting the region's fruit orchards and vineyards.

By the mid-20th century, the site became home to a uranium processing mill, contributing to the region's role in the Cold War-era energy boom. However, after the mill's closure, the land was left contaminated and largely abandoned. Efforts to reclaim and restore the area began in the late 20th century through significant investment, environmental remediation, and partnerships

at the local, state, and federal level. The Riverfront at Las Colonias has become a model for sustainable redevelopment, winning the EPA's 2023 Phoenix Award for reclamation and revitalization.

This 140-acre site seamlessly blends business, recreation, and community gathering spaces, offering a unique environment for companies seeking an active and innovative location. The once blighted riverfront now stands as a community asset representing the future of Western Colorado.

Fifteen acres of the site are dedicated to commercial mixed-use development with eight shovel ready pad sites available. Current anchor tenants include Bonsai Design and Oakstar Bank.