

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	1,276	1,623	1,721
AVERAGE HH INCOME	\$60,164	\$70,104	\$72,362
BUSINESSES	82	96	100
EMPLOYEES	594	668	686

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS	
On Hwy 385 west of Sycamore St	1,781 CPD
On Hwy 385 east of Sycamore St	1,721 CPD
On Co Rd 41 south of Hwy 385	358 CPD

Source: CDOT 2025



AVAILABLE FOR LEASE OR SALE

622 WEST 1ST ST

JULESBURG, CO



PROPERTY HIGHLIGHTS



Acres = 1.3 Acres
Building 1 = 9,215 SF
Building 2 = 8,000 SF



Automotive Service
and Sales Allowed



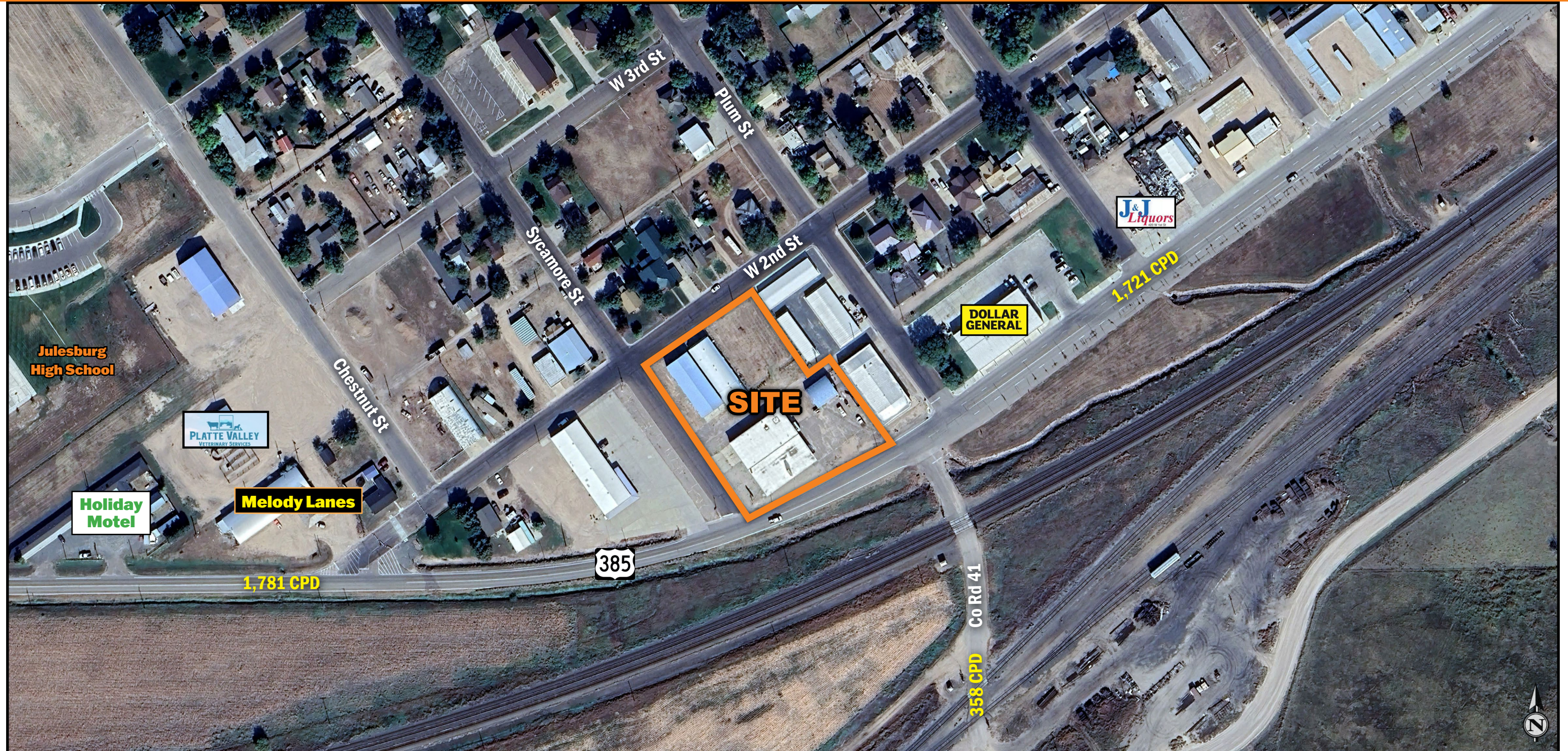
Immediately
Available

AVAILABLE FOR LEASE OR SALE

622 WEST 1ST ST

JULESBURG, CO

[CLICK HERE FOR
BROKER DISCLOSURE](#)



JACOB HAWKINS
303.577.9961
jacob.hawkins@dhlb.com

5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com