

FOR SALE

2474 Patterson Road

FOR SALE | COMMERCIAL OFFICE BUILDING | GRAND JUNCTION



OFFERED AT \$5,995,000

OVERVIEW

FOR SALE

- FULLY LEASED
- 21,805 SF
- 7.0% CAP rate
- Sits on 1.4 Acres
- MU-2 Zoning

TRAFFIC COUNTS

PATTERSON ROAD E OF 25 ROAD
30,000VPD
 PATTERSON ROAD E OF 24 ROAD
20,000 VPD

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

CURRENT POPULATION

4,436

40,285

80,519

DAYTIME POPULATION

11,114

61,198

99,891

TOTAL BUSINESSES

865

3,306

4,715

MEDIAN HH INCOME

\$78,991

\$72,371

\$72,459

