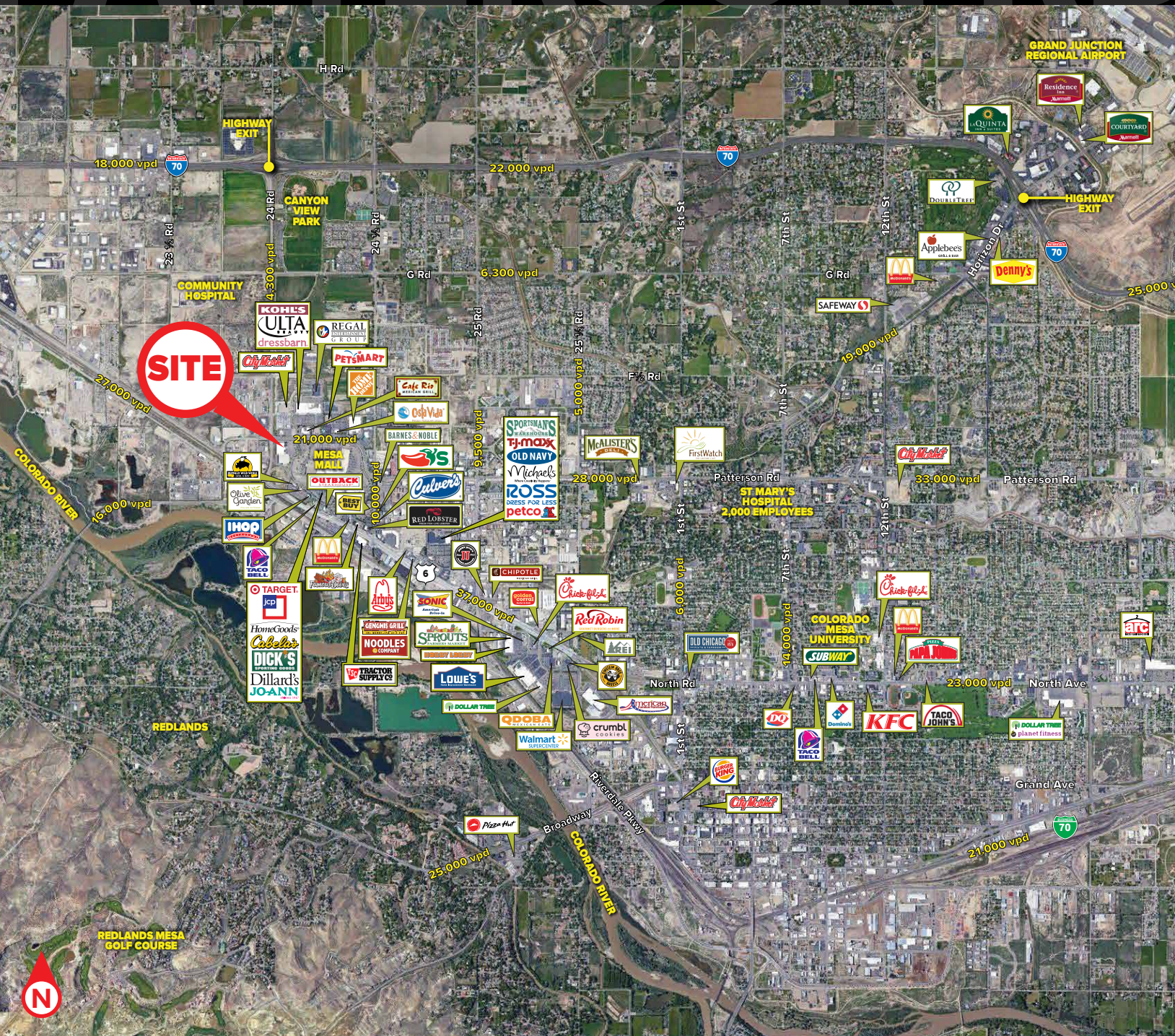




PATTERSON RD

2405 PATTERSON ROAD

Grand Junction, Colorado 81501



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HIGHLIGHTS

- 18,502 SF & 20,910 SF JUNIOR ANCHOR SPACES AVAILABLE – SOUTH ENDCAP
- POSITIONED AT THE FOCAL POINT OF THE TRADE AREA TRADING REGIONALLY IN ALL FOUR DIRECTIONS
- UNOBSTRUCTED SITE LINES TO / FROM THE PROPERTY
- LOCATED ON THE HARD CORNER AT A FULL MOVEMENT SIGNALIZED INTERSECTION
- ADJACENT TO VIBRANT MESA MALL BENEFITTING FROM THE NATIONAL CO-TENANCY TRAFFIC DRIVERS BUT WITH BETTER ACCESS AND PARKING
- ZONED C-1



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2026 EST. POPULATION	33,096	71,481	105,845
2031 PROJECTED POPULATION	34,431	73,972	109,306
2026 EST. DAYTIME POPULATION	49,929	92,283	117,104
2026 EST. AVG HH INCOME	\$118,109	\$110,215	\$106,860
2026 EST. HOUSEHOLDS	14011	30,770	44,511
2026 EST. BUSINESSES	2,758	4,541	5,085



TRAFFIC

US HWY 6 / 50
25,000 VEHICLES PER DAY

PATTERSON ROAD
21,000 VEHICLES PER DAY

24 ROAD
18,751 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

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