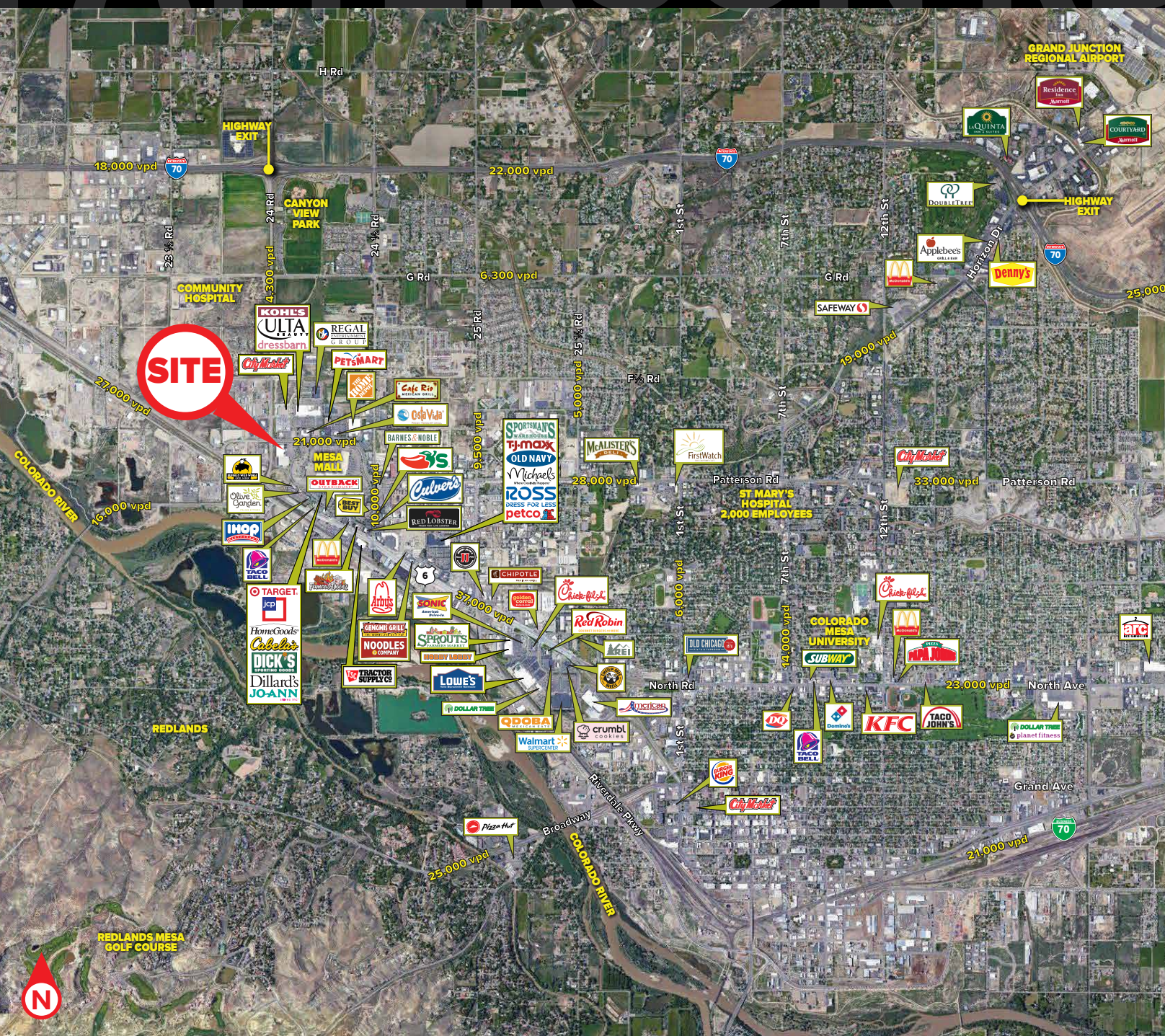


PATTERSON ROAD

2405 PATTERSON ROAD

Grand Junction, Colorado 81501

LOCATION



DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|------------------------------|-----------|----------|----------|
| 2025 EST. POPULATION | 32,279 | 70,736 | 104,042 |
| 2030 PROJECTED POPULATION | 33,536 | 73,052 | 107,038 |
| 2025 EST. DAYTIME POPULATION | 48,898 | 90,943 | 115,615 |
| 2025 EST. AVG HH INCOME | \$101,694 | \$96,146 | \$94,122 |
| 2025 EST. HOUSEHOLDS | 13,664 | 30,410 | 43,700 |
| 2025 EST. BUSINESSES | 2,762 | 4,514 | 5,061 |

TRAFFIC

US HWY 6 / 50
25,000 VEHICLES PER DAY

PATTERSON ROAD
21,000 VEHICLES PER DAY

24 ROAD
18,751 VEHICLES PER DAY



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HIGHLIGHTS

- 18,502 SF JUNIOR ANCHOR SPACE 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



