



**COLDWELL BANKER  
COMMERCIAL**

**PRIME  
PROPERTIES**

**CBCWEST.COM**

1048 Independent Ave., Grand Junction, CO

**INVESTMENT OPPORTUNITY**



**\$5,000,000**

- Two Buildings - 66,658 SF
- 37 Units: 664 SF – 5,160 SF
  - 25 Rear OH Doors
- 182 Off-Street Paved Parking Spaces
  - 4.21 AC – Zoned CG
  - NOI - \$323,922 – 6.5 %

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Coldwell Banker Commercial Prime Properties

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131 N. 6th, St., Suite 2 00  
Grand Junction, CO 81501

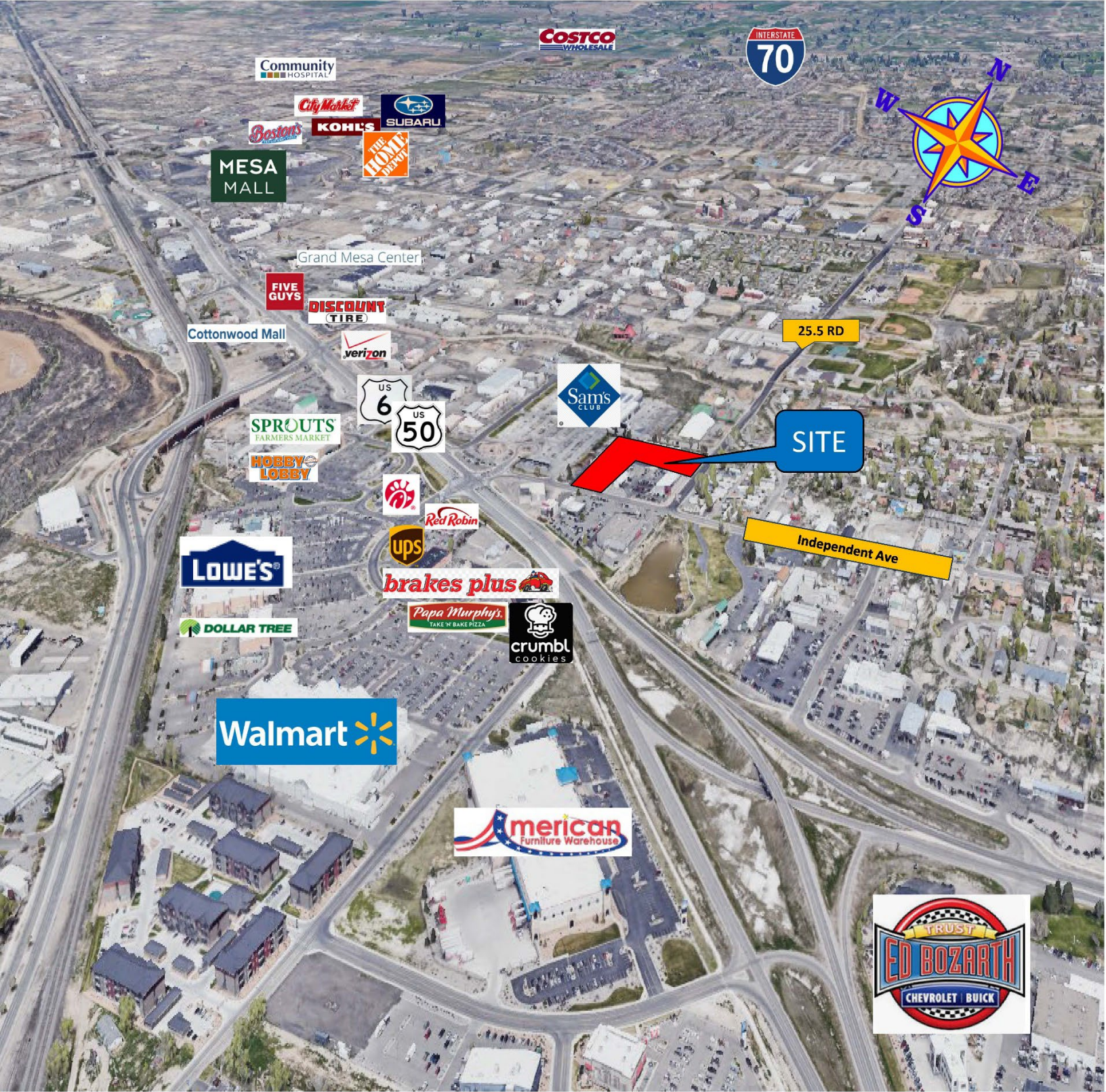
**CBCWEST.COM**

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# MAPS & AERIALS





1048 Independent Ave., Grand Junction, CO





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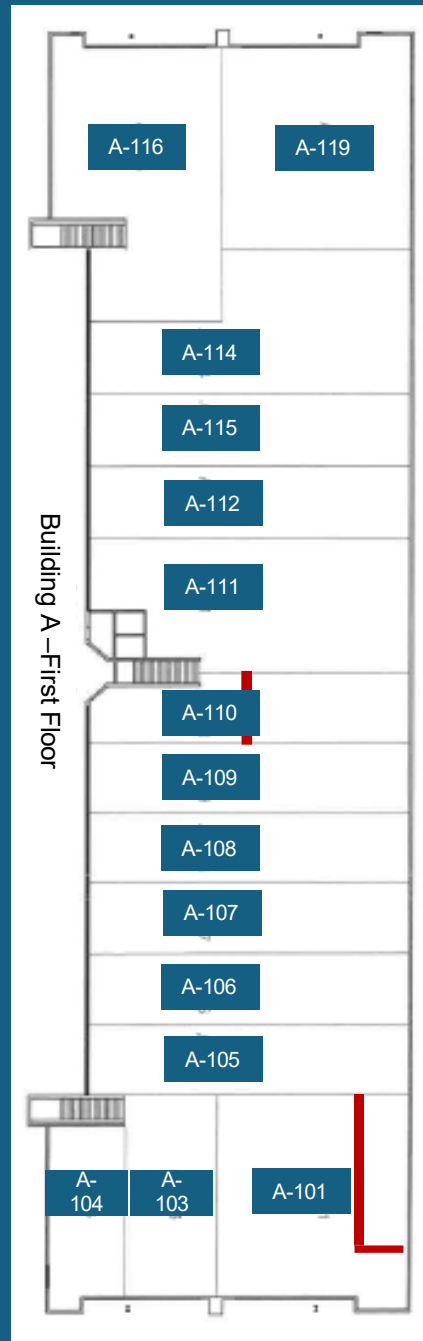
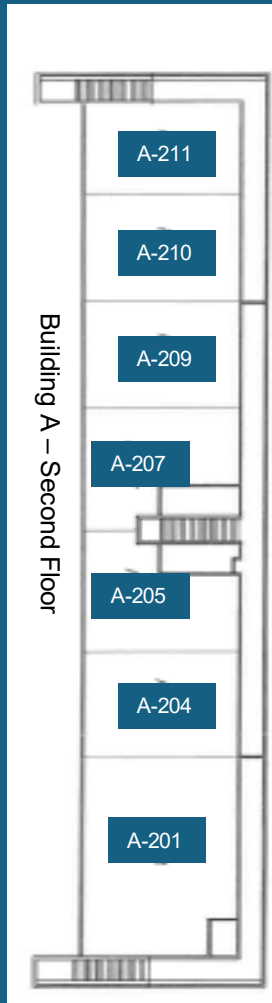
➤ 1 Mile west to Mesa Mall

➤ 1.25 Miles Southeast to Downtown Grand Junction





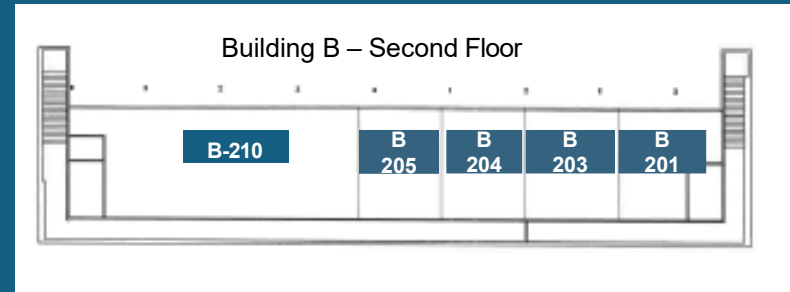
1048  
Independent



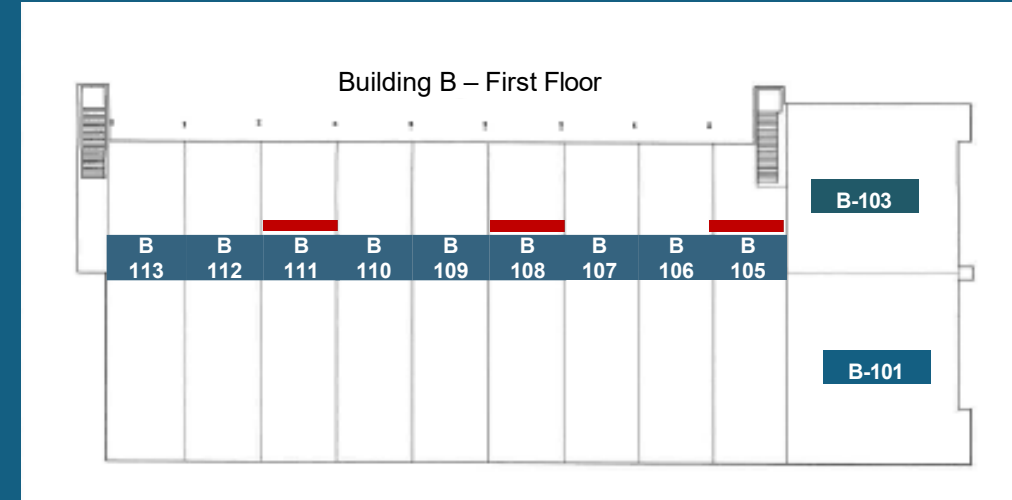
Demarcation  
of Shared Space

# 1048 Independent Avenue Independence Plaza

Lashtastic/Brooklyn Harrison	A101
Color Crew	A103
Color Crew	A104
Colorado Legacy Coffee	A105
CSP, Glass LLC	A106
Professional Document Solutions	A107
NuQuest Pharmacy LLC	A108
GJ Sign Gallery	A109
Rejuvenating Essentials Therapeutic	A110
Lincare (APS)	A110W
Ambassador Blind & Shutter	A111
Community Hospital	A112-114
Lincare Inc.	A115-16
Firstlight Homecare	A119
Landmark Staffing	A204
Landmark Staffing	A205
W.H. Smith & Associates	A207/209
Ambassador Blind & Shutter	A210
Humboldt, Inc.	A211
Grand Valley Funeral Home	B101
Foster Alumni Mentors	B103
Souder, Miller & Associates	B105 wh
Bona Fide Surveying	B105ofc
Community Hospital	B106
Preferred Home Care	B107
Pro Home Systems	B109
Pro Window Tinting	B110
Sterling Peaks Insurance	B111 ofc
Schmidt & Watkins	B111 wh
Community Hospital	B112
Freedom Property Management	B113
The Tax Ladies	B201
Safety Inc.	B203
Souder, Miller & Associates	B204
Feather Legal	B205
Wright Legal	B207/210
Vacant	B108
Zanscar Landlord Use Only	B108 WH
Omega Realty	A201



529 25 1/2 Road



CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT (“Agreement”) is being executed for the benefit of the property and business owner being represented by Coldwell Banker Commercial Prime Properties, LLC (“CBCPP”), Grand Junction, CO. The undersigned prospective purchaser(s), \_\_\_\_\_, has requested certain proprietary and confidential information regarding the property and business being marketed by CBCPP. In consideration of providing such proprietary and confidential information, the prospective purchaser(s) certifies and represents that prospective purchaser(s) is financially qualified to make the purchase of the property being offered; the prospective purchaser(s) certifies and represents that the information provided is being used strictly to evaluate the potential purchase of the property and not for any other purpose whatsoever; and the prospective purchaser(s) agrees not to divulge such information to others nor contact employees at the property. Upon completion of the investigation into this property, the prospective purchaser(s) agrees to return to CBCPP any and all information received pertaining to the property. Prospective purchaser(s) furthermore understands and acknowledges that disclosure or misuse of any of the proprietary and confidential information being provided would cause irreparable harm and injury to the property owner and prospective purchaser(s) could be liable for damages, including attorney fees and court costs. This Agreement shall be governed by the laws of the state of Colorado and any court action regarding this Agreement shall be held in Mesa County, Colorado.

Prospective purchaser(s) also understands and acknowledges that CBCPP does not represent or warrant that the information being provided is accurate or complete and should rely upon its own investigation as to the potential profitability or suitability for use of the property.

Name and/or Location of Property:

**1048 Independent Avenue  
Grand Junction, CO 81505**

Prospective Purchaser(s):

\_\_\_\_\_

\_\_\_\_\_  
Printed Name(s)

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Address