

# FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES

## RETAIL UNITS

- 6,305 RSF – Three Units
- .62 Acres - Zoned MU2
- Plentiful Off-street Parking
- **\$3,000,000**



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

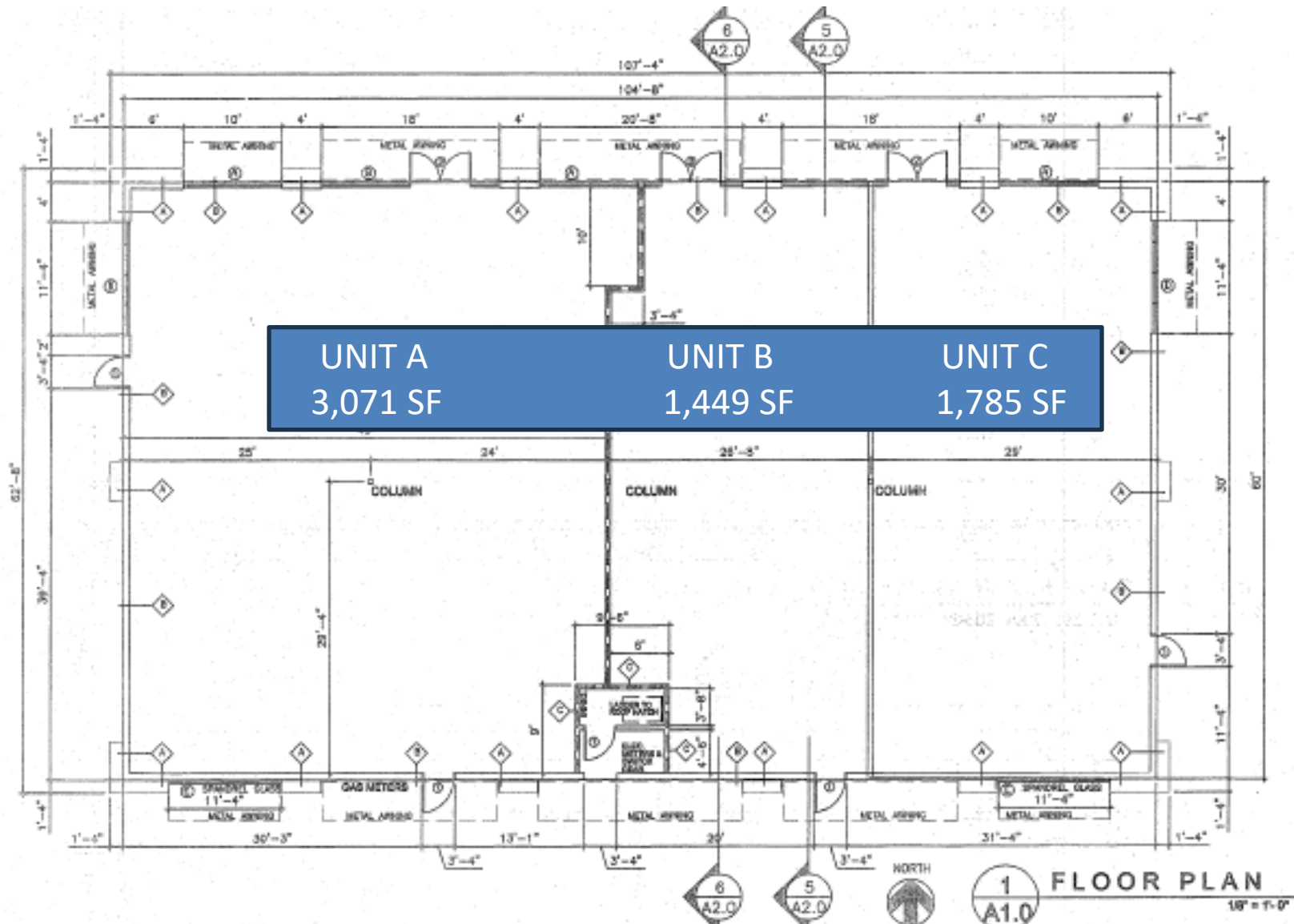
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**2430 Patterson Road, Grand Junction CO**

**Rent Roll: November 2025**

				Annual	Lease	Annual	
	Tenant	SF		Rate/PSF	Renewal	Base Rent	
	Costa Vida	3,071	48.7%	\$32.24	4/1/2027	\$ 99,000	50.9%
	Sport Clips	1,449	23.0%	\$28.60	9/30/2029	\$ 41,441	21.3%
	La Michoacana	1,785	28.3%	\$30.25	5/30/2028	\$ 54,000	27.8%
	Total	6,305	100.0%	\$30.84		\$ 194,441	100.0%

**Rent Roll: April 2026**

				Annual	Lease	Annual	
	Tenant	SF		Rate/PSF	Renewal	Base Rent	
	Costa Vida	3,071	48.7%	\$37.07	4/1/2027	\$ 113,850	54.4%
	Sport Clips	1,449	23.0%	\$28.60	9/30/2029	\$ 41,441	19.8%
	La Michoacana	1,785	28.3%	\$30.25	5/30/2028	\$ 54,000	25.8%
	Total	6,305	100.0%	\$33.19		\$ 209,291	100.0%

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SITE

Patterson Road

MESA  
MALL

