

FOR SALE



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES

RETAIL UNITS

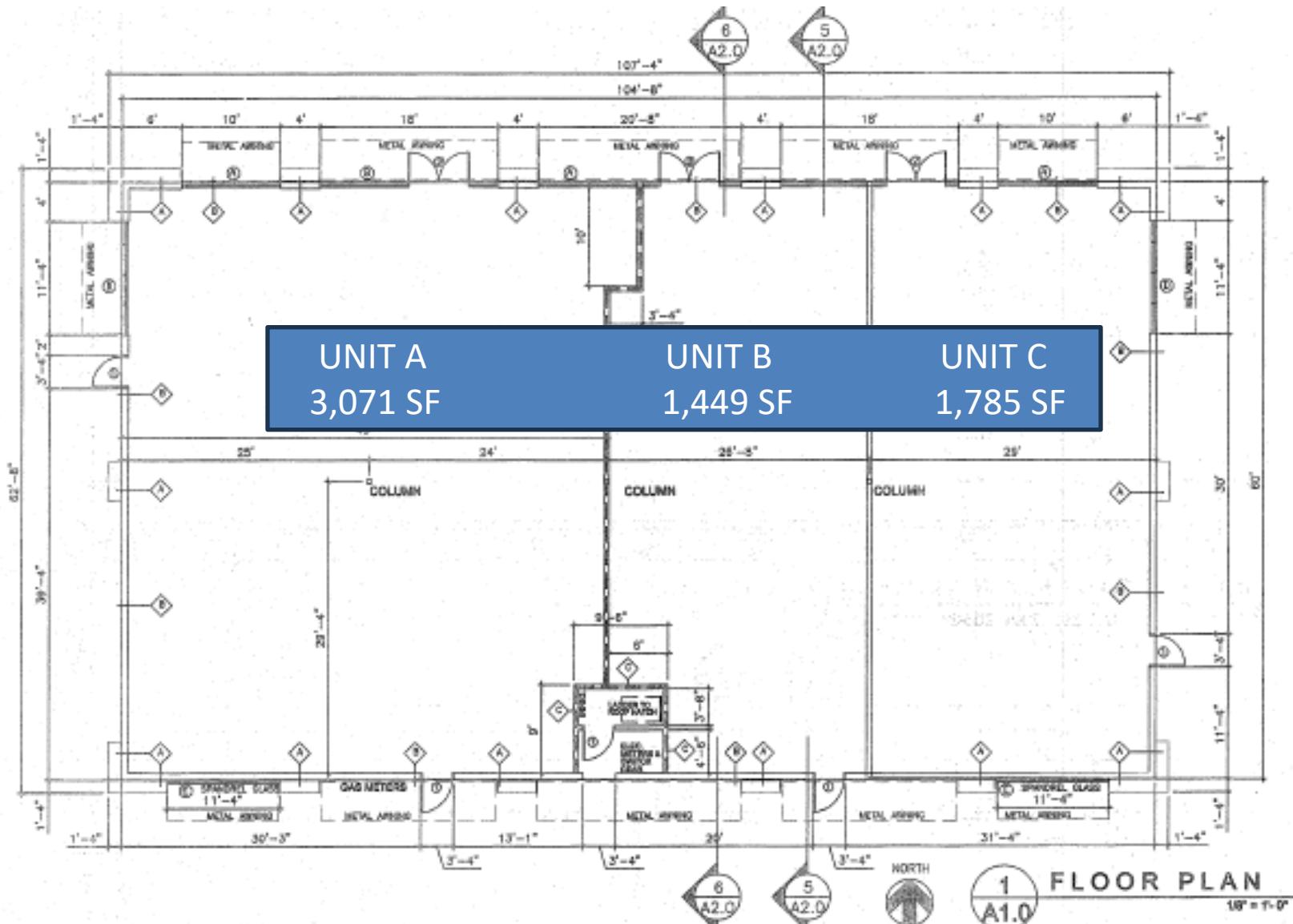
- 6,305 RSF – Three Units
- .62 Acres - Zoned MU2
- Plentiful Off-street Parking
- **\$3,000,000**



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

Tenant	SF		Annual Rate/PSF	Lease Renewal	Annual 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

Tenant	SF		Annual Rate/PSF	Lease Renewal	Annual 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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