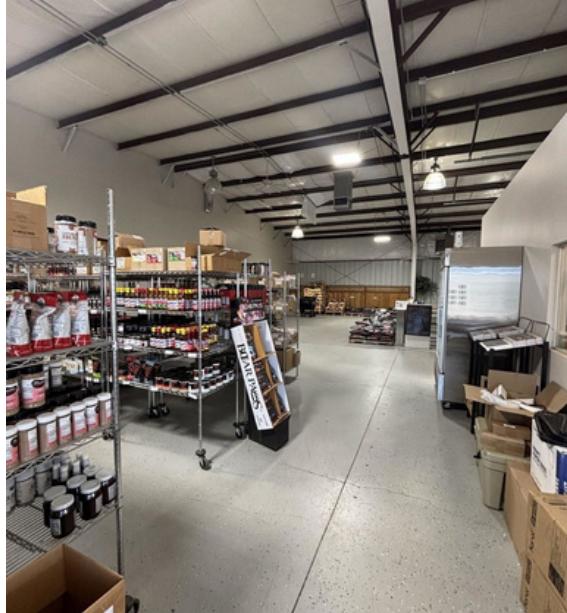


2474 Patterson Road

FOR SALE | COMMERCIAL OFFICE BUILDING | GRAND JUNCTION



OVERVIEW

- Office space for owner/user/ or additional income
- 21,805 SF
- 6.0% CAP rate
- Sits on 1.4 Acres
- MU-2 Zoning

OFFERED AT \$6,500,000

TRAFFIC COUNTS

PATTERSON ROAD E OF 25 ROAD 30,000 VPD
PATTERSON ROAD E OF 24 ROAD 20,000 VPD

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

CURRENT POPULATION	4,436	40,285	80,519
DAYTIME POPULATION	11,114	61,198	99,891
TOTAL BUSINESSES	865	3,306	4,715
MEDIAN HH INCOME	\$78,991	\$72,371	\$72,459