

**RETAIL BUILDINGS FOR SALE**  
18,000 SF - GROUND LEASE  
IN SAFEWAY-ANCHORED CENTER

2905 AND 2913 PATTERSON ROAD  
GRAND JUNCTION, CO 81504



**FOR SALE - LEASEHOLD INTEREST**  
**\$1,950,000**

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

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# TABLE OF CONTENTS

## *SECTION I - Property Summary*

### *SECTION II - Photos*

Aerial	6
Property Photos	7

### *SECTION III - Maps / Demographics*

Location Maps	14
Business Map	15
Demographics	16
listing broker	17

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# SECTION I

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## Property Summary



# PROPERTY SUMMARY

18,000 SF Shadow-Anchored Retail  
2905 & 2913 Patterson Road | Grand Junction, CO 81504



## Design Highlights

Location:	2905 and 2913 Patterson Road Grand Junction, CO
# of Buildings:	2
Total SF:	18,000 (9,000 ea.)
Year Built:	2000
Total Lot Size:	3.14 AC
Occupancy:	100%
2025 NOI:	\$121,301
Parking:	93 spaces
Parking Ratio:	5.17
Construction:	Masonry/concrete
2024 Taxes:	\$66,256
Taxes psf:	\$3.68
Zoning:	PD

## Property Overview

Shadow-anchored retail asset consisting of two noncontiguous parcels located within the Safeway-anchored Patterson Marketplace neighborhood shopping center in Grand Junction, CO.

Total RSF is 18,000 SF (9,000 SF ea.) on 3.14 acres. The property is 100% leased with one tenant (LV Nails) currently completing an interior buildout.

2025 gross rental income was \$224,711 and NOI was \$121,301. Current cap rate is 6.2%. Low WALT (4.9 years) creates an upside opportunity for the buyer to increase below-market rents and NNN recapture.

The property is encumbered by a long-term ground lease structure. The original term commenced in 2000 and ended in 2016. Tenant is on its second of ten, 5-yr renewal options which may extend to 2066.

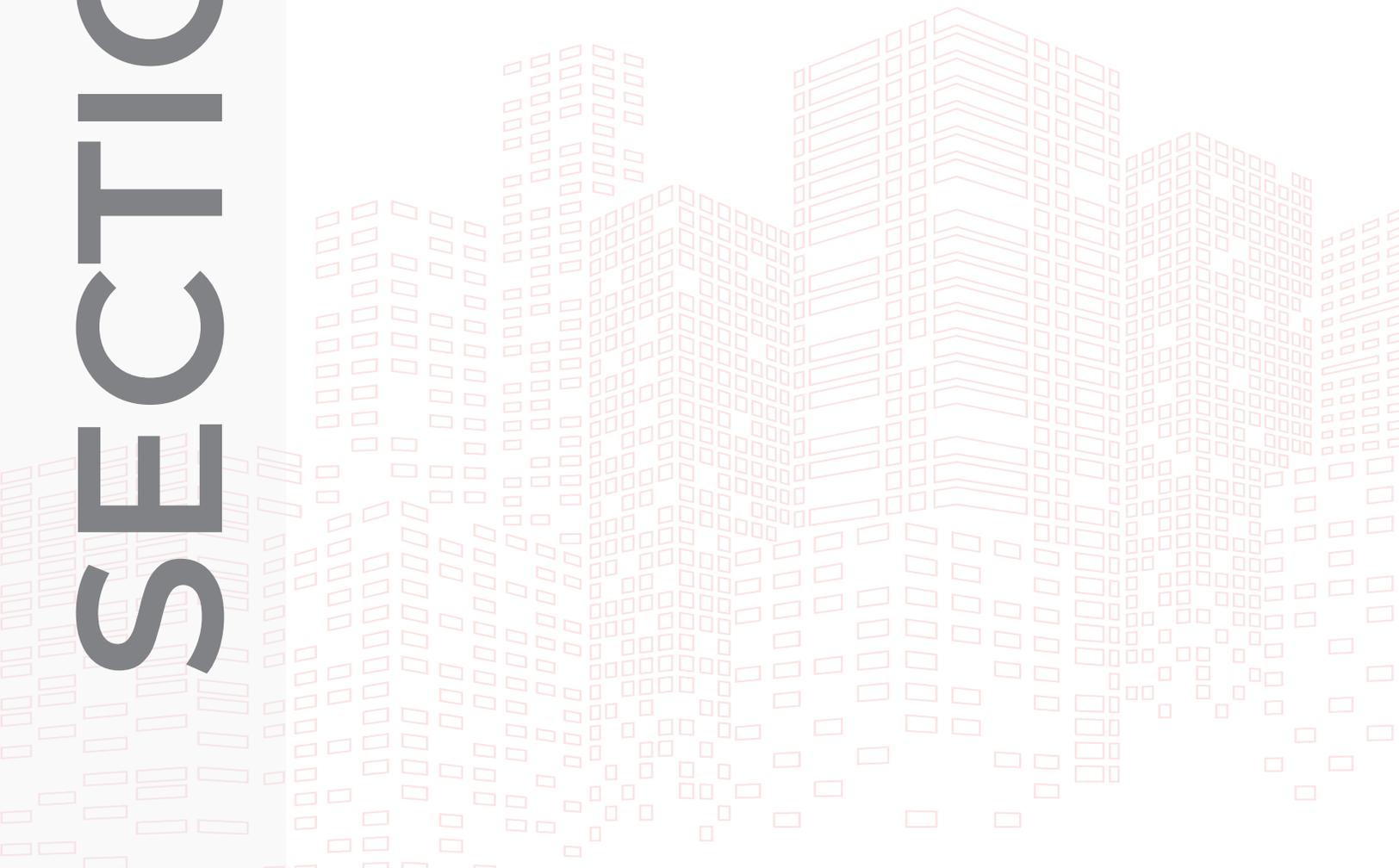
## Location Overview

Patterson Marketplace Neighborhood Center. Grand Junction, CO.

# SECTION II

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## Photos



# AERIAL

18,000 SF Shadow-Anchored Retail  
2905 Patterson Road | Grand Junction, CO 81504



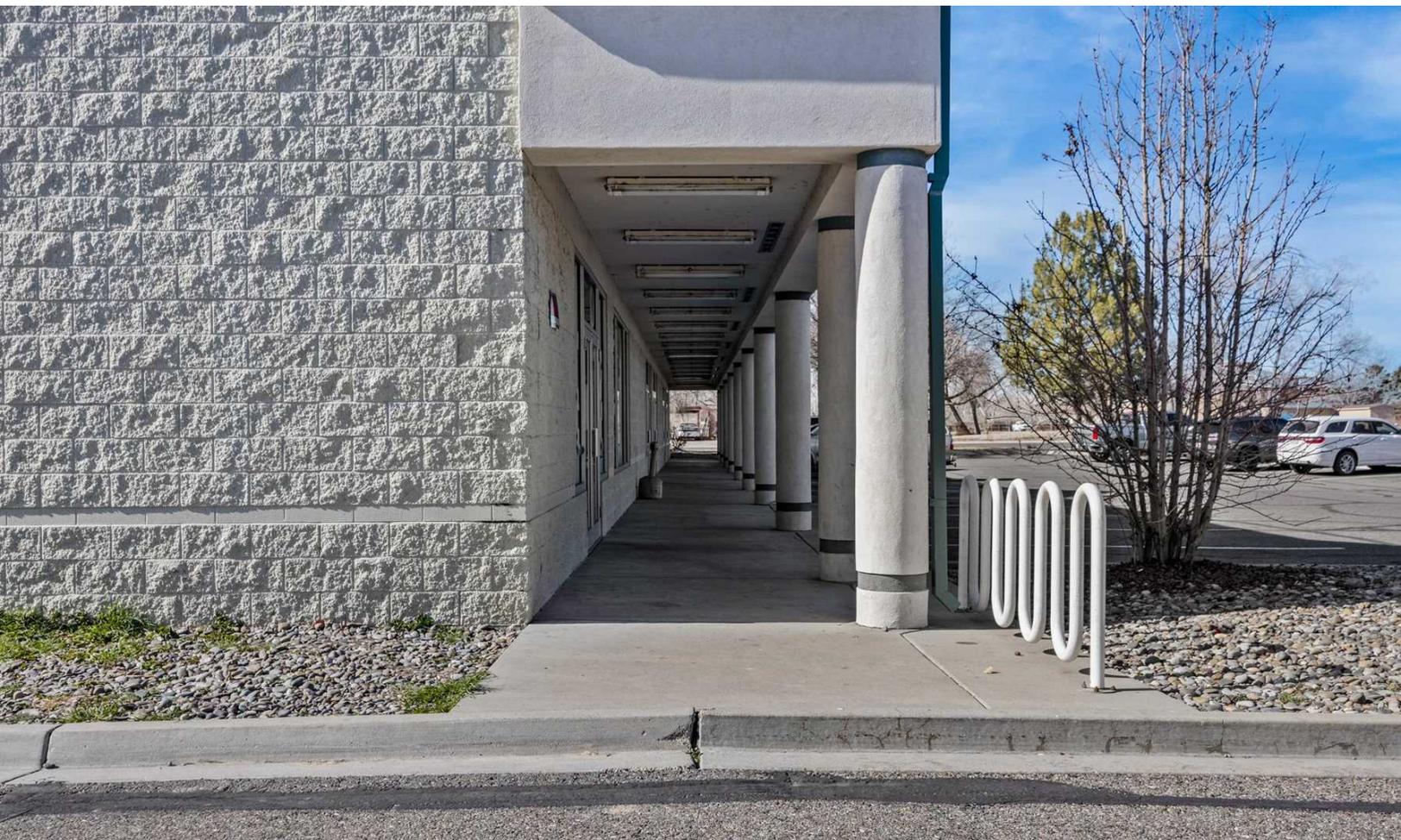
# PROPERTY PHOTOS

18,000 SF Shadow-Anchored Retail  
2905 & 2913 Patterson Road | Grand Junction, CO 81504



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Grand Junction  
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# SECTION III

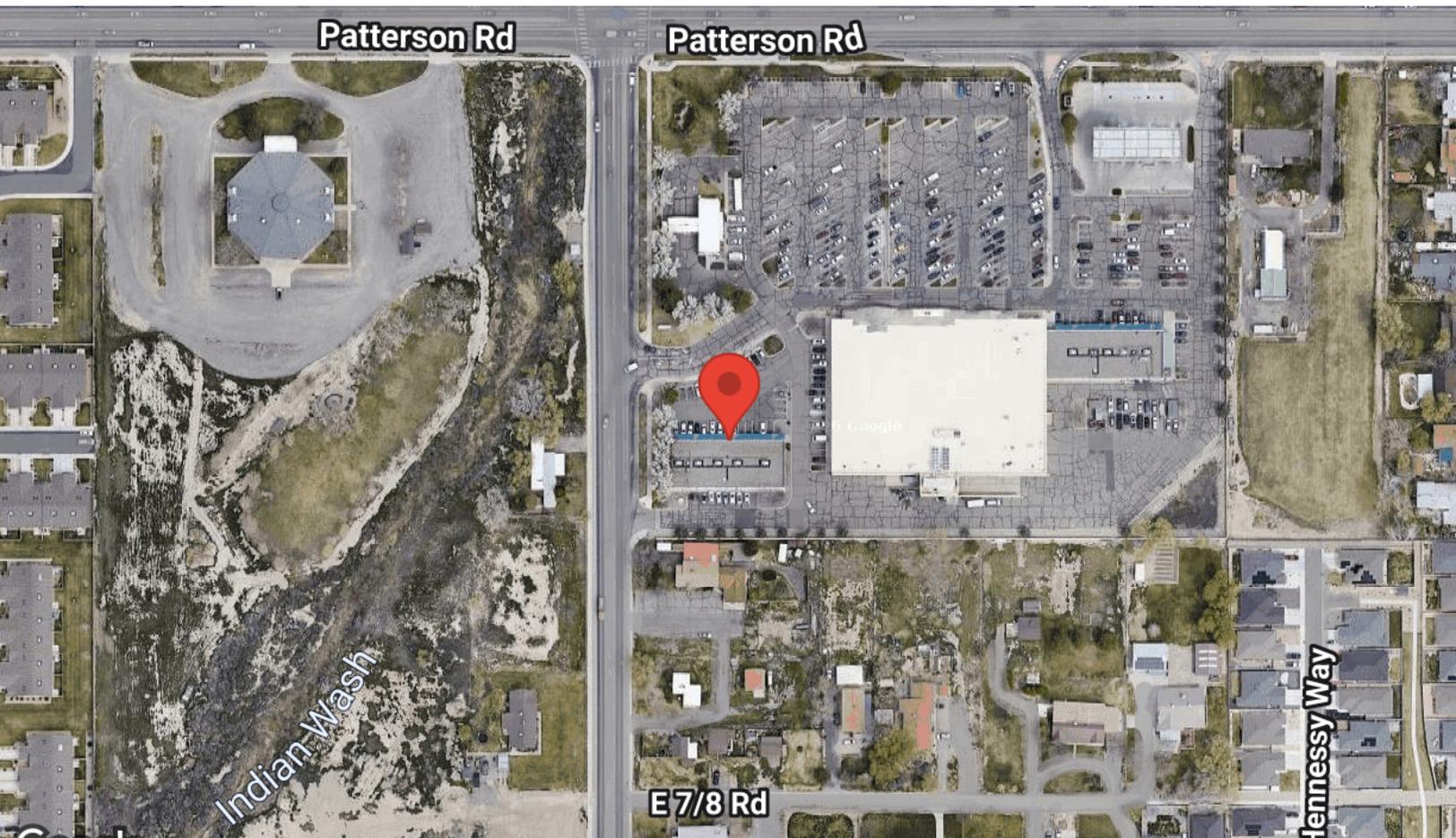
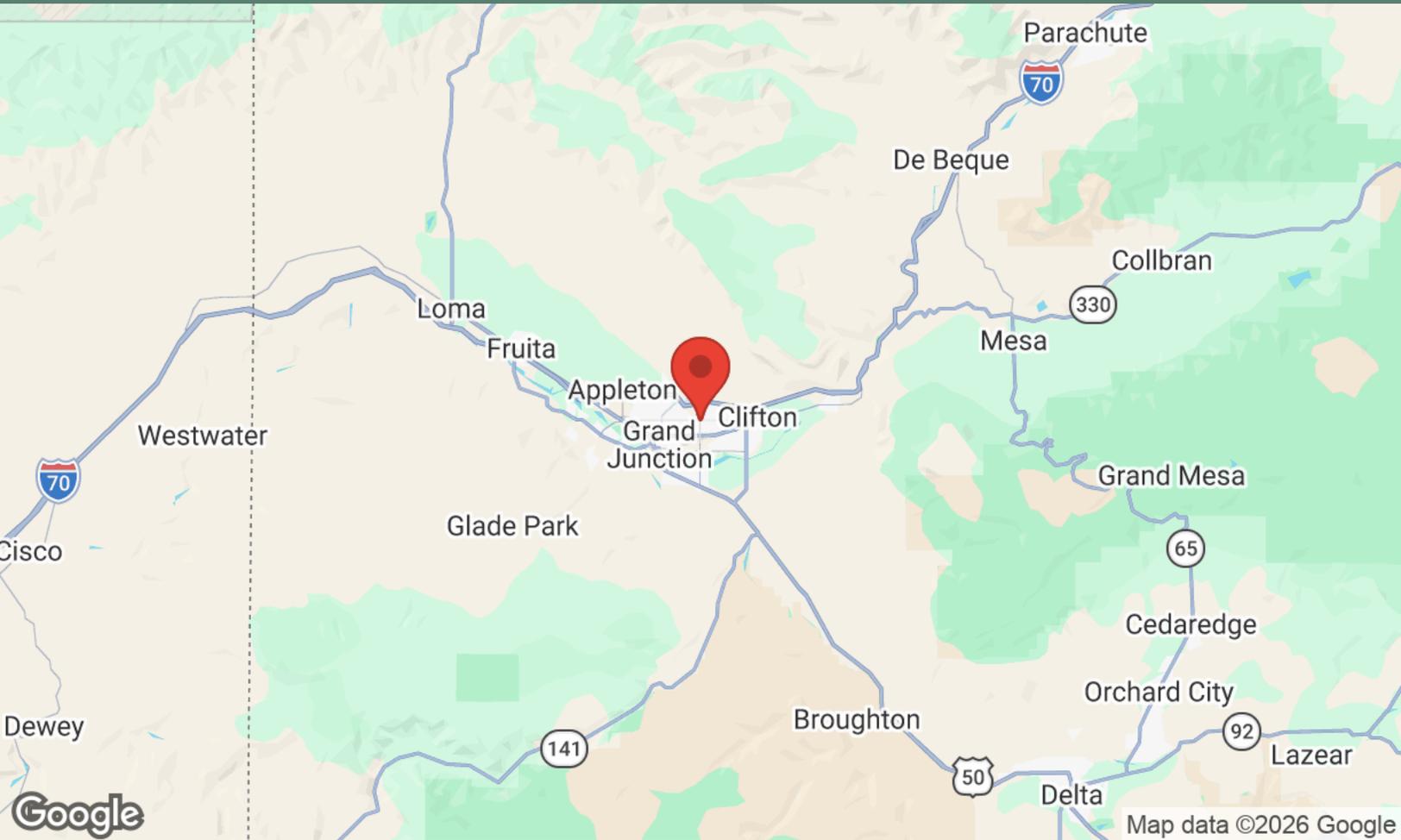
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## Maps / Demographics



# LOCATION MAPS

18,000 SF Shadow-Anchored Retail  
2905 & 2913 Patterson Road | Grand Junction, CO 81504



# BUSINESS MAP

18,000 SF Shadow-Anchored Retail  
2905 & 2913 Patterson Road | Grand Junction, CO 81504



**THE HOME DEPOT**  
The Home Depot

Alamo  
Hertz  
**AVIS**

**KOHL'S**  
Kohl's

Shell

Bank of Colorado

**K**  
Starbucks

**Dillard's**  
Dillard's

**7**  
Big O Tires

**Maverik**

**H&R BLOCK**  
H&R Block

**Stinker Stores**

**Safeway**

Fruitvale  
Clifton

**Target**

**CALIBER**  
Caliber Collision

**TSC**  
Tractor Supply Co.

**McDonald's**

PEAR PARK

**Taco Bell**

**TIJ**

**Texas Roadhouse**

Orchard Mesa

**Walmart**  
**W**

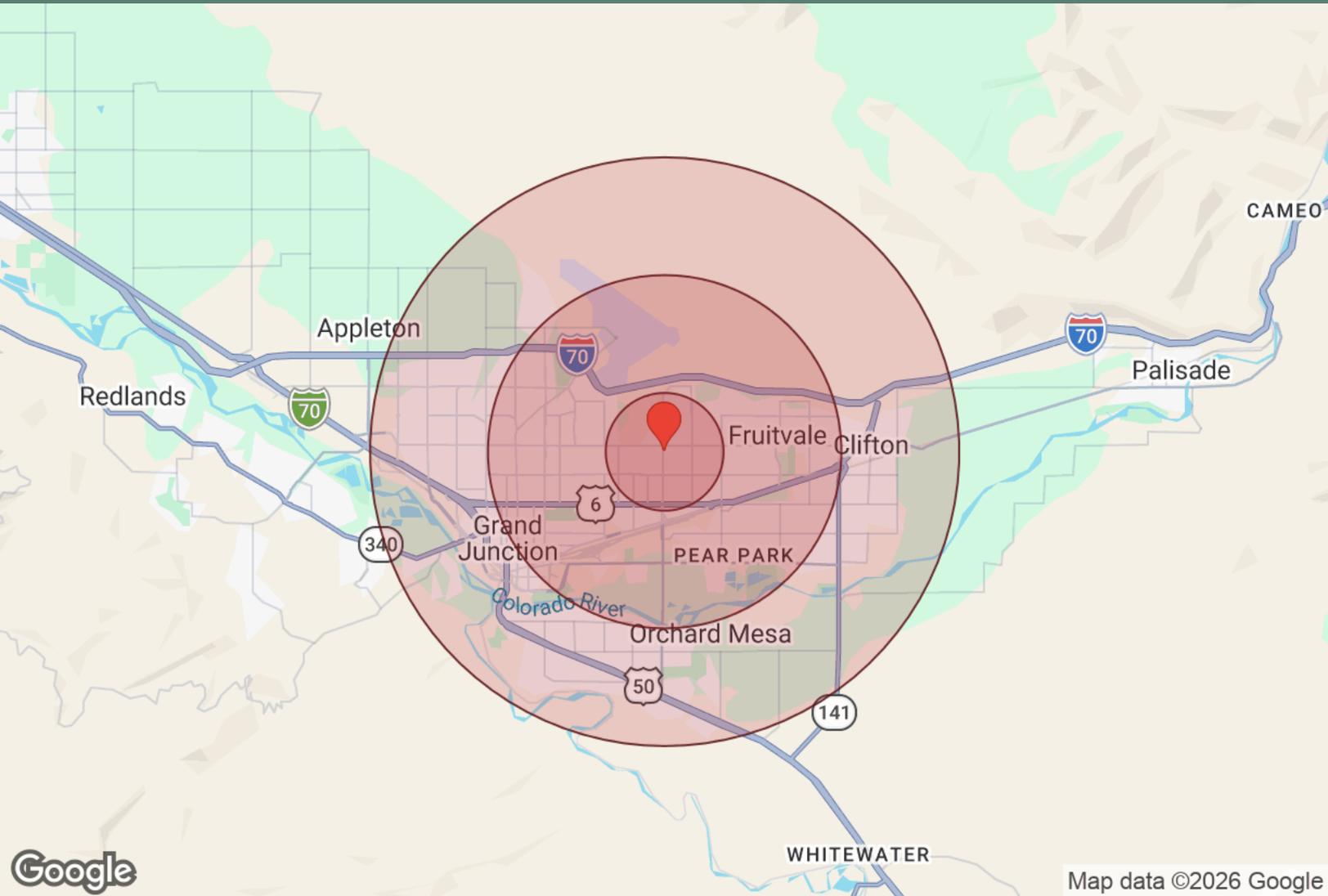
**Dutch Bros Coffee**

**Del Taco**

50

# DEMOGRAPHICS

Grand Junction  
2905 & 2913 Patterson Road | Grand Junction, CO 81504



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,389	32,601	56,213
Female	6,637	30,056	53,840
Total Population	13,026	62,657	110,053
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,949	48,108	84,895
Black	150	802	1,255
Am In/AK Nat	42	201	352
Hawaiian	10	69	88
Hispanic	2,409	11,122	19,424
Asian	172	827	1,486
Multiracial	281	1,385	2,366
Other	13	144	187
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,047	28,579	49,980
Occupied	5,651	26,514	46,431
Owner Occupied	3,536	16,513	30,153
Renter Occupied	2,115	10,001	16,278
Vacant	396	2,065	3,549

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,171	9,558	17,436
Ages 15 - 24	1,688	10,030	15,694
Ages 25 - 54	4,887	23,244	42,069
Ages 55 - 64	1,508	6,735	12,374
Ages 65+	2,772	13,091	22,480

Income	1 Mile	3 Miles	5 Miles
Median	\$62,149	\$64,068	\$67,709
Under \$15k	543	2,688	4,184
\$15k - \$25k	446	1,858	3,234
\$25k - \$35k	698	2,469	3,747
\$35k - \$50k	545	3,223	5,307
\$50k - \$75k	1,190	4,927	8,993
\$75k - \$100k	685	3,625	7,150
\$100k - \$150k	972	4,054	7,552
\$150k - \$200k	402	1,992	3,379
Over \$200k	171	1,676	2,886



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Transworld Commercial Real  
Estate  
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Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!