



272 Linden Ave, Grand Junction, CO 81503

**\$1,700,000**

DQ For Sale in Grand Junction, CO

Retail | 5.16% CAP | 3,114 SqFt



Dave Drahn  
CO  
303.843.1600



Kristen Anilionis  
CO

Listing Added: 07/11/2025  
Listing Updated: 04/13/2026



**Details**

Asking Price	<b>\$1,700,000</b>	Property Type	<b>Retail</b>
Sub Type	<b>QSR/Fast Food</b>	Investment Type	<b>Net Lease</b>
Lease Type	<b>Absolute NNN</b>	Tenancy	<b>Single</b>
Brand/Tenant	<b>Dairy Queen</b>	Lease Term	<b>20 years</b>
Lease Commencement	<b>03/12/2018</b>	Lease Expiration	<b>03/11/2038</b>
Remaining Term	<b>11.8 years</b>	Square Footage	<b>3,114</b>
Cap Rate	<b>5.16%</b>	Occupancy	<b>100%</b>
Occupancy Date	<b>03/12/2018</b>	NOI	<b>\$87,780</b>
Year Built	<b>1995</b>	Year Renovated	<b>2014</b>
Buildings	<b>1</b>	Stories	<b>1</b>
Lot Size (acres)	<b>0.65</b>	Parking (spaces)	<b>25</b>
Rent Bumps	<b>10% Every 5 Years</b>	Broker Co-Op	<b>Yes</b>
APN	<b>2945-261-28-009</b>	Lease Options	<b>2 - 10 Year Options</b>
Ownership	<b>Fee Simple</b>	Sale Condition	<b>1031 exchange</b>



## Marketing Description

### Turnkey Absolute NNN Investment – Dairy Queen, Grand Junction, CO

An exceptional opportunity to acquire a high-performing **Dairy Queen Grill & Chill** operating under an **absolute triple-net (NNN) lease** in the thriving city of **Grand Junction, Colorado**. Located at **272 Linden Ave**, this freestanding, single-tenant property is backed by a strong franchise operator and offers investors **zero landlord responsibilities**, providing truly passive income.

#### Key Investment Highlights:

- **Absolute NNN Lease** – No landlord responsibilities; tenant handles all maintenance, taxes, and insurance.
- **Long-Term Stability** – Secure lease with multiple renewal options and built-in rent escalations.
- **Established National Brand** – Dairy Queen is a globally recognized QSR brand with strong consumer loyalty.
- **Strategic Location** – Situated just off North Avenue (US Hwy 6), a busy retail corridor near Colorado Mesa University, major retailers, and dense residential neighborhoods.
- **Strong Market Fundamentals** – Grand Junction is a regional hub for healthcare, education, and energy, with a growing population and stable economic drivers.
- **Modern Construction** – Contemporary building design with a drive-thru, ample parking, and excellent visibility.

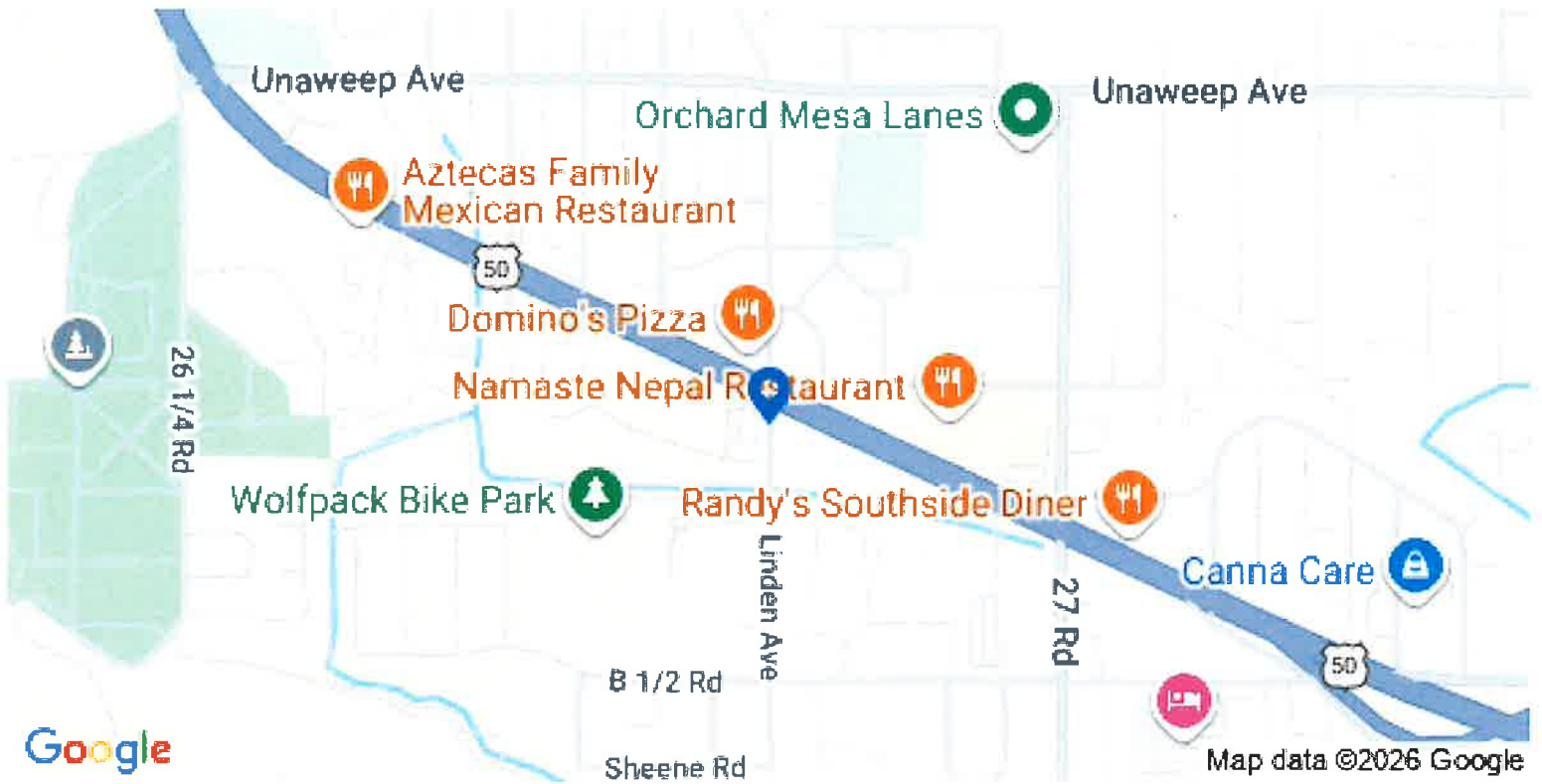
Whether you're a 1031 exchange buyer or seeking a low-risk, income-producing asset in a no-state-income-tax state, this **Dairy Queen absolute NNN property** offers dependable cash flow and long-term value in a dynamic Colorado market.

## Investment Highlights

- **Absolute Triple-Net Lease**  
No landlord responsibilities – true passive ownership
- **Established National Tenant**  
Dairy Queen is a globally recognized brand with loyal customer base
- **Prime Location in Grand Junction**  
Just off US Hwy 6 near Colorado Mesa University, major retailers, and residential density
- **Modern Freestanding Building**  
Drive-thru, ample parking, and excellent street visibility
- **Attractive Lease Terms**  
Long-term lease with options and built-in rent escalations
- **Growing Market**  
Grand Junction is a key economic hub in Western Colorado with population and job growth



Location (1 Location)



Property Photos (10 photos)



Demographic Insights

