

FULLY-LEASED OFFICE BUILDING FOR SALE

PRIME INVESTMENT OPPORTUNITY

GRAND JUNCTION, CO | ASKING PRICE: \$4,050,000 | NOI: \$330,000



700 BELFORD AVENUE
Grand Junction, CO
81501

- 100% Leased
- Multiple Tenants in Place
- All leases have annual escalators
- Long-term leases with renewal options on all leases
- Cap Rate 8.15%

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Venture Group broker or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the property "as is" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the property and all improvements therein, either independently or through agents of the buyer's choosing.

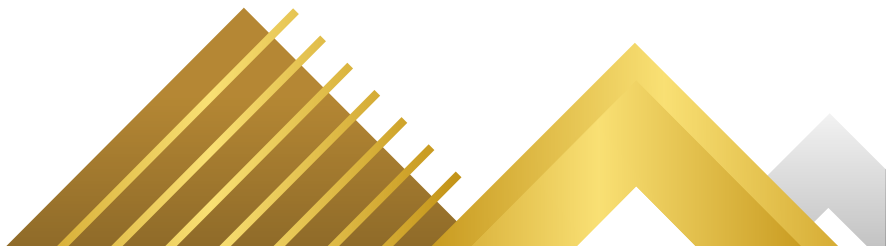
The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be (i) presented in the form of a no-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the property and all other expenses, professional or otherwise, incurred by them.

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PRIME INVESTMENT OPPORTUNITY

Presenting a premium investment opportunity with a 100% leased, multi-tenant office building located on a high-visibility hard corner near downtown Grand Junction and Colorado Mesa University. This property boasts stable income, an excellent tenant mix, and high-end finishes, making it a turnkey asset for investors seeking strong, consistent returns.



- 100% Leased
- Multiple Tenants in Place
- All leases have annual escalators
- Long-term leases with renewal options on all leases

PROPERTY HIGHLIGHTS:

- Government Lease - 8-year firm - 10-year lease with renewals
- Dentist, Psychiatrist, Fidelity Mortgage, Cyber Security is the Tenant mix
- Solar systems in place and owned
- High-end finishes throughout the whole building
- Lots of parking with a parking garage below
- Key fob access afterhours, and security systems in place
- Close to downtown Grand Junction and Colorado Mesa University
- Hard Corner lot on main thoroughfare

ASKING \$4M

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INVESTMENT HIGHLIGHTS:

- EXCELLENT LOCATION IN A GROWING BUSINESS HUB
- STRONG POTENTIAL FOR RENTAL INCOME
- SURROUNDED BY RESTAURANTS, BANKS, AND RETAIL SERVICES
- STRONG TENANT MIX
- LONG-TERM LEASES IN PLACE WITH RENEWALS
- 100% LEASED

OPERATING INCOME AND EXPENSES

Operating Income and Expenses	
Income	
Rents	\$502,161
Expenses	
Advertising	\$ 600.00
Cleaning and Maintenance	\$ 28,857.98
Legal And Other Professionals Fees	\$ 3,619.30
Management Fees	\$ 3,000.00
Repairs	\$ 6,597.68
Supplies	\$ 7,337.05
Taxes	\$ 61,031.40
Utilities	\$ 53,453.18
Insurance	\$ 5,000.00
Other	\$ 2,653.16
Total Operating Expense	\$ 172,149.75
Total Income	\$502,161.00
Total Expense	\$ 172,149.75
NET INCOME	\$ 330,011.25

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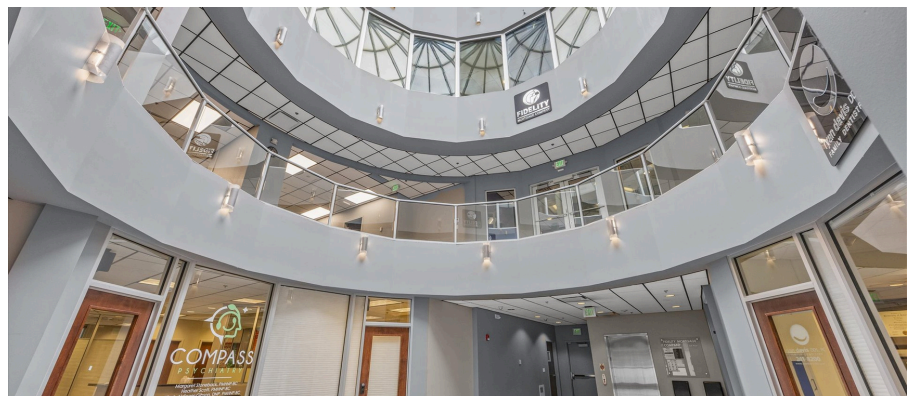
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700 BELFORD AVE
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This professionally managed, income-producing asset offers investors long-term stability with upside potential through built-in escalators and renewals. Its modern infrastructure, strong tenant base, and strategic location ensure continued desirability in one of Colorado's growing urban hubs.



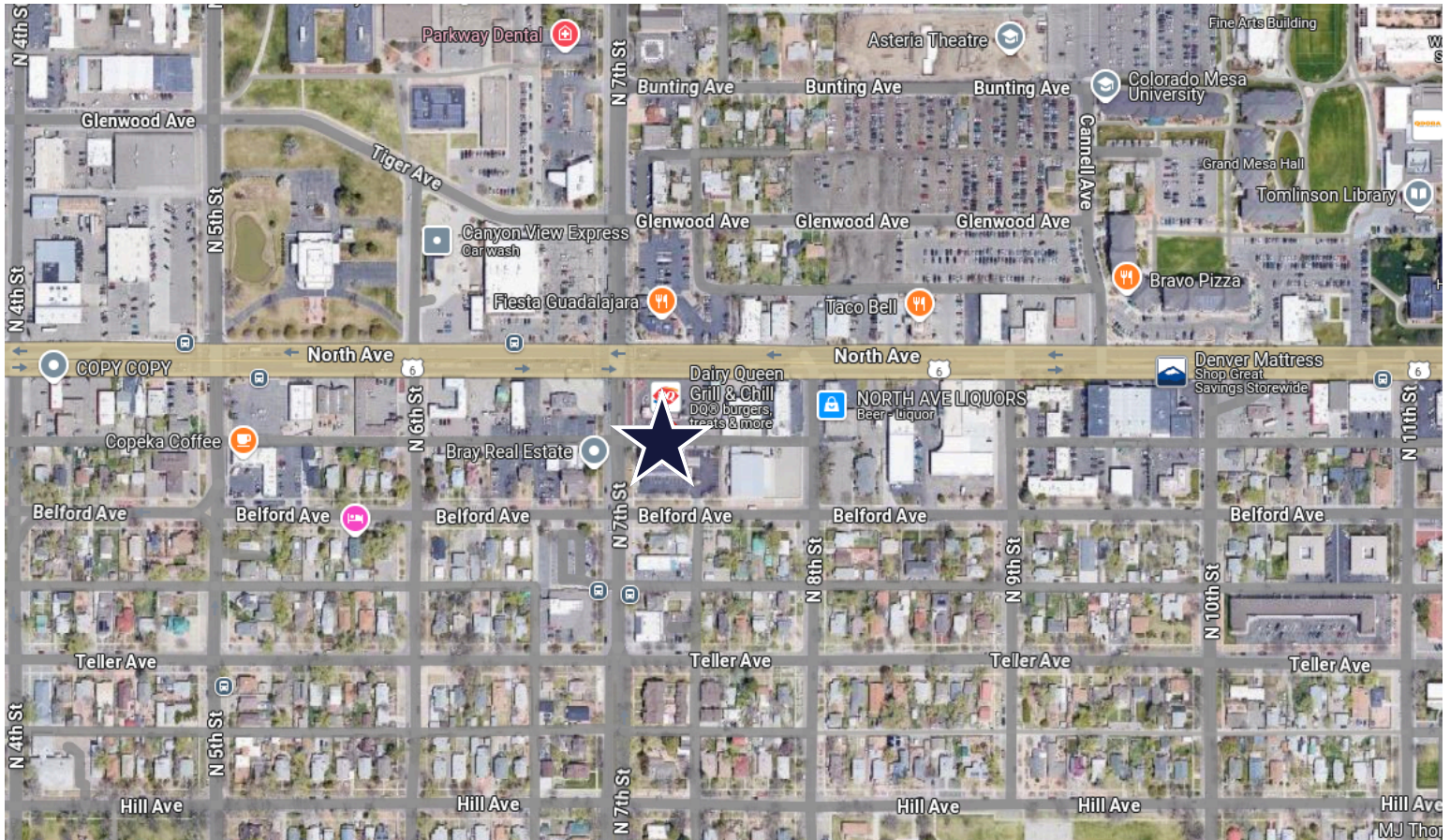
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CLOSE PROXIMITY TO:

St. Mary's Hospital
Colorado Mesa University
Downtown Grand Junction

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Grand Junction Demographics

POPULATION

Total Population	69,412 (Grand Junction City)
Average Age	40
% Male	49.6
% Female	50.4

HOUSEHOLD & INCOME

Total Households	29.037
Median HH income	\$54,355

DISTANCE TO ...

Montrose	60.8 miles	Glenwood Springs	89.2 miles
Delta	40.2 miles	Aspen	130 miles
Telluride	126 miles	Denver	245 miles
Salt Lake City	283 miles	Durango	167 miles



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MESA COUNTY DEMOGRAPHICS

POPULATION

161,260

MEDIAN AGE

40.8

UNEMPLOYMENT
RATE

4.8%

AVERAGE
ANNUAL WAGE

\$71,485

POPULATION PER SQUARE MILE

46.8

FEATURES

- 10-gigabit bandwidth broadband and cloud networking
- Grand Junction Regional Airport
- Colorado National Monument
- Colorado Mesa University
- World-class Mountain Biking

**AVERAGE
LABOR FORCE**

77,639

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HIKING, BIKING, RAFTING, SKIING, GOLF AND MORE!



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For Financials & Property Tour Contact:

BECCA POSNER

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I started my career in commercial real estate in 2017, and I believe I bring a unique blend of insight, dedication, and a passion for community growth to every transaction.

Specializing in leasing, acquisitions, investment transactions, and development projects, I work closely with clients to identify opportunities that align with their goals while contributing to the continued growth and vitality of the Grand Valley.

Before transitioning into real estate, I spent 15 years as a dedicated educator in the public school system. I hold a Master's degree in Education from Western University, and I bring the same commitment to service, strategic thinking, and problem-solving from the classroom into every real estate transaction. My background as an educator instilled in me the importance of communication, trust, and problem-solving—skills that continue to guide my work in commercial real estate today.

As a Certified Commercial Investment Member (CCIM), I am equipped with advanced expertise in financial and market analysis, enabling me to guide investors and business owners through complex deals with confidence and clarity. I am committed to delivering value through in-depth market knowledge, analytical expertise, and client-first service.

Whether helping a local business find its first retail space or supporting a large-scale development project, I thrive on being a part of transformative growth in our region and empowering others through real estate.

It's an honor to be a part of my clients' financial growth, and I am energized by the lasting relationships that come as a result. I will tailor my expertise to the unique needs of my clients, whether they are growing, downsizing, relocating, leasing, owning, or selling; or strictly investing. In my "downtime" I am a lover of skiing, camping, rafting and scenic drives.