

LOCATION



2405 PATTERSON ROAD

Grand Junction, Colorado 81501



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2024 EST. POPULATION	31,206	69,588	102,390
2029 PROJECTED POPULATION	32,125	71,508	104,894
2024 EST. DAYTIME POPULATION	36,550	68,172	83,248
2024 EST. AVG HH INCOME	\$113,876	\$105,289	\$99,370
2024 EST. HOUSEHOLDS	13,248	30,328	43,451
2024 EST. BUSINESSES	2,857	4,854	5,440

TRAFFIC

US HWY 6 / 50
25,000 VEHICLES PER DAY

PATTERSON ROAD
21,000 VEHICLES PER DAY

24 ROAD
18,751 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

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LEGEND
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HIGHLIGHTS

JUNIOR ANCHOR SPACE AVAILABLE

PAD SITES AVAILABLE FOR GROUND LEASE

POSITIONED AT THE FOCAL POINT OF THE TRADE AREA TRADING REGIONALLY IN ALL FOUR DIRECTIONS

UNOBSTRUCTED SITE LINES TO / FROM THE PROPERTY

LOCATED ON THE **HARD CORNER AT A FULL MOVEMENT SIGNALIZED INTERSECTION**

ADJACENT TO VIBRANT MESA MALL BENEFITTING FROM THE NATIONAL CO-TENANCY TRAFFIC DRIVERS BUT WITH BETTER ACCESS AND PARKING

ZONED C-1



