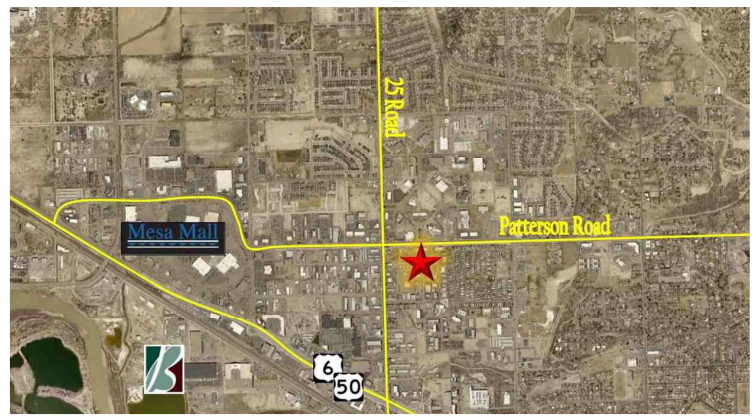
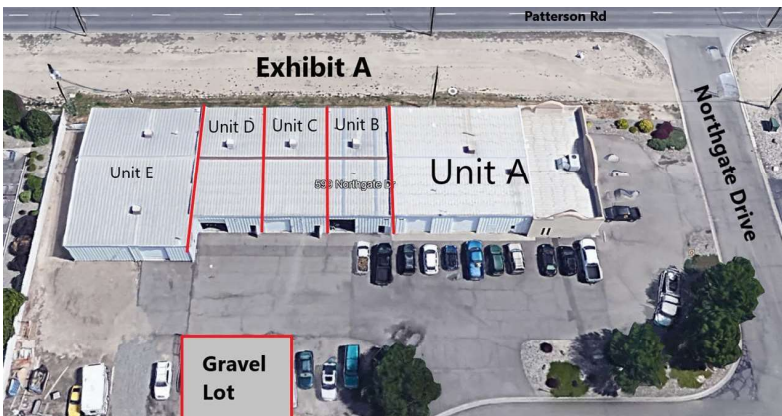


Commercial User/Investor Opportunity

599 Northgate Drive, Grand Junction, CO 81505



OVERVIEW

- RARE Find on Patterson Road
- Great user or investment property
- GREAT location on corner with high traffic counts!
- Two tenants in place with terms expiring first of 2025
- Five Separate units.
- All units have their own Overhead doors

TRAFFIC COUNTS

Patterson Rd E of 25 RD 24,463 VPD
 Patterson Rd W of 25 1/2 RD 26,969 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	6,028	43,803	85,035
Daytime Population	10,548	64,090	101,256
Average HH Income	\$64,203	\$60,538	\$63,012
Businesses	796	3,424	4,709

OFFERED AT: \$1,950,000

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