

2474 PATTERSON ROAD GRAND JUNCTION, CO



Offering Memorandum

Presented by Theresa Englbrecht & Stacey Cook

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2474 PATTERSON ROAD
GRAND JUNCTION, CO
81505



PROPERTY OVERVIEW



This property offers a prime office location along the bustling Patterson Road corridor, strategically positioned between St. Mary's Hospital and Community Hospitals. With 21,805 square feet of office space spread across two floors, this building sits on 1.82 acres, providing ample parking options both at the front and rear.

Currently, 9,156 rentable square feet of the space is leased to a real estate company, with lease terms available upon request. This offers immediate income potential for investors. With its prime location, spacious layout, and potential for further lease or customization, this property is an excellent opportunity either as a solid investment or as a headquarters for your corporation. Seller would propose a lease back up to 8,921 square feet of the second floor.

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DETAILS

Address: 2474 Patterson Road
County: Mesa
Cap Rate: 6%
NOI: \$390,000
Building Size: 21,805 SF,
18,077 SF Rentable
Land Size: 1.82 Acres
Year Built: 2008
Zoning: MU-2
Parking: 75 Spaces, 2 Entrances



LEASE INFORMATION

Tenant: Keller Williams
Lease Term: Thru May of 2027
Options: One 5-Year Option
Lease Type: NNN

LEASE INFORMATION

Tenant: Major Mortgage
Lease Term: TBD as a lease back to
buyer for up to 8921 SF
Options: TBD
Lease Type: NNN \$26.30 SF



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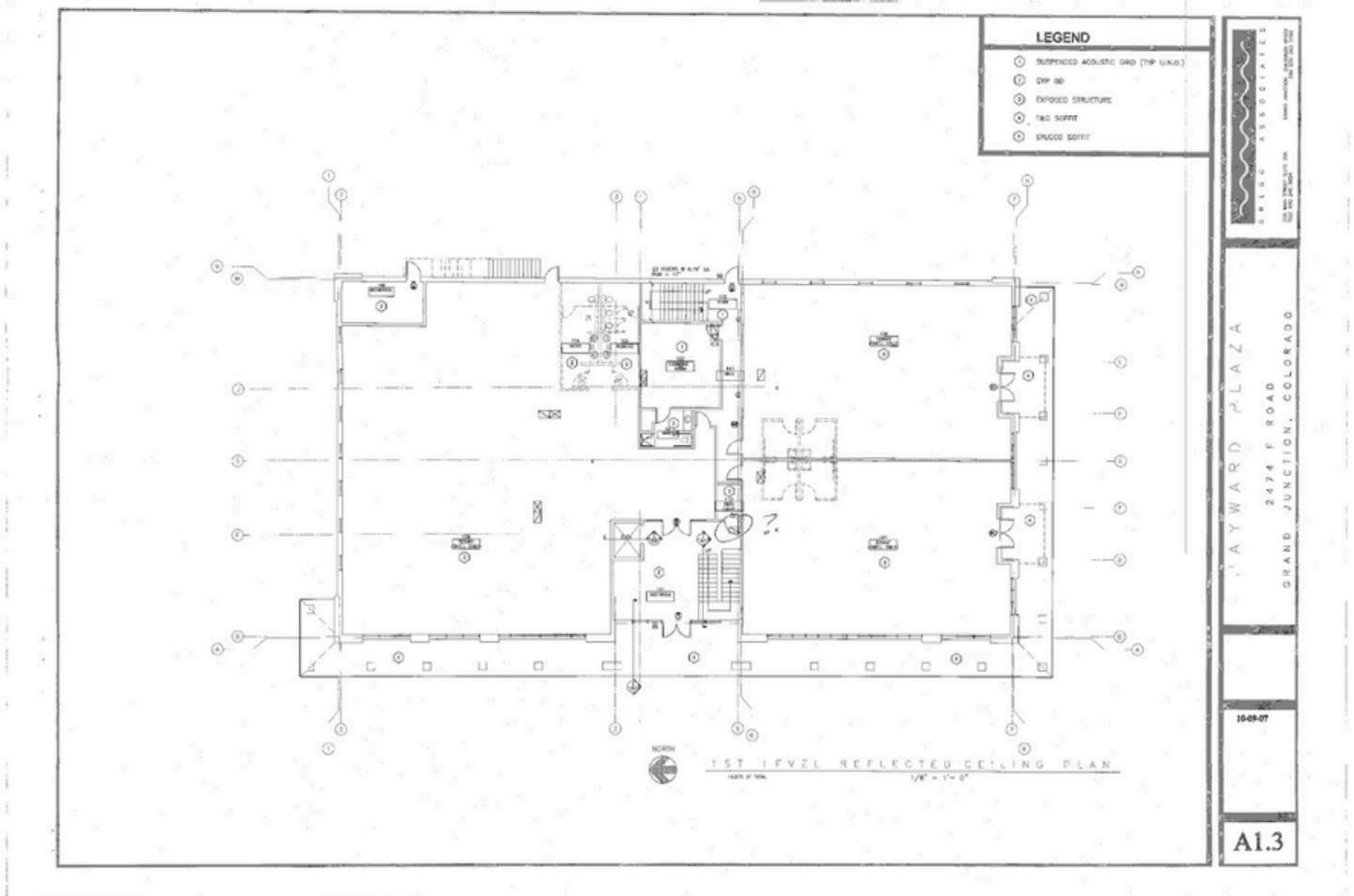


SUITE

SIZE

Entire Building	21,805 SF
First Floor	11,020 SF, 9,156 SF Rentable
Second Floor	10,875 SF, 8,921 SF Rentable

SITE PLAN - FIRST FLOOR - 11,020 SF

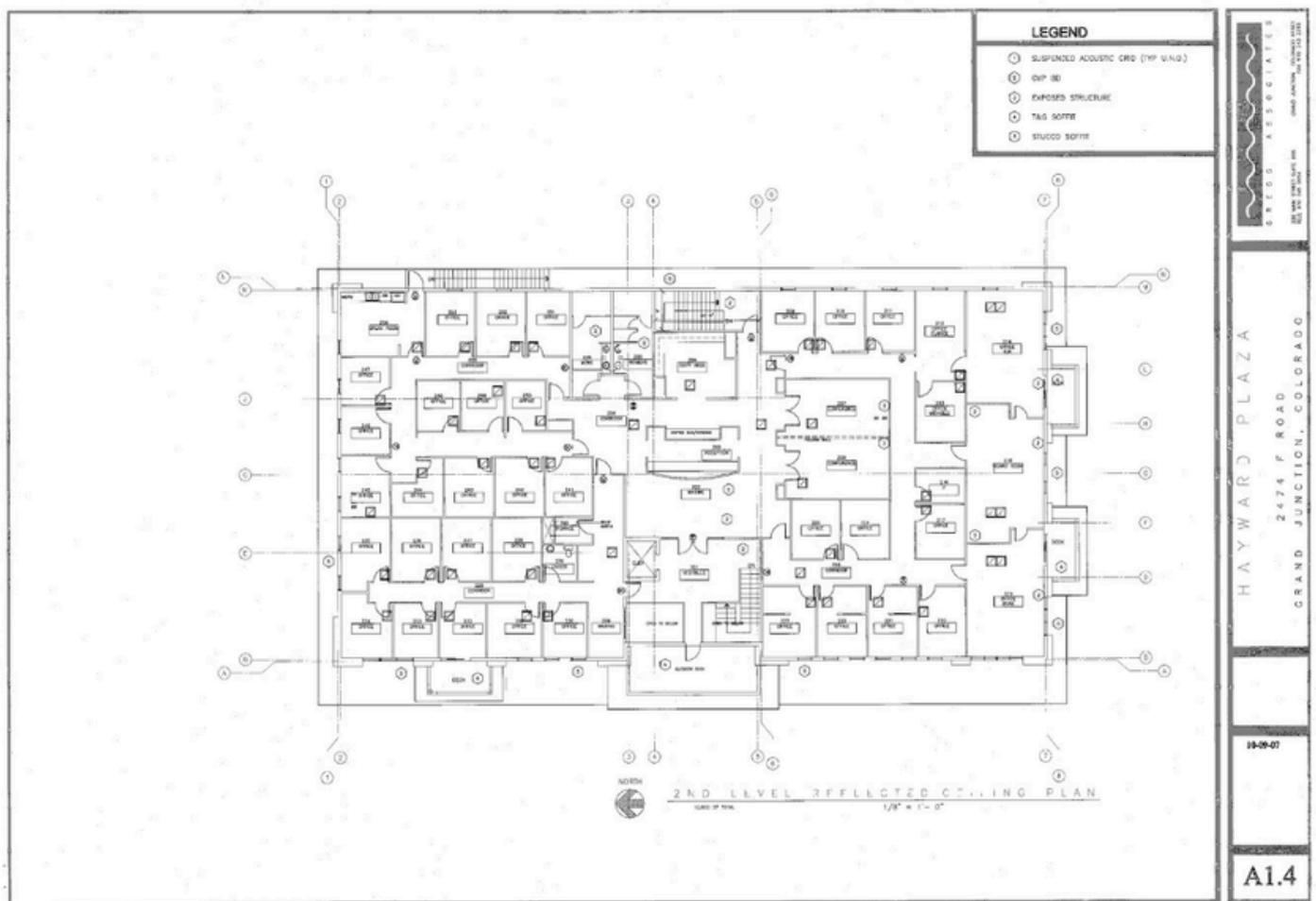


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SITE PLAN - SECOND FLOOR - 10,785 SF

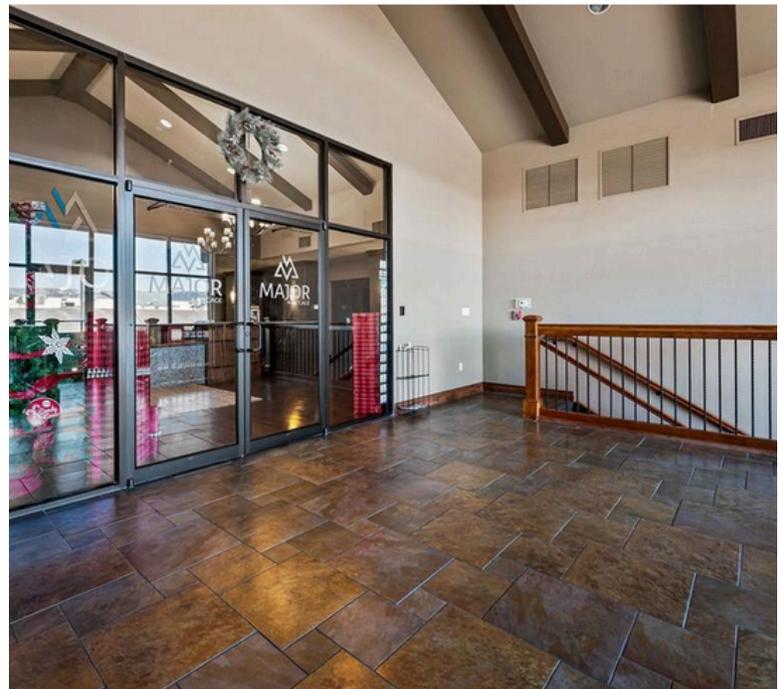


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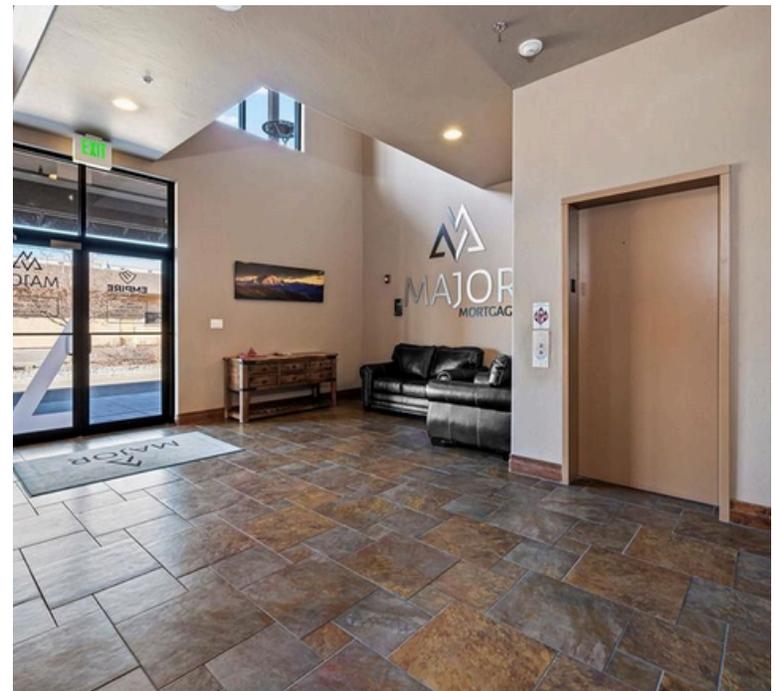
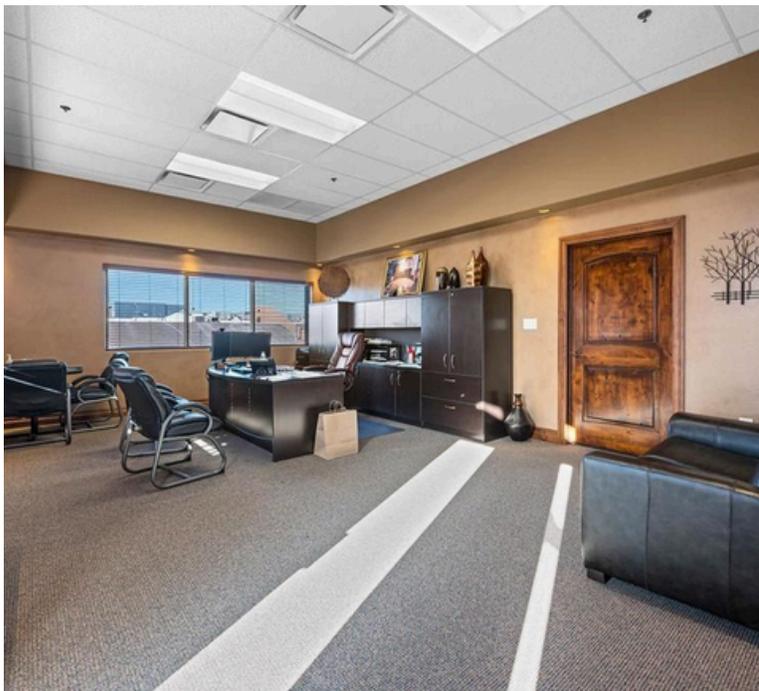
PHOTOS



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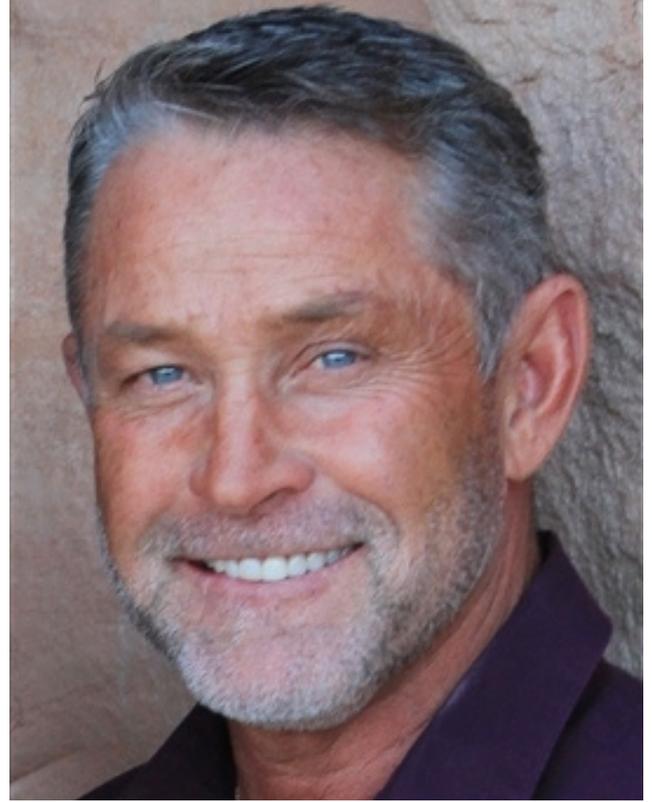
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- 1.82 acres with great views of the Monument and Bookcliffs
- Plentiful parking with over 75 parking spaces
- Great surrounding business community with a mix tenant uses

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THERESA ENGLBRECHT

Commercial Broker

Education:

Bachelors of Science degree in Mechanical Engineering, Northern Arizona University

About Theresa:

Theresa is an experienced commercial real estate professional with an impressive record of success. Theresa has a broad background that enables her to meet the wide-range of needs for her clients.. Described as organized, competent and resourceful, Theresa has over 20 years of Commercial market experience and knowledge , with a focused determination to make each commercial real estate endeavor a success.



VENTURE GROUP
COMMERCIAL

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STACEY COOK

Commercial Broker

About Stacey:

As a commercial real estate broker at Hill and Homes, I help clients achieve their real estate goals in the dynamic and diverse market of Western Colorado. With over 34 years of experience in real estate sales and development, I have the knowledge, skills, and network to handle any commercial or industrial project, from leasing and sales to development and investment.

I specialize in working with investors, buyers, and sellers, providing them with market analysis, negotiation, and guidance throughout the transaction process. I have successfully completed hundreds of deals, ranging from small offices and warehouses to large-scale developments and acquisitions.

