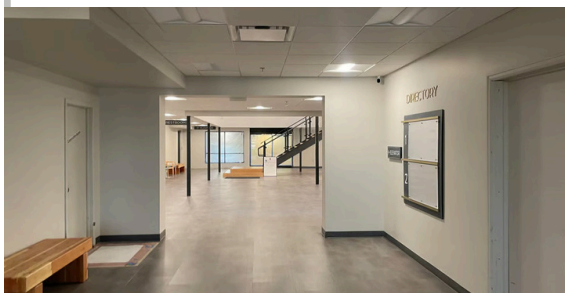
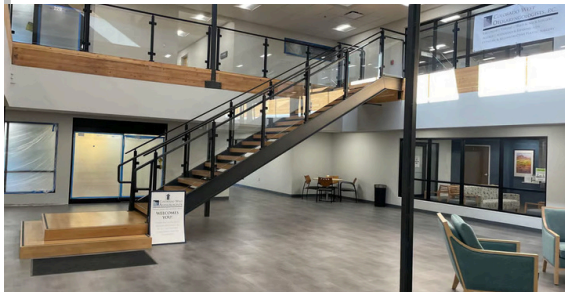


2515 Foresight Circle

FOR LEASE | THE ATRIUM - WELLNESS CENTER | GRAND JUNCTION



OVERVIEW

- Multiple units available in a completely revitalized professional building
- Brand new, vanilla shell units from 1,000 to 3,000 sf
- Excellent co-tenancy with ENT physician, plastic surgeon/dermatology/spa, and nutritionist
- NNN lease includes utilities, CAM's taxes, janitorial

OFFERED AT \$28.00/SF/Yr. + NNN

TRAFFIC COUNTS

PATTERSON ROAD EAST OF 25 ROAD 26,000 VPD
25 ROAD NORTH OF PATTERSON 13,300 VPD

DEMOGRAPHICS

CURRENT POPULATION
DAYTIME POPULATION
TOTAL HOUSEHOLDS
MEDIAN HH INCOME

1 MILE

2,050
6,568
857
\$54,835

3 MILE

29,264
41,503
12,328
\$60,356

5 MILE

69,692
85,182
29,113
\$55,849

