



2727 G RD.

GRAND JUNCTION
COLORADO

OFFER MEMORANDUM



2025 CONSTRUCTION

Gateway to Grand Junction from I-70,
Highway 6, & the Regional Airport

Brand-New Dual-Lane Prototype
in a Rapidly Expanding Market

Brand-New 20-Year
Corporate NNN Ground Lease

NNLG NATIONAL
NET LEASE GROUP

CUSHMAN & WAKEFIELD

20-YEAR NNN GROUND LEASE TO INVESTMENT-GRADE TENANT (NYSE: MCD)

Leased to McDonald's USA, LLC, providing secure, predictable income backed by one of the world's strongest and most recognizable quick-service operators. McDonald's investment-grade ratings of BBB+ (S&P) and Baa1 (Moody's) underscore its exceptional credit profile and the high certainty of cash flow.

ABSOLUTE NNN GROUND LEASE

Zero landlord responsibilities for operating or capital expenses.

GATEWAY TO GRAND JUNCTION

Prime, high-visibility location at a major roundabout, with daily traffic exceeding 25,300 vehicles. This property serves as a key entry point to Grand Junction, connecting Interstate 70, Highway 6, and Grand Junction Regional Airport.

DENSE RETAIL CORRIDOR WITH STRONG SYNERGY

The McDonald's is surrounded by national and regional retailers including Walmart, Safeway, Lowe's, Starbucks, Chick-fil-A, Walgreens, City Market, and many others

PROXIMITY TO MAJOR EMPLOYMENT & RESIDENTIAL HUBS

Located near St. Mary's Medical Center, Community Hospital, Colorado Mesa University, and Grand Junction Regional Airport, and surrounded by growing neighborhoods and multifamily developments, the property benefits from strong daytime traffic and a diverse customer base.

HIGH-GROWTH SUBMARKET WITH STRONG FUNDAMENTALS

Mesa County continues to experience steady population growth, economic diversification, and low vacancy rates across retail and housing sectors. As the regional hub for commerce, healthcare, and education in Western Colorado, Grand Junction offers stable long-term fundamentals and supports durable tenant performance.

STRONG DEMOGRAPHICS AND FAMILY- ORIENTED DEMAND

The trade area features growing, family-driven households with incomes over \$115,000, supporting McDonald's core customer base. With 53,000+ residents, 25,000+ housing units, and ongoing master-planned community growth, the site enjoys high drive-thru traffic and long-term sales stability.



\$2,533,333
PRICE



**ABSOLUTE NNN
GROUND LEASE**
LEASE TYPE



20 YEARS
LEASE TERM



**10% EVERY
5 YEARS**
RENT INCREASES



2025
YEAR BUILT



3,859
BUILDING SIZE



2.14 AC
LOT SIZE



INFORMATION REQUEST

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