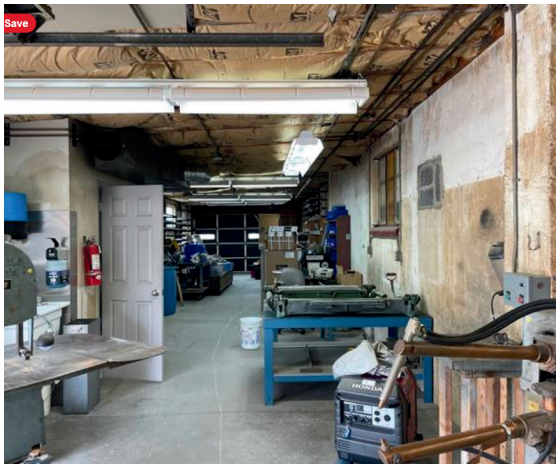


FOR LEASE



1111 S. 9th Street

FREESTANDING SHOP & OFFICE | GRAND JUNCTION



OVERVIEW

- 4,188 SF shop & office space
- Overhead Door
- Fenced Yard
- Located near Las Colonias & Riverside Parkway

OFFERED AT \$4200/mo + NNN

Available
March 1, 2026