

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



735 WHITE AVENUE
GRAND JUNCTION, COLORADO

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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Andrew Slade
Executive Vice President
619.277.4202
aslade@cirepartners.com
CA DRE#01746250

CO BROKER OF RECORD
Derek Eisenberg
Continental Real Estate
Broker LIC#IR.100107123
Firm LIC#IC.100106672

CIRE Partners

PROPERTY DETAILS

GENERAL SUMMARY

Address	735 White Ave, Grand Junction, CO 81501
APN	2945-144-08-004
Building Size	±2,452 SF
Parcel Size	±0.14 AC (±6,098 SF)
Year Built	2012
Ownership	Fee Simple - Land & Building
Zoning	MU-3 (Mixed-Use)
Traffic Counts	N 7th St: ±12,021 ADT Grand Ave: ±15,014 ADT

LEASE ABSTRACT

Tenant	Intermountain Medical Group Grand Junction, LLC
Rent Commencement	March 1, 2025
Lease Expiration	February 28, 2030
Remaining Lease Term	4.5+ Years
Renewal Options	Two (2) - 1 Year Options at FMV
Current Annual Rent	\$52,718
Rent Increases	3% Annually
Lease Type	Triple-Net (NNN)
ROFR/ROFO	No

PURCHASE PRICE	CAP RATE	NOI
\$811,000	6.50%	\$52,718

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current	\$52,718	\$4,393	6.50%
03/01/2026	\$54,311	\$4,525	6.69%
03/01/2027	\$55,930	\$4,660	6.89%
03/01/2028	\$57,597	\$4,799	7.10%
03/01/2029	\$59,313	\$4,942	7.31%
Option 1: 3/1/2030-2/28/2031	FMV		
Option 2: 3/1/2031-2/28/2032	FMV		

INVESTMENT HIGHLIGHTS

CREDIT-RATED HEALTH SYSTEM TENANT

Intermountain Health (Moody's Aa1 | S&P AA+ | Fitch AA+; \$17 B+ annual revenue, 33 hospitals, and 400+ clinics).

NEW 5-YEAR NNN LEASE (COMMENCING MAR 2025)

Predictable income with 3% annual increases and minimal landlord involvement.

MISSION-CRITICAL HEALTHCARE USE

Primary care and behavioral health drive steady patient traffic and tenant retention.

HOSPITALS & MEDICAL ANCHORS NEARBY

St. Mary's Regional Hospital (Intermountain), Community Hospital, and VA Medical Center within ten minutes.

MARKET GROWTH CATALYST

Amazon's new 38,000 SF last-mile delivery facility near Grand Junction Regional Airport (opened 2025) drives job creation and regional economic expansion.

CIVIC & UNIVERSITY DEMAND DRIVERS

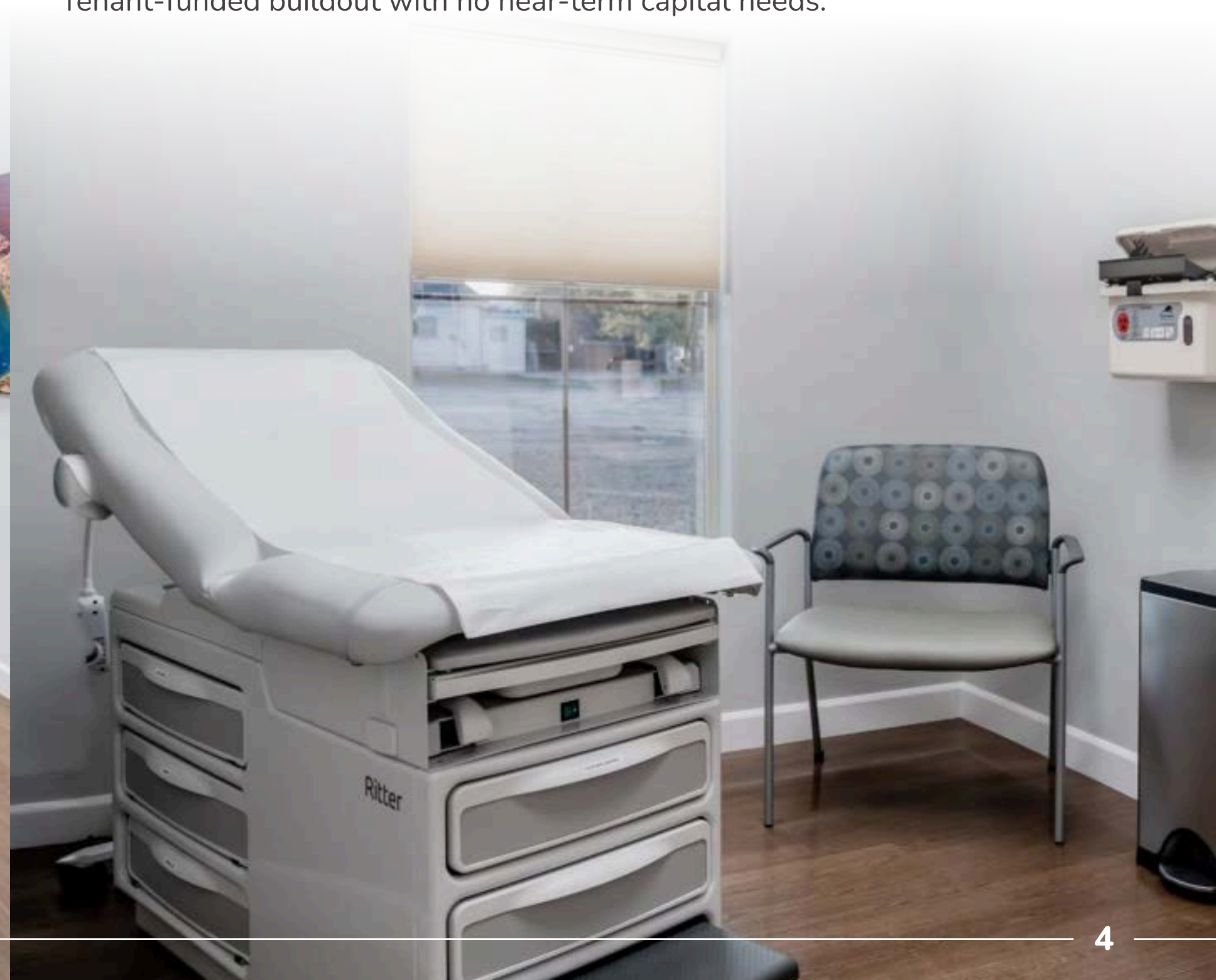
The \$70 M Grand Junction Community Recreation Center (opening 2026) and Colorado Mesa University (~10,000 students) support sustained population, employment, and healthcare demand.

PRO-GROWTH PUBLIC POLICY

DDA tax-increment financing through 2032 and city mixed-use incentives encourage continued investment downtown.

TURN-KEY 2022 CONSTRUCTION

Tenant-funded buildout with no near-term capital needs.





White Avenue



SUBJECY
PROPERTY



AERIAL MAP

**GRAND JUNCTION
REGIONAL AIRPORT**
±4.5 Miles



KOHL'S
Home Depot

MESA MALL
±814K SF | 3.7M ANNUAL VISITS | TOP 2%
TARGET **Dillard's**
BEST BUY **McDonald's** **Olive Garden**
JCPenney **HomeGoods**
five BELOW **TACO BELL**
DICK'S SPORTING GOODS **OUTBACK STEAKHOUSE** **Red Lobster**

ROSS DRESS FOR LESS
NATURAL GROCERS **petco**
Burlington
Michael's **FIVE GUYS** **noodles**
SMOKIN OAK **SALLY BEAUTY** **Arby's**

sam's club

**GRAND JUNCTION
ELEMENTARY**

**Intermountain
Health**
±346 BEDS

CityMarket

**ORCHARD AVENUE
ELEMENTARY**
±306 STUDENTS

**WEST MIDDLE
SCHOOL**
±807 STUDENTS

**GRAND JUNCTION
HIGH SCHOOL**
±2,032 STUDENTS

**COLORADO MESA
UNIVERSITY**
±11,000 STUDENTS

HOBBY LOBBY

LOWE'S

Walmart

**american
family warehouse**

NISSAN

GMC

North Ave ±27,377 ADT

**RALPH STOCKER
STADIUM**

**GRAND JUNCTION
VA MEDICAL CENTER**
±120 BEDS

**SUPLIZIO
FIELD**

**5
Dollar Tree**

**SCENIC
ELEMENTARY**
±925 STUDENTS

**CHIPETA
ELEMENTARY**
±363 STUDENTS

**MESA COUNTY
SHERIFF'S OFFICE**

**SUBJECT
PROPERTY**

Grand Ave ±15,014 ADT

pepsi

SAFeway

Broadway ±21,722 ADT

**GRAND
JUNCTION
CONVENTION CENTER**

**MUSEUMS
of WESTERN
COLORADO**

N 7th St ±12,021 ADT

FERGUSON

**THE
ROCK
SHOP**

**GREAT WESTERN
BUILDINGS**

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	9,914	58,067	100,143
Projected Population (2030)	10,405	59,677	103,022
Projected Annual Growth (2020-2025)	0.94%	0.73%	0.76%
Projected Annual Growth (2025-2030)	0.97%	0.57%	0.57%
2025 Median Age	30.4	39.1	40.9

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$65,651	\$79,784	\$88,835
Projected Average Household Income (2030)	\$75,300	\$88,887	\$99,038
Projected Annual Growth (2025-2030)	2.78%	2.18%	2.20%
Wealth Index (2025)	38	60	73

Households	1 Mile	3 Miles	5 Miles
Households (2025)	3,828	25,156	42,185
Projected Households (2030)	4,143	26,178	43,949
Projected Annual Growth (2020-2025)	1.35%	1.12%	1.12%
Projected Annual Growth (2025-2030)	1.59%	0.80%	0.82%
Average Household Size (2025)	2.00	2.16	2.28

GRAND JUNCTION, CO



6.1%

Greatest Gen
Born in 1945/Earlier



21.8%

Baby Boomer
Born in 1946 to 1964



16.4%

Generation X
Born in 1965 to 1980



23.6%

Millennial
Born in 1981 to 1998



23.6%

Generation Z
Born in 1999 to 2016



8.5%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Grand Junction, CO

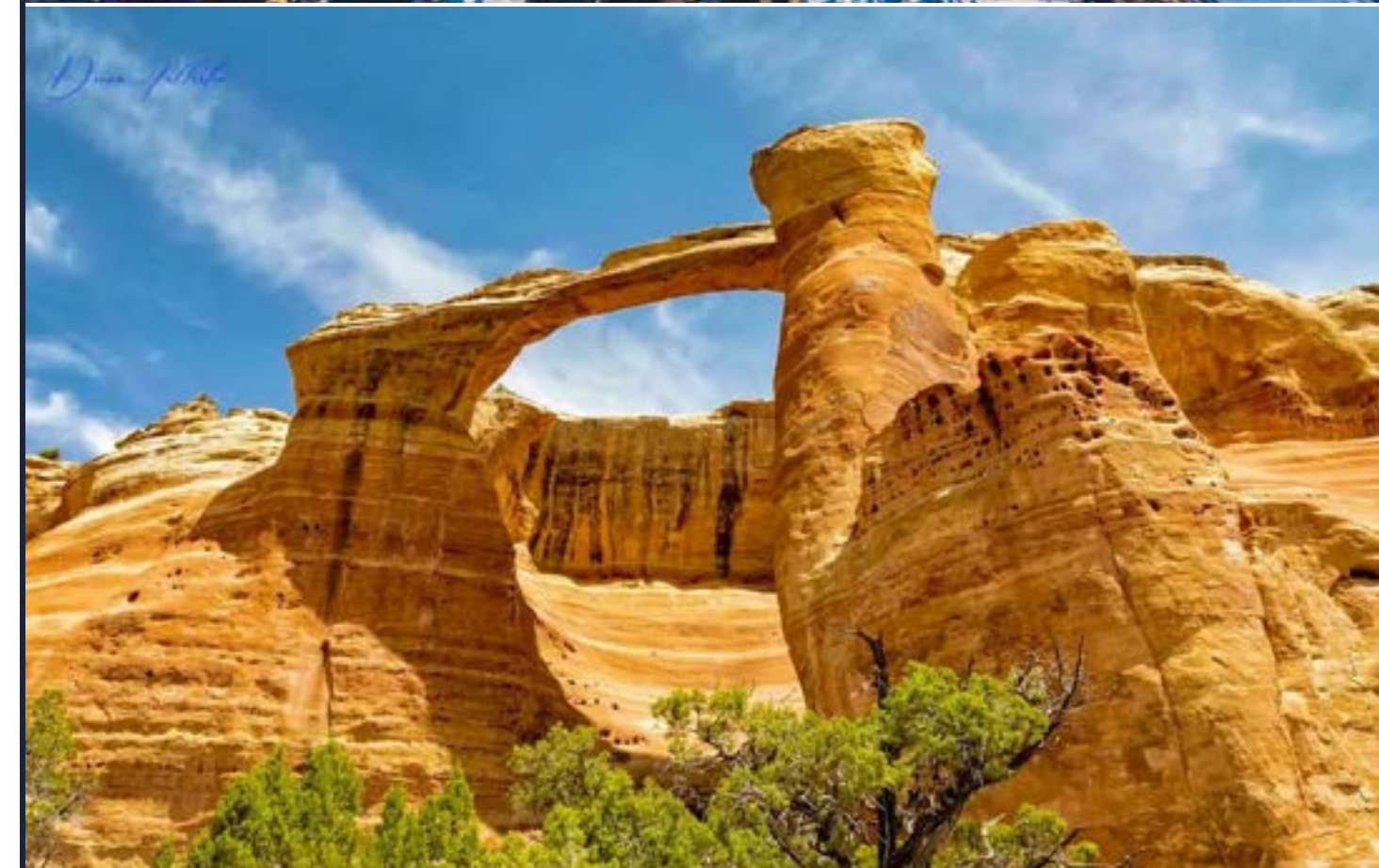
Grand Junction, Colorado is the economic, medical, and commercial hub of Colorado's Western Slope, known for its strong outdoor recreation economy, growing population base, and strategic position between Denver and Salt Lake City. As the largest city in Mesa County, Grand Junction serves as the primary center for regional commerce, healthcare, education, and tourism, making it a key market for both residents and businesses across western Colorado and eastern Utah.

With a population of approximately 70,000 within city limits and more than 160,000 in the surrounding metro region, Grand Junction spans over 38 square miles and benefits from exceptional regional connectivity. The city is situated along Interstate 70, providing direct access east to Denver and west to Utah, while Grand Junction Regional Airport offers commercial flights to major hubs including Denver, Phoenix, Dallas, and Salt Lake City. Its proximity to the Colorado River and central location in the Grand Valley further support commerce, transportation, and recreational activity.

Grand Junction's economy is diverse, anchored by healthcare, education, energy, outdoor recreation, retail, and agriculture. St. Mary's Medical Center and Community Hospital serve as major regional healthcare providers, while Colorado Mesa University contributes significantly to the local workforce, research environment, and student population. The city's retail and hospitality sectors continue to expand, supported by both local demand and strong tourism activity. Energy production, fruit-growing operations, wineries, and emerging outdoor recreation manufacturers further strengthen the economic base.

The city has experienced steady redevelopment and modernization in recent years. Downtown Grand Junction features a walkable, revitalized urban core with restaurants, boutiques, art galleries, and year-round community events, helping attract residents, visitors, and new businesses. Mixed-use developments, medical expansions, and new industrial projects continue to support regional growth.

Grand Junction is also an outdoor enthusiast's destination, offering access to iconic natural landmarks such as Colorado National Monument, Grand Mesa, the Book Cliffs, and the Colorado River. Residents and visitors enjoy hiking, mountain biking, rafting, skiing, and winery tours, contributing to a lifestyle-driven economy and strong tourism sector.





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www.CIREpartners.com