

FOR SALE

\$9,525,000

34 Commercial Condos

Retail/Industrial/Flex/Office



RED COMPASS
REALTY

WRIGHT
LEGAL SERVICES, PLLC

Carroll & Smith
ATTORNEYS AT LAW
P.O. Box 1000
Grand Junction, CO 81502

ASPIRE

WRIGHT

PRO
WINDOW TINTING

STERLING FORD
INSURANCE, LLC
P.O. Box 1000
Grand Junction, CO 81502

freedomprop.com
970-245-6411
freedom
Property Management

Independent Business Center
1048 Independent Avenue Grand Junction, CO 81505

For more information:



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JACKSON BERRY, CCIM, CPM
970 261 9136
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COMMERCIAL CONDOS FOR SALE

1048 Independent Avenue Grand Junction, CO 81505



Property Highlights

- » Property was recently converted to 39 commercial condos as of August 2026
- » Five units are under contract and not included in the sale. Remaining 34 units are for sale
- » New owner has the flexibility to sell off individually at a premium or continue leasing spaces
- » All units are separately metered for gas and electrical
- » New owner would become the sole manager of the Association



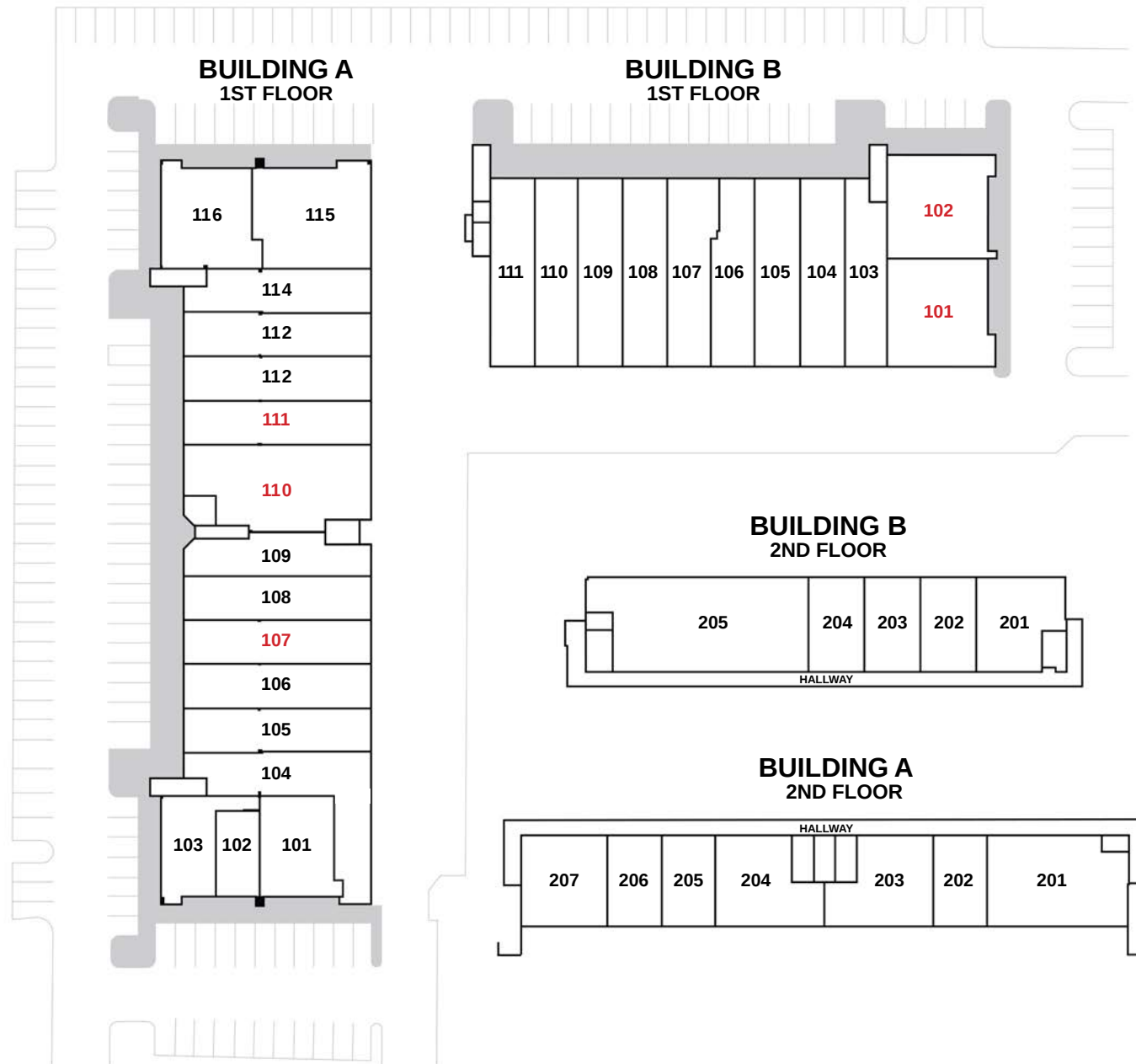
Property Details

Building Size	56,031 SF
Price/SF Bldg	\$170.00/SF
Land Size	4.21 AC
Price/SF Land	\$51.94/SF
Year Built	1982
Zoning	CG
Taxes	\$80,749.40 (2025)

Sale Price: \$9,525,000

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Available Units: Building A

UNIT	SQ FT
A101	1,548
A102	737
A103	1,280
A104	2,255
A105	1,664
A106	1,652
A107	Under Contract
A108	1,637
A109	1,409
A110	Under Contract
A111	Under Contract
A112	1,660
A113	1,655
A114	1,526
A115	2,398
A116	1,949
A201	1,676
A202	647
A203	1,129
A204	1,126
A205	653
A206	665
A207	1,069

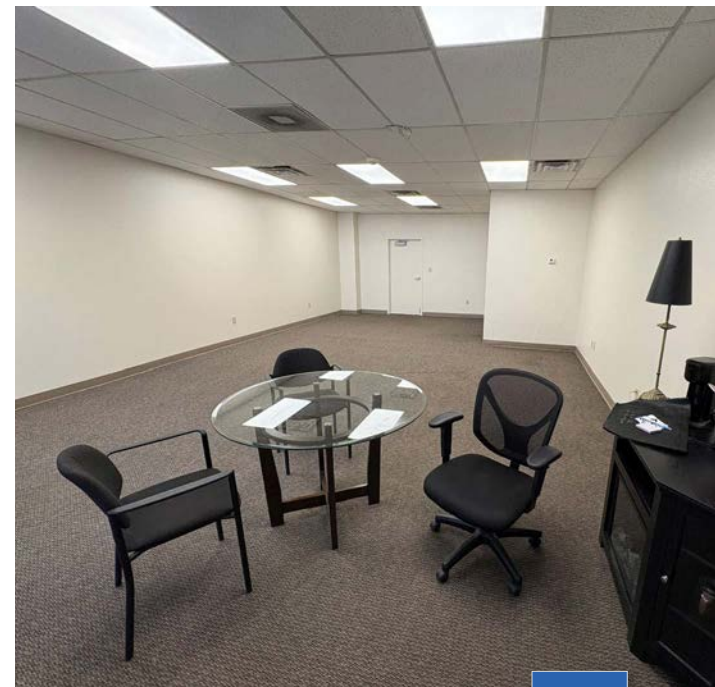
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Available Units: Building B

UNIT	SQ FT
B101	Under Contract
B102	Under Contract
B103	1,500
B104	1,641
B105	1,669
B106	1,526
B107	1,747
B108	1,663
B109	1,624
B110	1,611
B111	1,665
B201	934
B202	657
B203	660
B204	655
B205	2,456



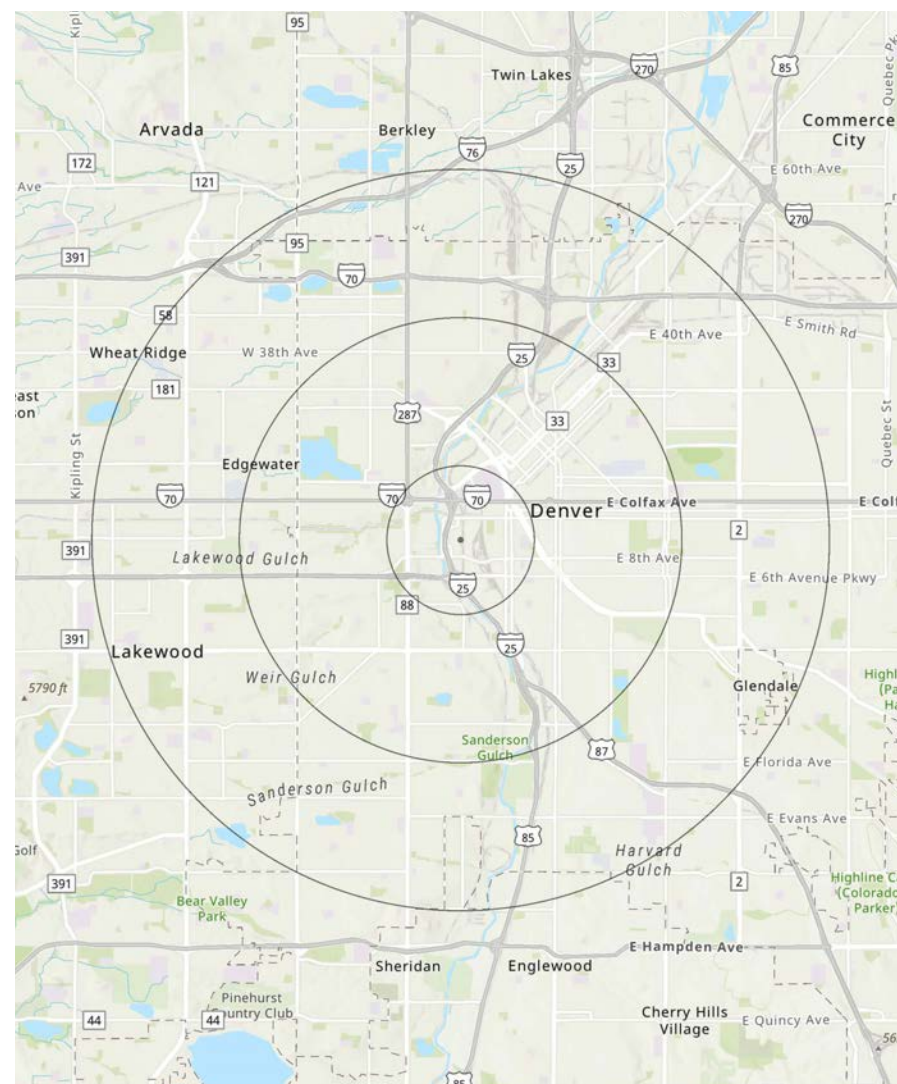
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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,522	250,578	513,525
Population (2025)	13,053	272,422	545,729
2025-2030 Annual Rate	5.50%	1.53%	1.11%
Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,185	126,539	239,653
Total Households (2025)	5,881	138,769	255,958
2025-2030 Annual Rate	5.11%	1.59%	1.17%
Median Household Income	\$70,652	\$97,174	\$98,589
Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	24,588	225,442	374,032



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Meet the Brokers



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$300M of transactions in the Colorado market.



**Jackson Berry, CCIM, CPM
Realtor®**

Born and raised in Grand Junction, CO, I have deep roots in the community. After completing my academic pursuits and military service, I came back to Grand Junction in 2007, marking the beginning of my real estate career. I understand the unique nuances of the local market and am dedicated to helping clients find their place in this vibrant community.

Beyond qualifications and accolades, what truly sets me apart is my unwavering dedication to client success. Whether you're a first-time homebuyer, a seasoned investor, or a seller looking to maximize returns, I am committed to providing personalized, transparent, and results-oriented service. Your real estate goals are my top priority.

I enjoy being outdoors, playing music, and spending time with my family.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

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lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



For more information:



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