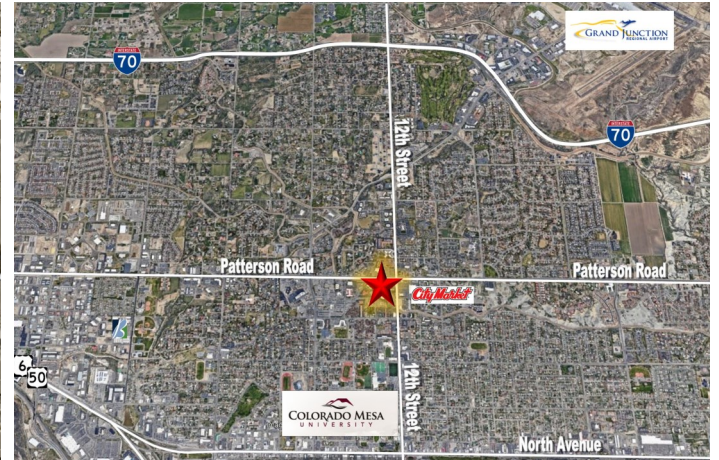


FOR LEASE

2695 Patterson Road #14 | Grand Junction, CO

Office/Retail Space



OVERVIEW:

- GREAT LOCATION!
- High visibility to Patterson Road and 12th Street
- End Cap Retail Unit next to Ale House
- Nearly 3,000sf
- Retail * Office * Service * Fast Casual

TRAFFIC COUNTS:

Patterson Road	W of 12th Street	31,275 VPD
Patterson Road	W of 7th Street	35,245 VPD

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Current Population	12,979	55,062	99,227
Daytime Population	18,418	75,606	109,372
Average HH Income	\$45,475	\$55,644	\$61,419
Businesses	511	3,927	4,727

OFFERED FOR: \$3559/Mo.+ NNN

Cory Carlson | 970.261-9311 | cory@brayandco.com

BRAY COMMERCIAL | 1015 N 7th Street | Grand Junction, CO 81501 | 970.241.2909

braycommercial.com

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