

GRAND JUNCTION MSA | I-70 GROWTH CORRIDOR LOCATION

NEW WEST STATION

3203 INTERSTATE 70 BUSINESS LOOP | CLIFTON, COLORADO 81520



Anchor Net Lease



CLIFTON, CO

3203 INTERSTATE 70 BUSINESS LOOP | CLIFTON, COLORADO 81520

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01. INVESTMENT

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Premier Clifton Location:** Strategically positioned at the primary retail intersection of Interstate 70 Business Loop and Highway 141 (32nd Road), an established commercial node that captures a combined $\pm 45,000$ vehicles per day and serves as Clifton's most trafficked retail corridor.
- **Attractive Co-Tenancy:** Strong original tenancy with recent long-term renewals, benefiting from shared access drives with complementary national retailers including Sonic and AutoZone, which drive consistent daily traffic.
- **National Tenant Lineup:** The center is 100% occupied by nationally recognized brands, including Jimmy John's, Papa John's, and Rent-A-Center—ensuring stable, reliable income backed by creditworthy operators.
- **Value-Add Potential:** Approximately 21% of the center remains available for first-generation lease-up, presenting clear upside through new tenancy and rent growth. The seller will provide an 18-month Master Lease at \$25 PSF NNN, securing income during lease-up and reducing near-term risk for the buyer.
- **Excellent Accessibility & Visibility:** Prominently located along the Interstate 70 Business Loop—the primary east-west commercial artery of Clifton—offering exceptional exposure, multiple points of lighted ingress/egress, and uninterrupted visibility to passing traffic.

MARKET HIGHLIGHTS

- **Regional Hub Advantage:** The Grand Junction/Clifton area is the largest metropolitan hub between Denver and Salt Lake City, serving as the commercial, healthcare, education, and logistics center for Western Colorado and eastern Utah—driving consistent demand for retail, services, and employment.
- **Accelerating Retail Development:** The market continues to experience strong commercial expansion, with new national retailers, quick-service restaurants, and service users selecting the corridor. Recent additions such as Chipotle and Popeyes highlight continued tenant demand and confidence from national brands.
- **Pro-Growth Economic Development:** Mesa County has demonstrated a clear commitment to long-term commercial growth. The federal government's conveyance of 31.1 acres in 2025 supports future development of retail, mixed-use, and commercial subdivisions—expanding the regional draw and supporting long-term property values.
- **Outdoor & Tourism-Driven Demand:** Grand Junction is a year-round outdoor destination, attracting visitors for hiking, mountain biking, climbing, OHV trails, river rafting, and nearby natural landmarks like the Colorado National Monument and Grand Mesa. This steady influx of visitors and recreation-driven residents fuels demand for restaurants, retail, hospitality, and daily-needs services.



INVESTMENT SUMMARY

SITE:	New West Station
LOCATION:	3203 I-70 Business Loop Clifton (Grand Junction), CO 81520
PROPERTY TYPE:	Multi-tenant Retail Center
OWNERSHIP:	Fee Simple
ASKING PRICE:	\$3,395,000
CAP RATE:	6.0%
PRICE PSF:	\$336.
NET OPERATING INCOME:	\$203,628.
LEASE TYPE:	NNN
OCCUPANCY:	100% (with 18-month Master Lease)
RENTABLE AREA:	10,096 Square Feet
LAND AREA:	1.29 Acres
YEAR BUILT:	2007
NUMBER OF UNITS:	4
PARCEL ID:	2943-112-71-002
ZONING:	C-2 (General Commercial)



INVESTMENT OFFERING

Anchor Net Lease is pleased to present New West Station, a high-quality, 10,096-square-foot retail center located in the rapidly expanding Grand Junction suburb of Clifton, Colorado. The property is 100% NNN leased, offering investors stable, predictable cash flow supported by a strong and diverse tenant roster that includes Papa John's, Rent-A-Center, Jimmy John's, and an 18-month Master Lease secured by current ownership. The center is strategically positioned between two nationally recognized retailers—Sonic (NAP) and AutoZone (NAP)—which help drive consistent traffic to the site.

New West Station enjoys excellent visibility and easy access at the hard corner of Interstate 70 Business Loop and Highway 141 (32nd Road), which together see more than 45,000 vehicles per day. Surrounded by established national brands and daily needs retail, the property sits between two signalized intersections and directly adjacent to Coronado Plaza, anchored by City Market (Kroger), Walgreens, Starbucks, US Bank, and Ace Hardware. This highly synergistic retail environment further strengthens tenant performance and long-term occupancy stability.

In 2024, New West Station underwent a comprehensive renovation, enhancing both its aesthetic appeal and long-term durability. Improvements include new LED lighting, a fully resurfaced parking lot, refreshed wood and stucco façade elements, upgraded trash enclosures, and recent tenant lease extensions—all of which position the property favorably for long-term ownership with minimal near-term capital requirements. Together, these enhancements and the center's irreplaceable location within a growing Mesa County submarket create a compelling opportunity for investors seeking a durable, management-light retail asset in a supply-constrained trade area.







02. LOCATION



Walgreens



HWY 141 (32ND RD)
20,000
VEHICLES PER DAY

I-70 Business Loop
25,000
VEHICLES PER DAY



Walmart
Neighborhood Market

City Market
(Kroger)

PAPA MURPHY'S

goodwill

ACE
Hardware

DICKEY'S
BARBECUE PIT

CEDAR POINT
HEALTH

ANB Bank

metro
by T-Mobile

H&R
BLOCK

China Jade
CHINESE CUISINE

OneMain
Financial

usbank



Walgreens

GRAND JUNCTION



I-70 Business Loop
25,000
VEHICLES PER DAY





Walgreens

I-70 BUSINESS LOOP [25,000 Vehicles Per Day]



HIGHWAY 141 (32ND ROAD)
[20,000 Vehicles Per Day]



SITE PLAN





03. FINANCIAL SUMMARY

RENT ROLL

Tenant	SF	% of Property	Lease Start	Term End	Annual Base Rent PSF	Total	Lease Type	Increases	Options
Papa Johns Pizza	1,471	14.57%	Jan-09	Jun-34	\$25.67	\$37,766	NNN + Mngt Fees	3% Increase Each Year	2-5 Year Options 3% Annual Increases
Rent-A-Center	4,400	43.58%	May-12	Feb-31	\$15.27	\$67,188	NNN + Mngt Fees	None	2-5 Year Options 1st Option: \$18.00 2nd Option: \$21.00
Jimmy Johns	2,100	20.80%	Sep-09	Dec-32	\$21.60	\$45,360	NNN + Mngt Fees	Jan-28: 5% Increase	2-5 Year Options 5% Increases in each Option
Master Lease	2,125	21.05%	COE	18 Months from COE	\$25.00	\$53,125	NNN + Mngt Fees	None	
TOTAL AREA:	10,096					\$203,439			
TOTAL LEASED AREA:	10,096	100.00%							
TOTAL VACANT AREA:	0	0.00%							

INCOME & EXPENSE

INCOME & EXPENSES

	12-Month	PER SF
Base Rent		
Occupied Space	\$150,314	\$18.86
Master Lease	\$53,314	\$25.09
GROSS POTENTIAL RENT	\$203,628	\$20.17
Expense Reimbursements		
CAM	\$45,845	\$4.54
Taxes	\$38,846	\$3.85
Insurance	\$5,899	\$0.58
Total Expense Reimbursements	\$90,590	\$8.97
GROSS POTENTIAL INCOME	\$294,218	\$29.14
EFFECTIVE GROSS INCOME	\$294,218	\$29.14
Expenses		
CAM	\$45,845	\$4.54
Taxes	\$38,846	\$3.85
Insurance	\$5,899	\$0.58
Total Expenses	\$90,590	\$8.97
NET OPERATING INCOME	\$203,628	

TENANT SYNOPSIS



Rent-A-Center is a leading lease-to-own retailer offering name-brand furniture, appliances, electronics, and computers through convenient, flexible payment options. Founded in 1960 and headquartered in Plano, Texas, the company operates and franchises over 2,300 locations across the United States, including Rent-A-Center, Rent-A-Center Franchise, and Acima (its nationwide lease-to-own virtual marketplace). Serving credit-constrained and value-focused consumers, Rent-A-Center has positioned itself as one of the most recognized players in the durable goods leasing sector, supported by a large national footprint and strong brand visibility.

The company is publicly traded under its parent company Upbound Group, Inc. (NASDAQ: UPBD), which is a technology and data-driven leader in accessible and inclusive financial solutions that address the evolving needs and aspirations of underserved consumers.



Papa Johns International, Inc. (Nasdaq: PZZA) opened its doors in 1984 with one goal in mind: BETTER INGREDIENTS. BETTER PIZZA®. Papa Johns believes that using high-quality ingredients leads to superior quality-pizzas. Its original dough is made of only six ingredients and is fresh, never frozen. Papa Johns tops its pizzas with real cheese made from mozzarella, pizza sauce made with vine-ripened tomatoes that go from vine to can in the same day and meat free of fillers. It was the first national pizza delivery chain to announce the removal of artificial flavors and synthetic colors from its entire food menu. Papa Johns is co-headquartered in Atlanta, Ga. and Louisville, Ky. and is the world's third-largest pizza delivery company with approximately 6,000 restaurants in approximately 50 countries and territories.



Jimmy John's is a fast-casual sandwich chain founded in 1983 by Jimmy John Liautaud and headquartered in Champaign, Illinois. Today, the company has over **2,600 locations** (98% franchised) across the United States, and is owned by **Inspire Brands**, a multi-brand restaurant company. Under the leadership of Brand President **James North**, Jimmy John's continues to expand—from strong domestic growth into its first international markets (Canada, El Salvador, South Korea, and the UAE). Known for its "freaky fast" delivery promise, Jimmy John's emphasizes simple, fresh ingredients, operational speed, and digital ordering to serve value-oriented customers — making it a well-recognized, stable tenant for retail real estate investors.



Grand Junction is recognized by The New York Times as one of "52 Top Places to Go". Being the only Colorado city to make the list. With endless outdoor adventures, authentic Western hospitality, and four seasons of fun, discover why Grand Junction has made the gold standard of travel's "must visit" list.

04. MARKET



GRAND JUNCTION



Grand Junction, Colorado is a strategically positioned regional hub located on the state's Western Slope, serving as the primary commercial, medical, and service center for Mesa County and a broad multi-county trade area. Situated along Interstate 70 between Denver and Salt Lake City, Grand Junction benefits from its central location, strong transportation connectivity, and access to one of Colorado's fastest-growing outdoor recreation and lifestyle markets, all while offering lower occupancy costs and a highly business-friendly environment.

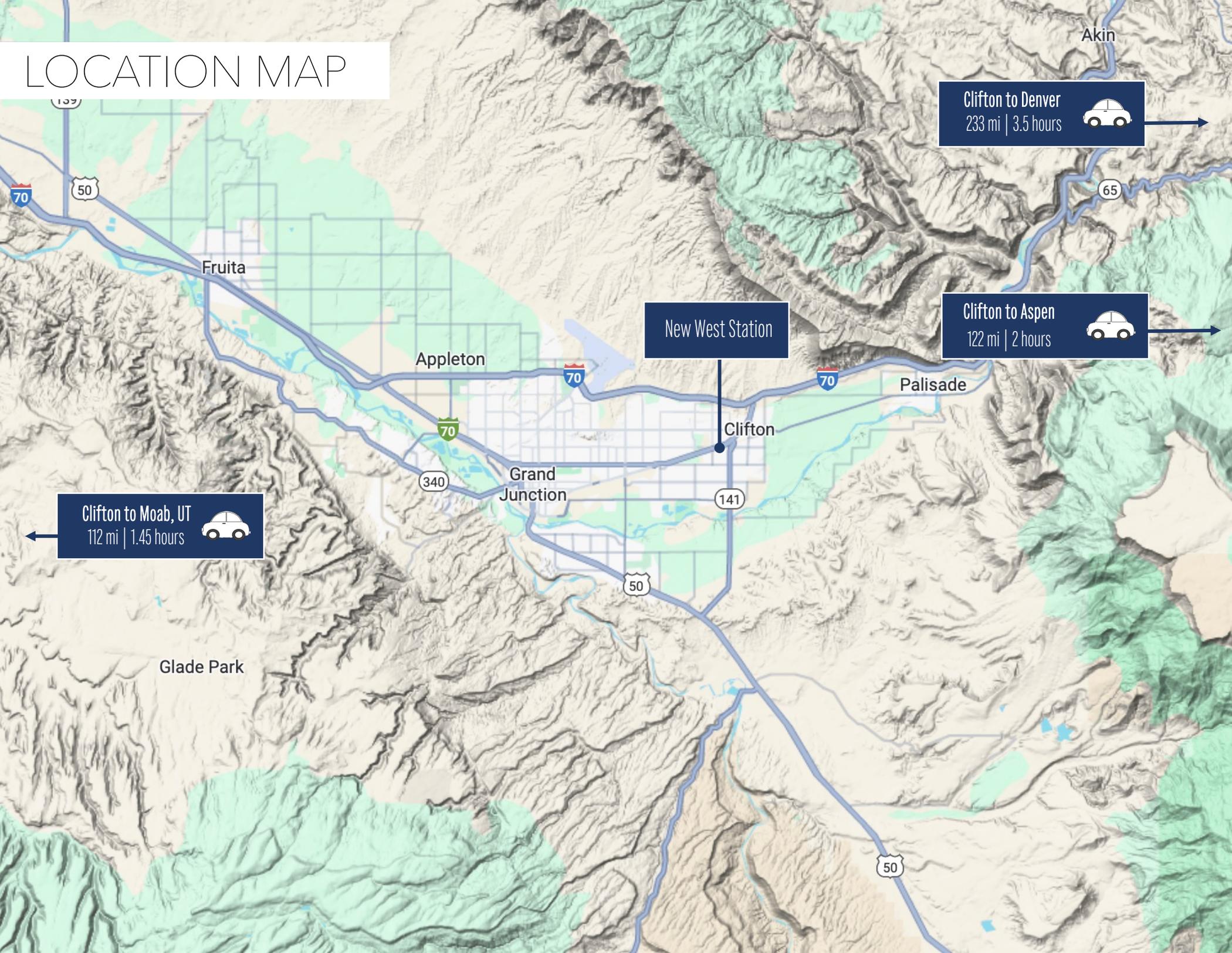
The Grand Junction area anchors the Western Slope economy, supported by major hospital systems, Colorado Mesa University, regional government services, and a diverse mix of retail, logistics, energy, and tourism-related industries. This broad economic base creates stable employment fundamentals, with continued growth driven by healthcare expansion, in-migration from Colorado's Front Range, and the increasing presence of distribution and advanced manufacturing users. The city's revitalizing downtown core, expanding medical district, and growing aerospace and tech-adjacent industries contribute to a dynamic regional economy.

Grand Junction's position along Interstate 70 and its proximity to the Grand Junction Regional Airport provide seamless connectivity to Denver, Salt Lake City, and key Rocky Mountain markets. This accessibility, combined with increasing last-mile and logistics activity—including recent distribution and fulfillment facility development—has solidified Grand Junction as the Western Slope's primary commercial gateway.

Over the past decade, the market has experienced consistent growth across retail, industrial, and mixed-use sectors, supported by steady population gains, rising household incomes, and strong regional consumer demand. Development activity has been particularly notable in the Horizon Drive corridor, the Las Colonias riverfront district, and the broader Mesa Mall trade area, each benefiting from infrastructure investment and sustained tenant interest.

The city's economic stability is further reinforced by its diversified industry mix, expanding residential base, and high quality of life, highlighted by access to national parks, vineyard regions, extensive trail systems, and year-round outdoor recreation.

LOCATION MAP



Clifton to Denver
233 mi | 3.5 hours



Clifton to Aspen
122 mi | 2 hours



New West Station

Clifton to Moab, UT
112 mi | 1.45 hours



AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2025 Estimated Population:	11,496	45,489	75,897
2030 Estimated Population:	11,684	46,379	77,396
Projected Annual Growth 2025 to 2030:	.32%	.39%	.39%
2025 Estimated Households:	4,494	17,988	30,965
2030 Projected Households:	4,625	18,571	31,944
2025 Estimated Average Household Income:	\$83,321	\$80,290	\$81,246

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