

Valley View Plaza | Units for Lease
FREE RENT* - Limited Time Offer
1410 Valley View Dr., Delta, Colorado



***Base Rent Free Only**
Tenant Must Qualify, call for details

- Pylon Signage Available fronting Highway 92 as well as Building Signage
- Located in the Delta Center on Highway 92
- Several Units Available from 2,720 Sq.Ft. to 4,030 Sq.Ft.
- West End Unit with Possible Drive Thru Window in Gray Shell Condition
- Over 5:1 Parking Ratio Includes ADA Parking
- Join UPS, Sherwin Williams, Oxygen Plus, and Others
- Attractive Lease Rates with Minimal Annual Rent Increases
- Minimum 3 Year Lease Term for Qualified Tenants
- Each Unit in "As Is" Condition
- Rise Broadband and Elevate fiber for high speed internet service is now available at the building!
- Attractive rents
- Triple Net Lease plus NNN (CAM) Fees (2023 estimated fees \$3 psf/annual)



Several Units Available
From 2,720± SF to 4,030± SF

Delta County is rapidly growing. River Valley Medical Center is under construction for a 10,000± square foot, full-service medical facility. Grand Mesa Flats upscale apartment complex is nearby with 72 units.

Part of the Delta Center Subdivision, next to the Safeway Subdivision, neighbors include Ziggi's Coffee, River Valley Medical Center, Alpine Bank, Delta Federal Credit Union, AutoZone, Colorado Western Eye, Dr. Yost dental, and Bank of Colorado. Located in front of the Walmart Retail Center.

300 Stafford Lane, Suite 30212
Delta, Colorado 81416
www.GrandMesaRES.com

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REAL ESTATE SERVICES
Commercial . Residential . Management

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
Lucinda@GrandMesaCRE.com

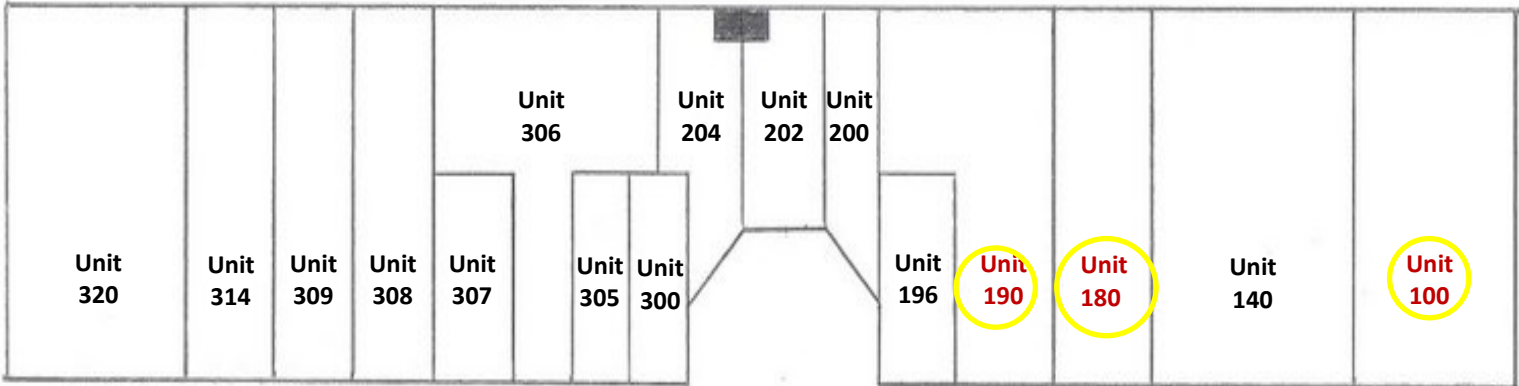
*Information provided is deemed reliable but not guaranteed by the Brokers.
It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.*



Coming Soon to the area: River Valley Medical Center.



Current Availability



SHOWINGS BY APPOINTMENT ONLY

Conceptual Drawing—Not To Scale

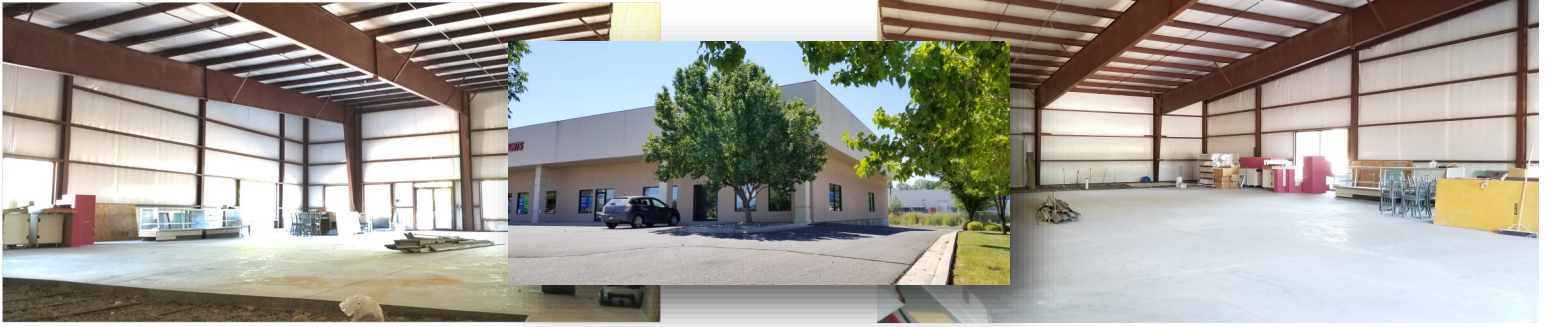
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Suite No. 100-A



2,880+/- Sq.Ft. Gray Shell Condition.

Lease Rate based on term, cost of construction plus NNN Fees. Build Out Allowance Negotiable.
Possible Drive Thru Window facing west and located on the west end of the building.

Suite No. 180



2,720 +/- Sq.Ft.

Large open space with large roll up door with a truck ramp for convenient loading and unloading. Restroom, rear pedestrian door.

Lease at \$2,267.00 per month plus NNN fees

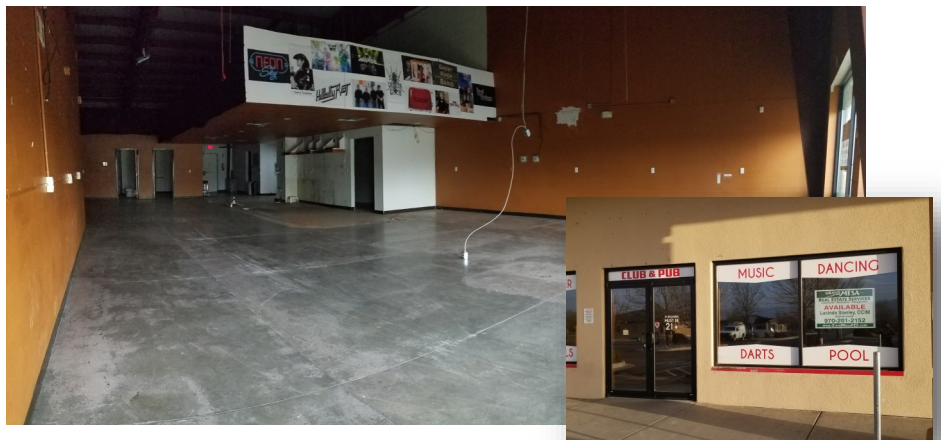


Suite No. 190

4,030± Sq.Ft.

Large East facing unit with a great store front presence, lots of windows, office, storage rooms, 2 restrooms.
Rents in As-Is Condition.

Lease \$3,358 per month plus NNN fees



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Delta, Colorado

Elevation 4,953 ft. | Population 6,954

History:

The City of Delta, the namesake and seat of Delta County, was originally set up as a trading post for Ute Indians and the new settlers from the east. Delta is situated where the Uncompahgre and Gunnison Rivers come together.

Delta County was created by the Colorado legislature on February 11, 1883. The county was named for the City of Delta, which gets its moniker for its location on the delta of the Uncompahgre River. Delta County's story is about the pioneers of agriculture, mining, land and water development. Delta County is home to the communities of Austin, Cory, Delta, Eckert, Cedaredge, Crawford, Orchard City, Hotchkiss and Paonia.

What to Do:

Historical attractions include Ft. Uncompahgre, a reconstruction of the original trading post used by traders, trappers and Native Americans, the Delta County Historical Museum, and Delta's murals. Four high adventure and outdoor enthusiasts, hike the designated Dominguez/Escalante National Wilderness Areas and the Grand Mesa, or in the winter, there is snowshoeing, cross country skiing, downhill skiing, ice fishing, sky diving, golf, mountain biking, disc golf, and so much more!



Lodging:

Visit www.westerncolorado.org and click on Delta and Lodging to find one of many other bed-and-breakfasts, motels, camping, lodges, and cabins. We also have an increasing number of quality short term rentals, so be sure to check Airbnb and VRBO.

www.DeltaCountyColorado.com

The Grand Mesa

Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles.

One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents its own individual beauty and activities for the true nature lover.



Open from early June through late September, depending on the snowfall, the Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which created this incredible mountain over the last several hundred million years.

For more information on the Grand Mesa, go to www.cedaredgechamber.com

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