



DELTA, CO

**350 STAFFORD LANE
STE. # 3511**

COMMERCIAL KITCHEN | 1,348 SQ.FT

MLS # N/A



BASE RENT: \$1,715/MO | NNN: \$598/MO

A RARE FIND — THIS FULLY EQUIPPED KITCHEN IS A CULINARY PRO'S DREAM

Located in the Shoppes at Delta with prime visibility near Safeway and Walmart, this turnkey kitchen features a drive-thru, large hood with Ansul system, gas hookups, sinks, grease trap, and dishwasher plumbing. Includes 3 offices, restrooms, racks, and more. Ample parking, great signage, and high traffic—ideal for chefs, caterers, or food entrepreneurs.

Showings by appointment only. Call today to schedule your personal tour!
(970) 512-3000



Lucinda Stanley, CCIM
Managing Broker



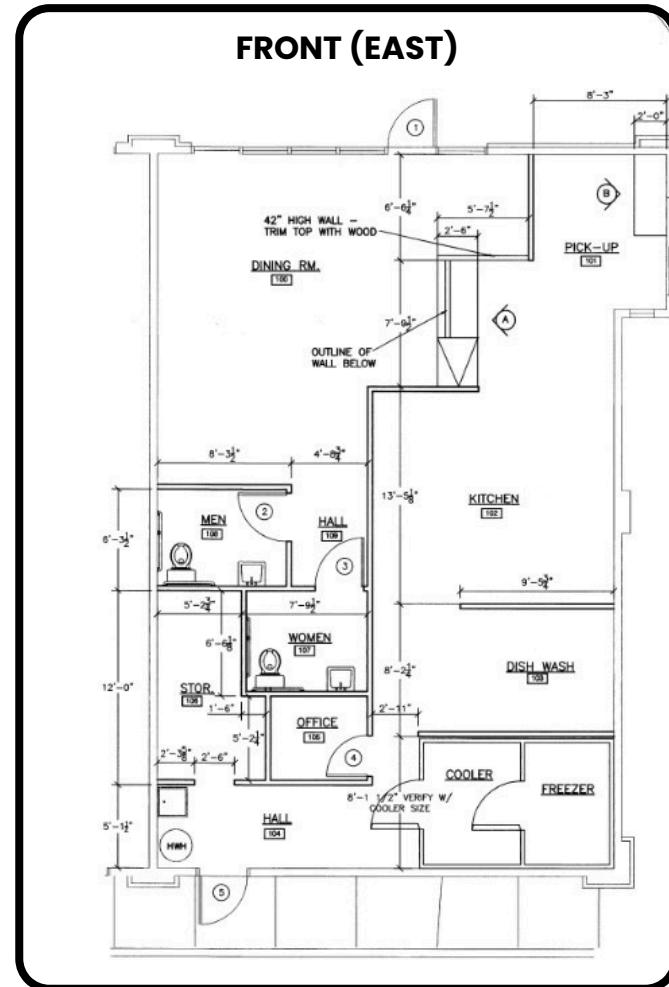
Trent Buchanan
Associate Broker

GRAND MESA REAL ESTATE SERVICES

KEY FEATURES:

- **Drive-Thru Ready** – Convenient drive-thru window with plumbing in place for an ice maker nearby.
- **Commercial Hood System** – ____ ft. hood with recently inspected Ansul fire suppression system for safety and compliance.
- **Gas Connections** – Two dedicated gas lines for commercial range or kitchen equipment.
- **Full Sink Setup** – Includes a 3-compartment sink, 2-compartment sink, and hand sink for efficient kitchen workflow.
- **Dishwasher-Ready** – Space is plumbed for a commercial dishwasher; includes 3 stainless steel dish machine wings.
- **Reliable Hot Water Supply** – 100-gallon commercial-grade water heater.
- **Grease Management** – Individual exterior grease trap designed to meet code requirements.
- **Included Equipment & Storage** – Use of catering racks, wire shelving, and a large commercial mixer available.
- **Office & Restrooms** – Features 3 private offices and multiple restrooms to support operations and staff.
- **Prime Signage Options** – Excellent visibility with signage on both the building and the pylon sign.
- **Plentiful Parking** – Ample shared parking lot for staff and customers.
- **Attractive Lease Terms** – 5-year lease starting at \$1,715/month base rent plus estimated NNN fees of \$598/month. Minimal rent increases.
- **Available May 1st** – Current tenant vacating end of April; space ready for occupancy soon after.
- **Application Requirements** – Lease application, financials, credit score, business references, first month's rent, security deposit, and insurance required.
- **Verified Traffic Counts** – 4,801 vehicles/day on Stafford Lane (2021) and 16,000 vehicles/day on Hwy 92 (2022), per USA Traffic Counts.

FLOOR PLANS:



Price and terms may change without notice.

300 Stafford Lane Ste. 30214
Delta, CO 81416



WWW.GRANDMESARES.COM
970-512-3000

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.