

**GRAND MESA**  
**REAL ESTATE SERVICES**  
**FULLY EQUIP SALON FOR LEASE**



DELTA, CO  
**335 MAIN ST.**

MLS# 834564/20262206



This turnkey, full-service salon is fully furnished and ready for immediate operation. The space features six styling stations with chairs, one plumbed pedicure chair, one dry pedicure chair, a manicure station, and three shampoo sinks with chairs. There are also two private procedure rooms, including one equipped with a sink. The salon offers a spacious, furnished reception and waiting area with retail shelving for products, on-demand hot water, and a large storage room complete with a washer, refrigerator, and additional shelving. Front display windows provide abundant natural light and excellent visibility to the public, while the rear entrance includes one private parking space. Originally renovated in 2006 and continually updated through 2021, the salon showcases beautiful vinyl wood plank flooring and attractive modern décor throughout. This fully equipped salon is move-in ready — bring your stylists and clients and start business tomorrow. Located in the historic downtown district of Delta, this beautifully modernized vintage building enjoys a prime Main Street location within walking distance of popular eateries and the upscale women’s boutique, Tara’s.



Lucinda Stanley, CCIM  
 Managing Broker  
 (970) 201-2152



Cristina Wells  
 Associate Broker  
 (303) 956-0021

**AVAILABLE NOW FOR LEASE**  
**\$2,000 MONTH | 2,081 +/- SQ. FT**

www.grandmesares.com  
 300 Stafford Lan Ste. 30214  
 Delta, Colorado 81416

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 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.

# Key Features – Salon Lease Opportunity

- Turnkey, fully furnished salon ready for immediate operation
- Prime Main Street location in historic downtown Delta
- Approximately 2,081 SF of retail/commercial space
- Stylish updated décor with vintage building charm
- Six styling stations with chairs
- Three shampoo sinks with chairs
- One plumbed pedicure chair
- One dry pedicure chair
- Dedicated manicure station
- Two private procedure/treatment rooms
- Spacious furnished reception and waiting area
- Retail shelving/display area for products
- Large front display windows with excellent visibility and natural light
- On-demand hot water system
- Large storage room with: Washer and Refrigerator
- Rear entrance with one private parking space
- Central air conditioning and forced air heat
- Walking distance to restaurants, shops, and Tara's Boutique
- Vacant and move-in ready
- 3-year lease term
- Lease rate: \$2,000/month

## Tenant pays:

- Electric
- Gas
- Sewer/Water
- Trash
- Building insurance
- Real estate taxes
- Interior maintenance
- Common area maintenance



**CALL TO SCHEDULE YOUR TOUR!**



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