

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.

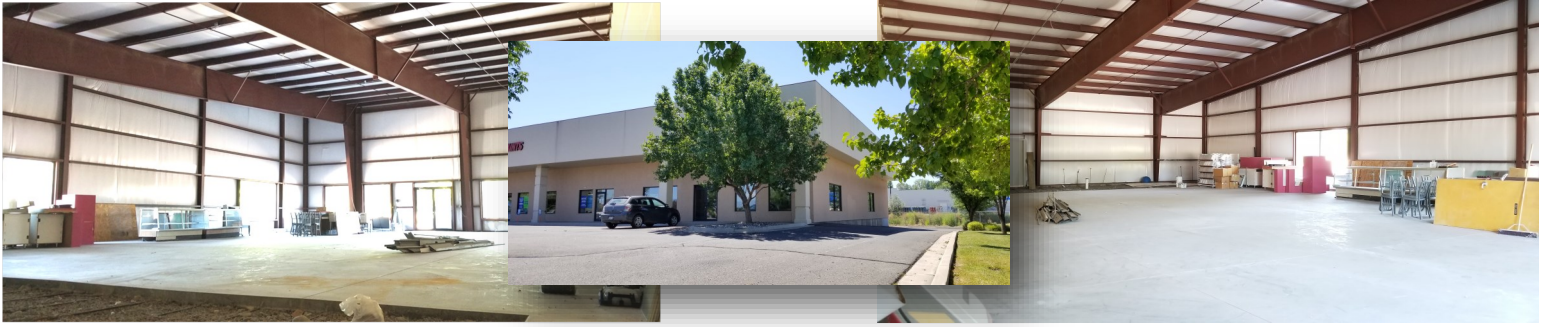
300 Stafford Lane, Suite 30212
Delta, Colorado 81416
www.GrandMesaRES.com

GRAND MESA
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.*

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

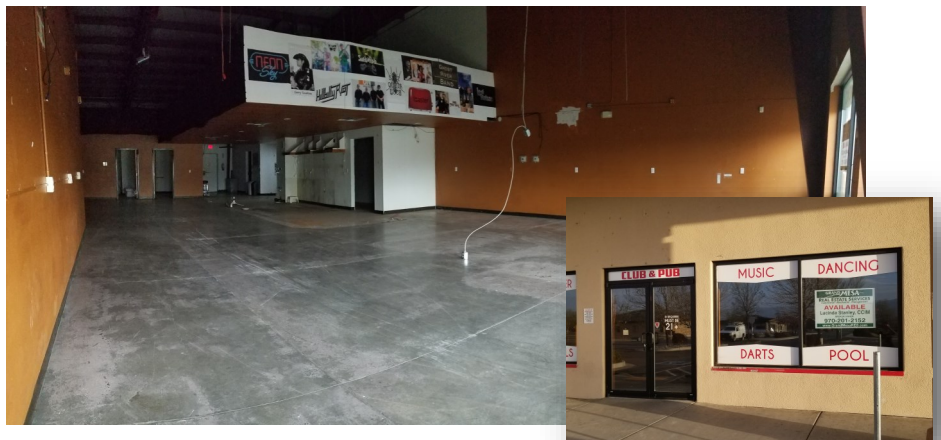


Suite No. 190

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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