GRAND MESA REAL ESTATE SERVICES

Commercial • Residential • Management

Client Relationship Driven | Strong Community Involvement | Diverse Experience in Real Estate | Extensive Marketing Strategies





Now Leasing- Office/Retail Space

130 E. Bridge St. Hotchkiss, CO

- Beautifully renovated landmark building with modern updates
- Located in booming downtown Hotchkiss, Delta County
- Situated on Hwy 92, offering great exposure to traffic
- High foot traffic due to the hustle and bustle of the area
- On and off-street parking available for easy access
- Three beautiful suites available:
  - Starting at 1,000 sq.ft.
  - Downstairs retail space at 1,250 sq.ft.
- All suites feature:
  - Private entrances
  - Windows in all rooms for natural lighting
  - Private restrooms
- Attractive rental rates and flexible terms
- Ideal location for starting a business in downtown Hotchkiss
- Next to the Town's Pocket Park, ideal for creative thinking



Showings by appointment only; call for a personal tour

One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.



LUCINDA STANLEY, CCIM
lucinda@grandmesaCRE.com
970-201-2152

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

Building Stats:



- Built in 1907, remodeled 2016 and 2024
- Square Footage: 8,316 ± Sq.Ft. / 2 Story
- Property Taxes: 2023 $8,415.00
- Estimated NNN Fees: 2024 $41,000.00 / $4.93 annual

Aerial View:



One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.

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

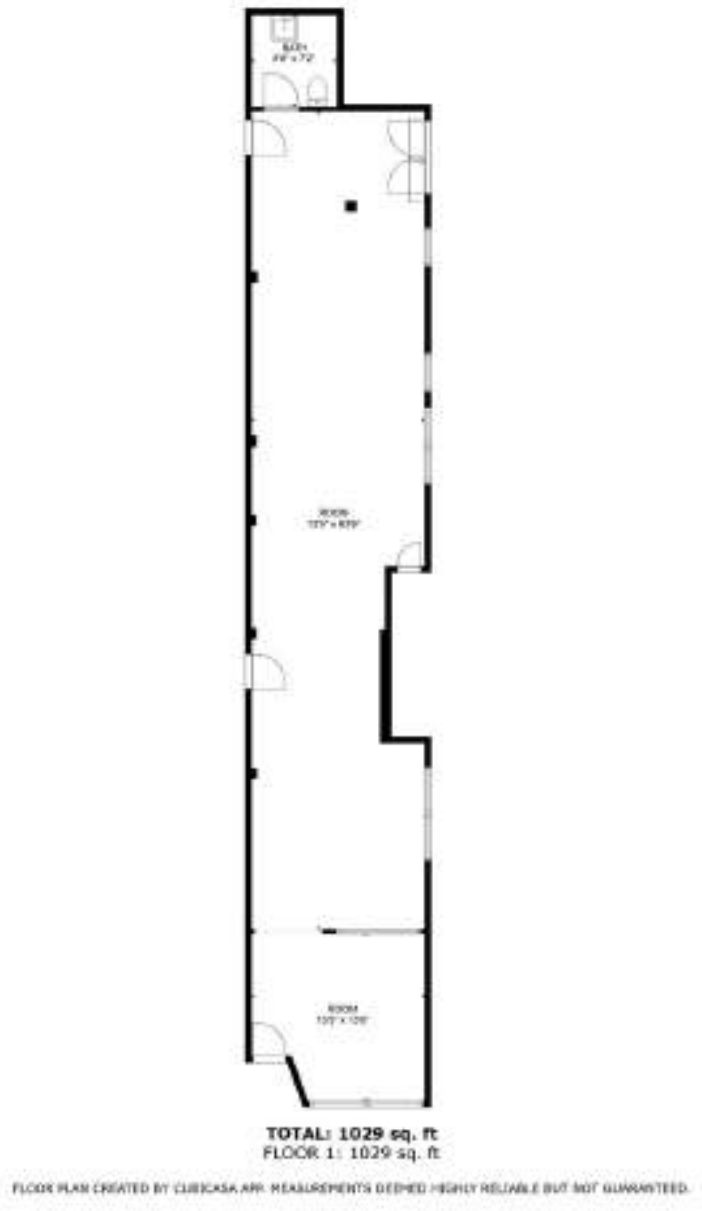
Available Suites:

130 E. Bridge Street, #A – First Floor:

- Beautiful exposed brick walls
- Natural hardwood flooring
- Display windows in front
- Windows facing the courtyard for additional natural lighting
- Double door on side, ideal for deliveries
- New ADA restroom
- 1,029 ± usable sq.ft. / 1,250 ± rentable sq.ft.
- Rent: $14.50 per sq.ft. / Triple Net Lease
- Monthly base rent: $1,510.42
- Estimated monthly NNN fees: $513.54 plus shared utilities
- Minimum 5 year lease term w/ 3% annual increases



Suite A: Floor Plan







One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.

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

Available Suites:





130 E. Bridge St. #C – 2nd Floor:

- Private stairway access from courtyard
- Beautiful exposed brick walls
- Full kitchen available
- Ideal space for innovative and creative meetings
- Three private rooms with ample windows for natural lighting
- New restroom included
- Usable space: 1,084 ± sq.ft.
- Rentable space: 1,200 ± sq.ft.
- Rent: $10.00 per sq.ft. (Triple Net Lease)
- Base rent: $1,000.00 per month
- Estimated monthly NNN fees: $493.00 plus shared utilities
- Minimum 3 year lease term w/ 3% annual increases

Suite C: Floor Plan



FLOOR 2



TOTAL: 1084 sq. ft

BELOW GROUND: 52 sq. ft, FLOOR 2: 1032 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

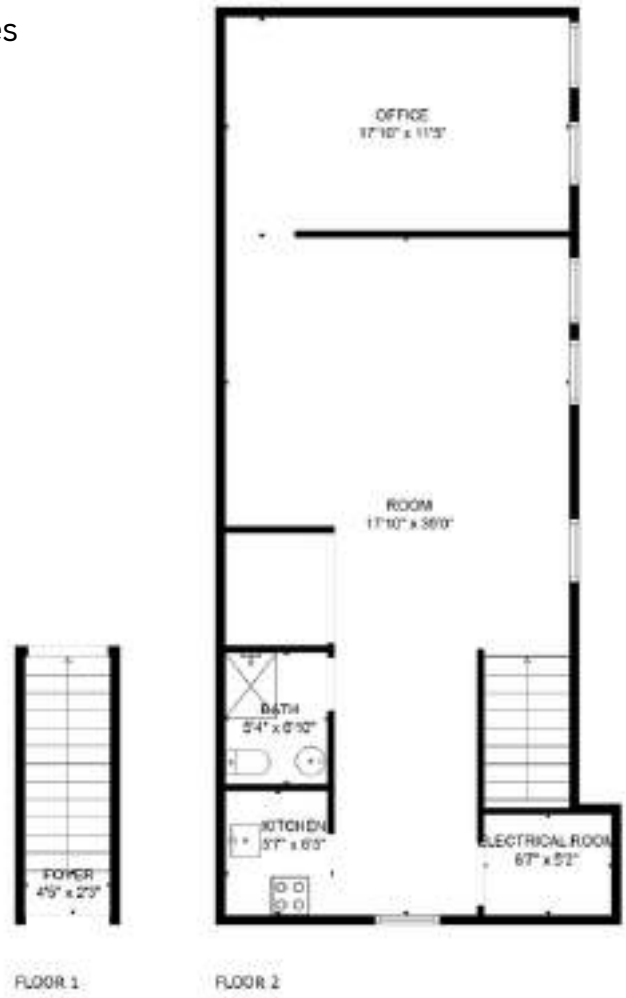
One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.

Available Suites:

130 E. Bridge St. #D – 2nd Floor

- Access: Private stairway entrance at the back of the courtyard
- Space: Large, open area with a separated back section
- Natural Light: Abundant windows providing natural lighting
- Amenities: Compact kitchen area and restroom with shower
- Size: 882 ± usable sq.ft. / 1,000 ± rentable sq.ft.
- Rent: $10.00 per sq.ft. / Triple Net Lease
- Monthly Base Rent: $833.33
- Estimated Monthly NNN Fees: $410.85 plus shared utilities
- Minimum 3 year lease term w/ 3% annual increases

Suite D: Floor Plan



TOTAL: 863 sq. ft
BELOW GROUND: 59 sq. ft, BELOW GROUND: 804 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 34 sq. ft





Suite C Entrance

One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.

537 Meeker St. Delta, CO 81416
P.O Box 735 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.

Photo Gallery:














One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.


Photo Courtesy Of: Delta County Tourism

Welcome to Hotchkiss, Colorado!

The Town of Hotchkiss is situated at an impressive elevation of 5,351 feet, which contributes to its breathtaking views and unique climate. The area's history began to unfold after it opened to Anglo settlement in 1881, marking the start of significant development that would shape the community. Officially incorporated in May 1900, the Town was named in honor of Enos T. Hotchkiss, an early pioneer who made a land claim in this picturesque region where the Town currently thrives.

Nestled in the heart of the North Fork Valley, Hotchkiss serves as a vibrant central hub for a diverse array of winter and summer activities, showcasing the stunning natural beauty of Colorado's Western Slope. The Town prides itself on its welcoming atmosphere, which invites both residents and visitors to come together at community gathering spots like Memorial Hall and the County Fairgrounds. These venues foster a sense of camaraderie and connection, making it easy for newcomers to feel at home.

With a close-knit community of approximately 1,000 residents, Hotchkiss hosts a variety of engaging events throughout the year, including the Hotchkiss Sheep Camp Stock Dog Trials, the lively Delta County Fair, and some of the most exceptional Champion Fly Fishing opportunities found along the scenic Gunnison River. These events not only celebrate the Town's agricultural heritage but also highlight its commitment to preserving and promoting the local way of life.

Whether it's exploring the great outdoors, indulging in delicious local fare, or participating in community festivities, visitors to Hotchkiss are sure to leave with lasting memories and a deeper appreciation for the unique character of this remarkable place.



Lucinda Stanley

Call to schedule a viewing today.

lucinda@grandmesaCRE.com
970-201-2152

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