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The Shoppes at Delta | 300 Stafford Ln., Delta, CO | Suite 30280

Northwest-facing offices with Grand Mesa views

Located in The Shoppes at Delta, this beautiful northwest-facing suite offers amazing views of the Grand Mesa, abundant parking and a great tenant mix. Its location in the heart of Delta's commercial and medical district makes this a prominent address.

Available units

Unit	Usable SF	Rentable SF	Base rent/mo
Unit A	1,117 ±	1,296	$1,620
Unit B	1,338 ±	1,552	$1,940
Total	**2,455 ±**	**2,848**	**$3,560**

Base rent shown at $15.00 per rentable sq. ft. per year, plus NNN. Unit A has 3 private offices; Unit B has 4. Floor plan on page 2.

Lease terms

Lease type	**Triple net (NNN)**
Minimum term	**5 years**
Base rent	**$15.00 / RSF / yr**
Annual increases	**4%**
NNN fees (2026 est.)	**$3.82 / RSF / yr**
Delivery	**Within 5 months of lease execution**





Lucinda Stanley, CCIM
Managing Broker · lucinda@grandmesacre.com

Call (970) 201-2152

Information deemed reliable but not guaranteed. Prices and terms may change without notice.

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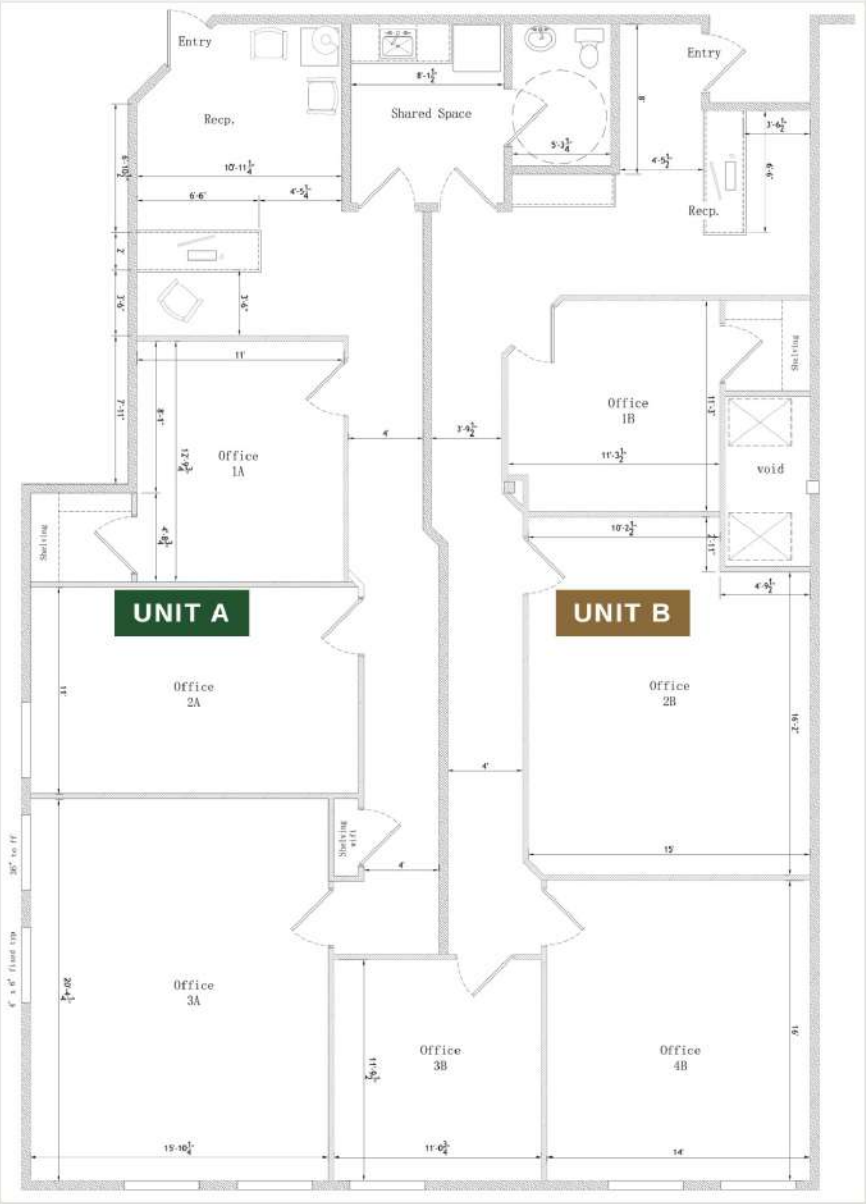
Suite 30280 | Proposed floor plan

Two units, one suite – your choice



Proposed layout. Room dimensions approximate.

Unit A

1,296 RSF
1,117 ± usable sq. ft.

Room	Size
Entry & reception	10'-11¼" wide
Office 1A	11' × 12'-9¾"
Office 2A	11' deep
Office 3A	15'-10¼" × 20'-4¼"
Storage shelving	2 areas

Unit B

1,552 RSF
1,338 ± usable sq. ft.

Room	Size
Entry & reception	private entry
Office 1B	11'-3½" × 11'-3"
Office 2B	15' × 16'-2"
Office 3B	11'-0¾" × 11'-9½"
Office 4B	14' × 16'
Storage shelving	1 area

Suite features

- ✓ Private entry & reception for each unit
- ✓ Shared restroom & break area
- ✓ Northwest-facing windows with Grand Mesa views
- ✓ ADA accessible with elevator
- ✓ Directory signage & ample parking
- ✓ Ready for tenant finish

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The Shoppes at Delta | 300 Stafford Ln., Delta, CO

Location & access



Traffic counts

16,000
Vehicles per day · State Hwy 92
2022 AADT, both directions

4,801
Vehicles per day · Stafford Lane
2021 AADT, both directions

Just south of Highway 92 near its junction with US 50. Source: USA Traffic Counts. Verify current figures before distribution.

Airports

Airport	Miles	Drive
Blake Field (AJZ), Delta	~2	~5 min
Montrose Regional (MTJ)	~22	~25 min
Grand Junction Regional (GJT)	~41	~45 min

Montrose and Grand Junction offer commercial airline service. Blake Field is a general aviation airport with Jet-A and 100LL fuel. Distances approximate from the property.

Great tenant mix

In the building: Anytime Fitness, Grace Community Church, AdaptHealth and Grand Mesa Real Estate Services. Domino's is on site.

- ✓ Walmart Supercenter
- ✓ Safeway
- ✓ Alpine Bank
- ✓ Bank of Colorado
- ✓ Taco Bell · Sonic
- ✓ Sunrise Burritos
- ✓ The UPS Store
- ✓ Sherwin-Williams

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Delta, Colorado | Delta County seat

About Delta & business climate

~4,960 ft	~9,700	~32,200	~13,900	9.5%
City of Delta elevation	**City of Delta population**	**Delta County population**	**Jobs in Delta County**	**Combined sales tax**
Above sea level	2024 estimate	2024 Census estimate	2023, Colorado LMI	State, county, city & districts

About Delta

Delta is the county seat and largest city in Delta County, set where the Gunnison and Uncompahgre rivers meet on US 50 between Grand Junction and Montrose. Known as the “City of Murals,” its historic Main Street anchors a regional trade and agricultural hub that draws shoppers and patients from across the county.



Residents enjoy fishing and floating on the Gunnison River, Sweitzer Lake State Park and the trails of Confluence Park, with the Grand Mesa and the Black Canyon of the Gunnison an easy drive away. The annual hot air balloon festival and Main Street events round out small-town life.

Business climate

Regional hub. Delta sits at the crossroads of US 50 and CO 92, serving a county of more than 30,000 residents.

Workforce. Government, agriculture and retail lead the county’s job base; health care, retail and construction employ the most residents.

Medical anchor. Delta Health runs a 49-bed hospital in Delta with clinics across the county.

Incentives. Delta County is in the Region 10 Enterprise Zone, offering state tax credits for eligible businesses that invest, hire or train. The City of Delta also weighs incentives case by case for new and expanding businesses.

Connectivity. Elevate, the fiber internet company built by DMEA, serves Delta and Montrose counties.

Delta Area Chamber of Commerce
(970) 874-8616 · 301 Main Street · deltacolorado.org

Compiled from the U.S. Census Bureau, Colorado Department of Labor and Employment, Colorado Department of Revenue, Region 10, the City of Delta and public sources. Deemed reliable but not guaranteed.

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