

# THE ADELYNN

1654 – 1688 Rodeo Way, Delta, CO 81416

2,000 – 12,000 SF of Office/Retail Space Available

A modern mixed-use destination in Delta, Colorado



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# PROJECT OVERVIEW

The Adelynn is a contemporary mixed-use commercial development designed to bring together retail, wellness, office, outdoor lifestyle, and community-oriented businesses within a cohesive and modern environment in Delta, Colorado.

The project is envisioned as an active commercial destination that combines thoughtful architecture, flexible tenant spaces, modern storefront design, strong visibility, and a community-focused atmosphere.

The Adelynn is intended to support businesses looking for high-quality space in a growing regional market while creating an engaging experience for customers, visitors, and the surrounding community.



# PROJECT HIGHLIGHTS

- Six available commercial spaces
- Flexible floor plans
- Modern storefront design
- Strong parking and circulation
- Opportunity for tenant customization
- High visibility location
- New construction opportunity

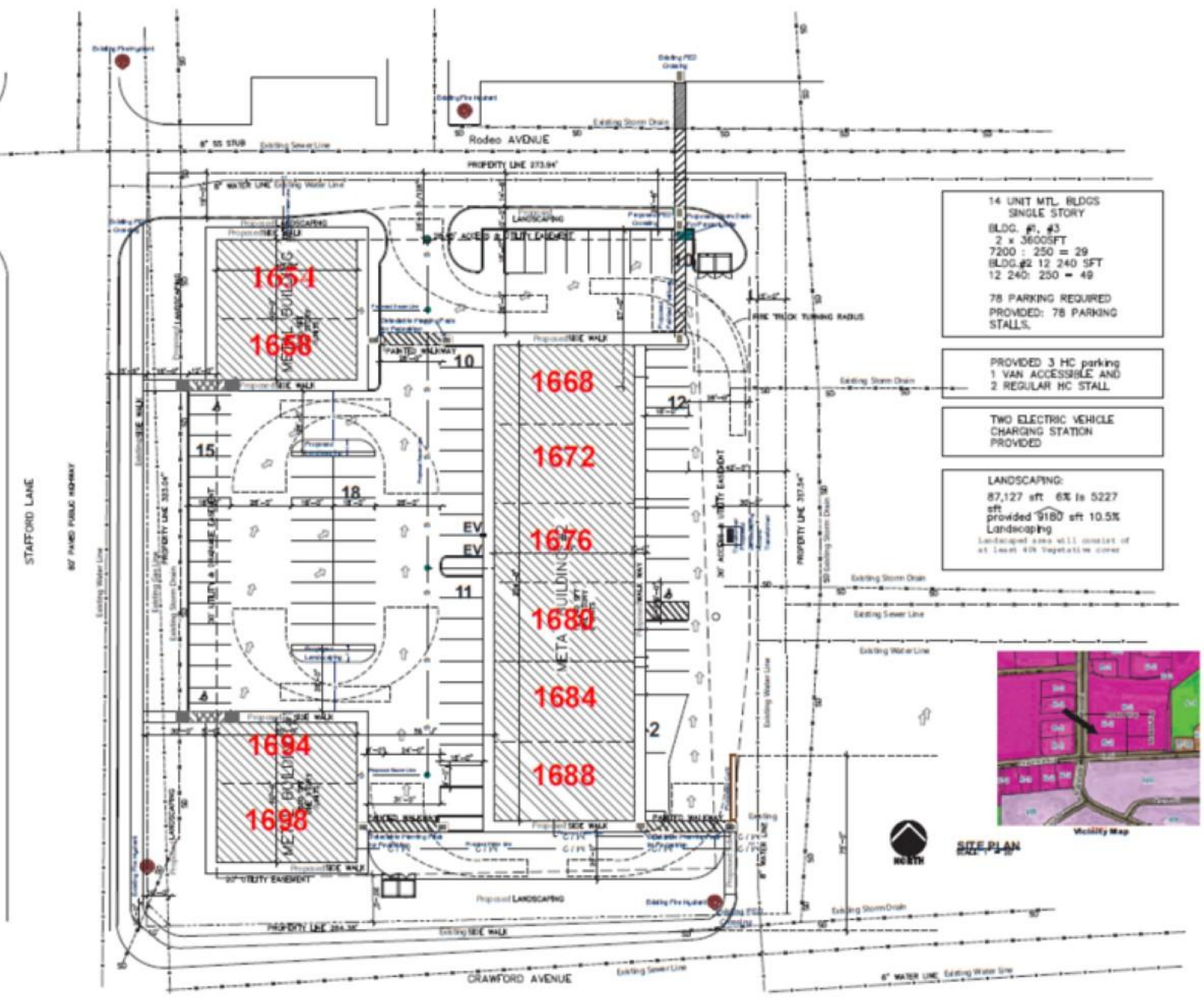


# RENDERINGS



# SITE PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/20/2023
2	REVISED	11/15/2023
3	REVISED	12/15/2023
4	REVISED	01/15/2024
5	REVISED	02/15/2024
6	REVISED	03/15/2024
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100	REVISED	01/15/2032



14 UNIT MTL. BLDGS  
SINGLE STORY  
BLDG. #1, #3  
2 x 3600SFT  
7200 : 250 = 29  
BLDG.#2 12 240 SFT  
12 240: 250 = 49

78 PARKING REQUIRED  
PROVIDED: 78 PARKING  
STALLS.

PROVIDED 3 HC parking  
1 VAN ACCESSIBLE AND  
2 REGULAR HC STALL

TWO ELECTRIC VEHICLE  
CHARGING STATION  
PROVIDED

LANDSCAPING:  
87,127 sqft 6% is 5227  
sqft provided 9180 sqft 10.5%  
Landscaping area will consist of  
at least 40% Vegetation cover



**SITE PLAN**  
DATE: 10/20/2023



NEW METAL BUILDINGS AT STAFFORD  
FOR GREENBACK PROPERTY GROUP LLC.  
Stafford Lane,  
DELTA, COLORADO

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100 01/15/2032 REVISED

1ST FLOOR  
1 IN = 20 FT

AS-1

## LEASING TABLE

UNIT	SIZE	TERM	RENTAL RATE	LEASING TERMS	STATUS
Suite 1668	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available
Suite 1672	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available
Suite 1676	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available
Suite 1680	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available
Suite 1684	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available
Suite 1688	2,000 SF	Negotiable	\$14.00/SF/YR	Triple Net (NNN)	Available

# IDEAL TENANT TYPES

- boutique fitness
- wellness
- outdoor recreation
- coffee/café
- professional office
- creative studio
- salon/spa
- health services
- specialty retail
- local/regional service businesses



## WHY DELTA COUNTY

A diversifying economy, an entrepreneurial culture, investment opportunities, and a high quality of life...

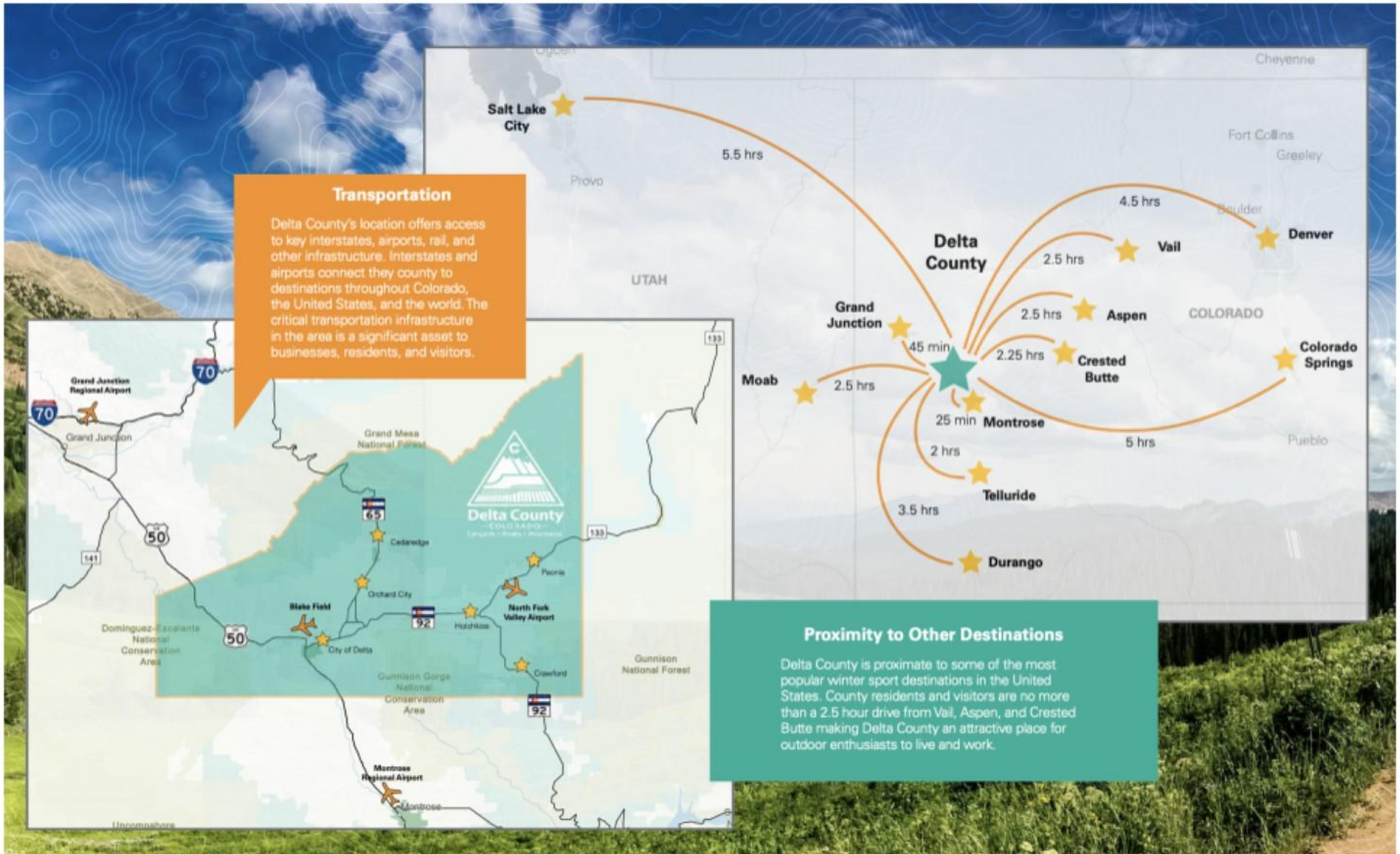
Delta County is located on Colorado's Western Slope and is home to a diverse mix of community assets. These include transportation, lifestyle/ quality of life, education, and a pro-investment economic climate. The County's assets capture the pride of the community while also providing strong anchors ready to be complemented with new development.

Delta County has many recreational lifestyle options that foster an exceptional quality of life amenity. Rivers, lakes and trails abound throughout the County's two national conservation areas, a national park, and acre upon acre of public lands ranging from river valleys to the mountains.



For more information visit  
[onedeltacounty.org](http://onedeltacounty.org)

# DELTA COUNTY MAP



Interested in learning more about leasing opportunities at The Adelynn?

Contact us to discuss space availability, tenant needs, and customization opportunities.

Owned and Developed by:



**Tanya Moore**

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Built by:



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