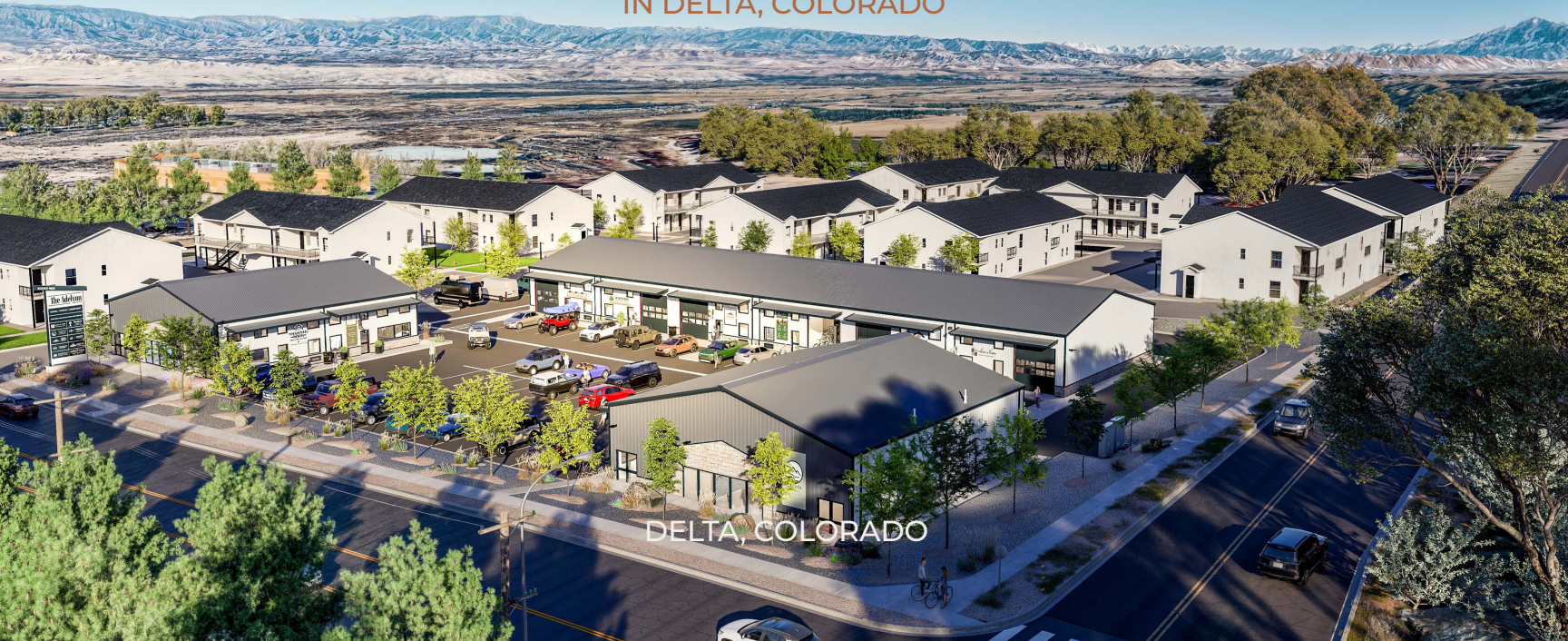


The Adelynn

FLEXIBLE COMMERCIAL OPPORTUNITIES
IN DELTA, COLORADO



DELTA, COLORADO

THE ADELYNN

CONTENTS

- 01 Project Overview
- 02 Project Highlights
- 03 Architectural Vision
- 04 Site Plan
- 05 Available Spaces
- 06 Why The Adelynn
- 07 Space Potential
- 08 Ideal Tenant Types
- 09 Why Delta County
- 10 Regional Access
- 11 Contact Information



THE ADELYNN

PROJECT OVERVIEW

The Adelynn is a contemporary commercial destination designed to support local businesses, entrepreneurs, and growing companies.

Flexible spaces, strategic visibility, and room for future growth create opportunities for businesses to establish a leasing presence in Delta, Colorado.



6
SUITES

2,000 - 12,000 SF
FLEXIBLE SPACES


CONSTRUCTION


DELTA
COLORADO

PROJECT HIGHLIGHTS



**NEW
CONSTRUCTION**



**FLEXIBLE
LAYOUTS**



**HIGH
VISIBILITY**



**AMPLE
PARKING**



**EASY
ACCESS**



**CUSTOMIZATION
OPPORTUNITIES**



**STRONG
COMMUNITY**



**GROWING
MARKET**

THE ADELYNN

ARCHITECTURAL VISION

Designed for Growth

Every aspect of The Adelynn has been planned to maximize flexibility, efficiency, and future potential.

Modular tenant spaces, prominent storefront visibility, ample parking, and opportunities for customization create a commercial environment designed to support businesses at every stage of growth.

Architectural renderings and visualization studies by Tandem Studio LLC.

**Explore the complete
visualization study
online**



THE ADELYNN

SITE PLAN

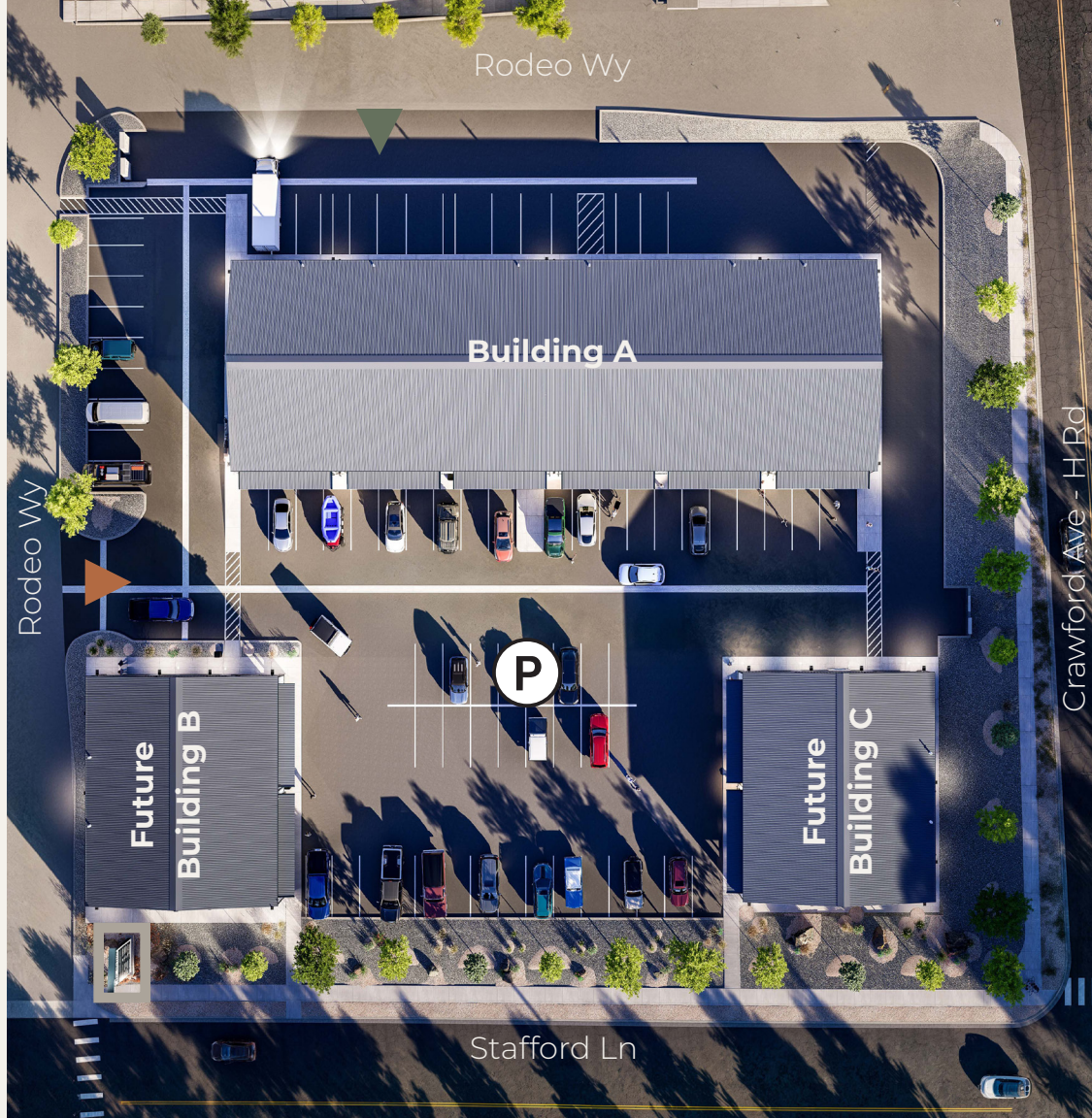
P PARKING

▲ MAIN ENTRANCE

▲ DELIVERY ENTRANCE

□ TOTEM SIGN

**PARKING SPACES
APPROX. 70**



THE ADELYNN

LEASING OPPORTUNITIES

SUITE	SIZE (SF)
1668	2,000
1672	2,000
1676	2,000
1680	2,000
1684	2,000
1688	2,000



Term negotiable.
Rental rate \$14.00/SF/YR
Leasing terms Triple Net (NNN)

THE ADELYNN

Why The Adelynn



ESTABLISHED

A thoughtfully planned commercial destination designed for long-term success.



AUTHENTIC

Rooted in Delta County and connected to the local community.



INVITING

A welcoming environment for customers, visitors, and businesses.



GROWING

Built to support businesses as they adapt, expand, and evolve.



CONNECTED

Excellent visibility, accessibility, and regional connections.

THE ADELYNN

SPACE POTENTIAL

Illustrative tenant concepts demonstrating the flexibility of our spaces.



**OUTDOOR
RECREATION**



**COFFEE, EATS
& GATHER**



**WELLNESS
& FITNESS**



**PROFESSIONAL
SERVICES**

Concept renderings for illustration purposes only.

THE ADELYNN

CONCEPT BUSINESSES



A collection of conceptual business identities created to explore how The Adelynn can support a diverse mix of tenants and customer experiences.

These studies illustrate the adaptability of the development and demonstrate how individual businesses can establish a unique presence while contributing to a cohesive commercial destination.



FRESH. LOCAL. WHOLESOME.
EAT WELL. LIVE WELL.



THE ADELYNN

WHY DELTA COUNTY



ENTREPRENEURIAL SPIRIT

A community that values local business, innovation, and long-term investment.



REGIONAL ACCESS

Convenient connections to airports, highways, recreation destinations, and surrounding markets throughout Colorado and Utah.



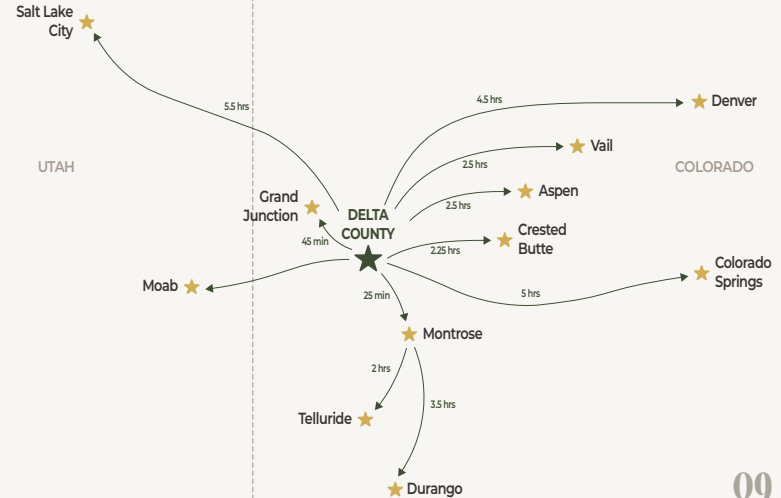
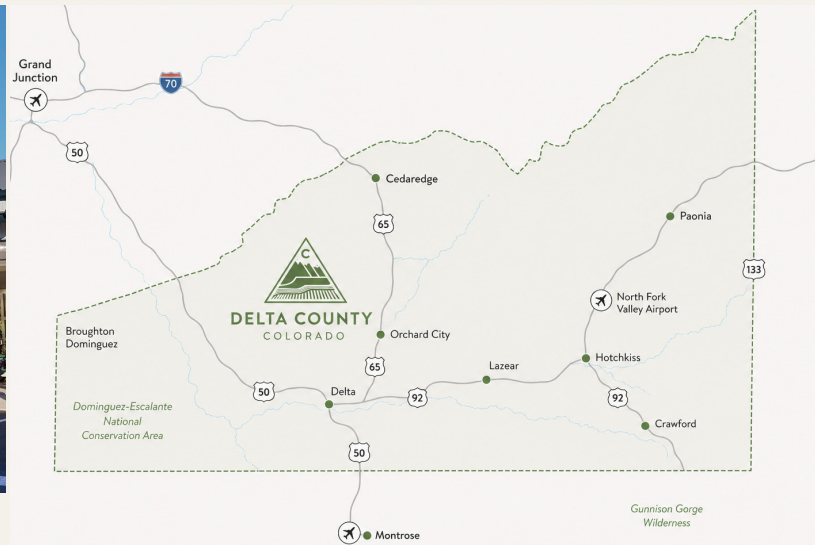
OUTDOOR LIFESTYLE

Surrounded by world-class recreation destinations, the region attracts residents, visitors, talent, and new businesses.



QUALITY OF LIFE

Small-town character combined with opportunity, accessibility, and room for growth.



The Adelynn



THE ADELYNN

LET'S CONNECT

Leasing opportunities available.

OWNED AND DEVELOPED BY:



TANYA MOORE

GREENBACK PROPERTY GROUP, LLC
575-707-3403
tmooremanagementllc@gmail.com

SAMANTHA ORMSBEE

GREENBACK PROPERTY GROUP, LLC
970-497-6950
samantha.mooremanagement@gmail.com

BUILT BY:

STEVE JOZEFczyk

NORTH PEAK CONSTRUCTION
970-812-7970
steve@northpeakconstruction.com



Visit Greenback Property Group

