

OFFERING MEMORANDUM

1 Conley Road, Suite B
La Junta, CO 81050

FOR LEASE

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



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OFFERING SUMMARY:

AVAILABLE FOR LEASE:	1,476 sq. ft.
YEAR BUILT:	2003
ZONING:	Commercial Zoning
AVAILABLE:	April 1, 2026

PROPERTY OVERVIEW

Fantastic 1,476 square foot retail property for lease. The building offers excellent visibility from Hwy 50 in La Junta and is located just in front of the Walmart Super Center in La Junta CO. This is an Ideal property for a restaurant, bank, credit union or any professional retail service, Come and enjoy this retail space located right between the Domino's Pizza and Verizon Wireless in La Junta, CO. The retail building offers illuminated signage on the front and back side of the retail building and also offers illuminated signage along Highway 50 signage to promote the business.

LEASE INFORMATION

COMING SOON! Space will be available April 1, 2026.

Base Lease Rate starts at \$20.00 per sq. ft. annually

NNN Expenses are currently— \$5.94 per sq. ft. annually

Lease Terms Offered - 3-5 year lease terms with option to extend the lease agreement for an additional 3-5 years after the end of the initial lease term.

Please inquire with broker for more information on leasing this great property.



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