

Safeway Out-Parcel - 1.12 acres

1520 Highway 92, Delta, CO



Presented By:

Jackson Berry and Wendy Johnson

1910 N 12th Street Unit A

Grand Junction, CO 81501

970.245.7237

callredcompass.com

Offered At:

\$265,000

Safeway anchor 1.12 acre outparcel

1520 Highway 92, Delta, CO

Property Overview

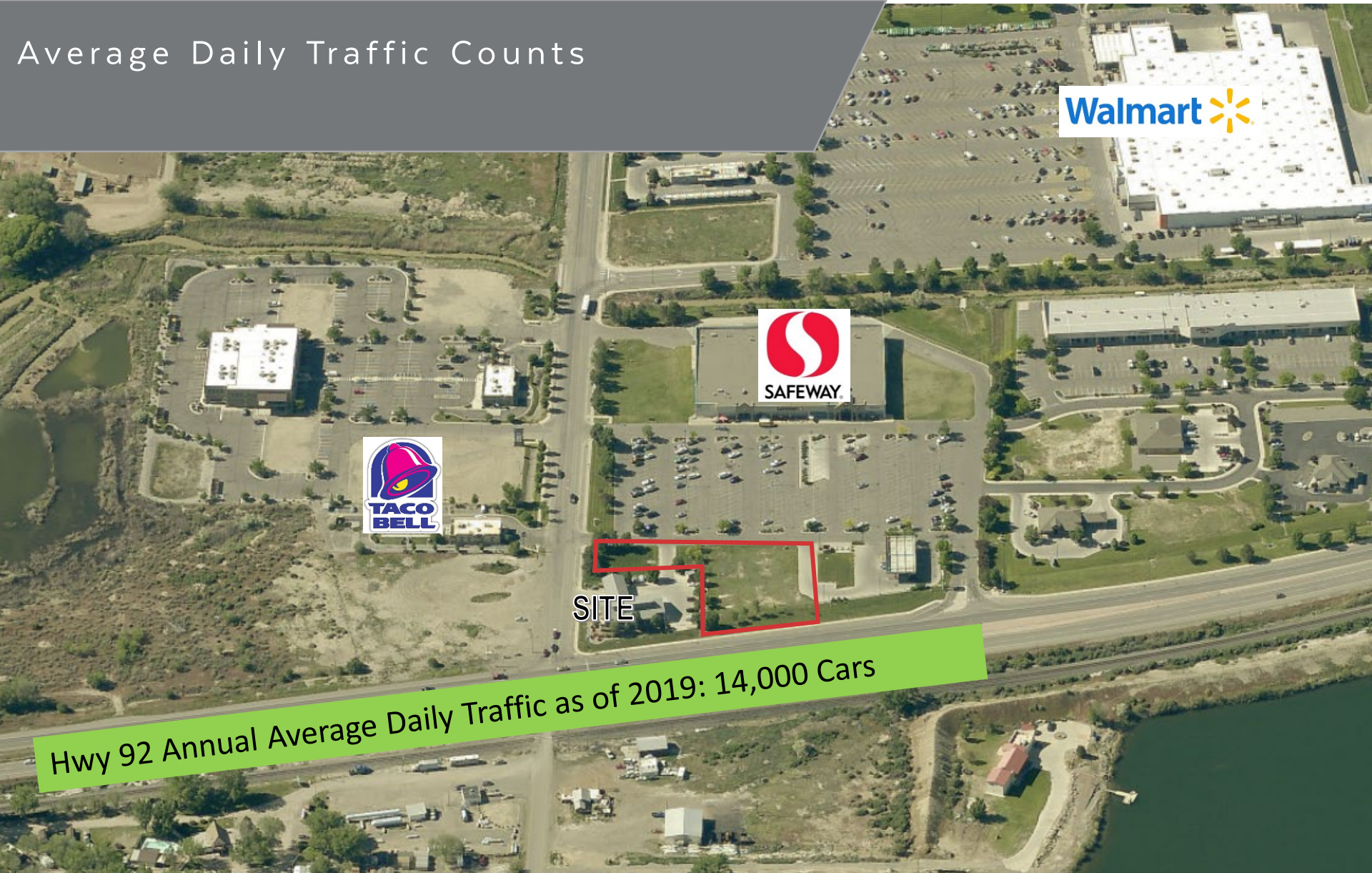
- Outparcel for sale just north of Safeway and west of Taco Bell in Delta, CO. Select a site that is located directly along Highway 92 with average daily vehicle counts over 14,000 cars per day. The visibility will translate into immediate recognition in the community. Situated between two of Colorado's most respected banks, Alpine Bank and the Bank of Colorado, this location has drive-thru traffic all day long. Walmart sits just south of Safeway and traffic drives along Stafford Ln just to the west.



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Average Daily Traffic Counts



Hwy 92 Annual Average Daily Traffic as of 2019: 14,000 Cars



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City of Delta B-2 Zoning

Legend

- City limits
- City Zoning**
 - A-1 Agriculture
 - B-1 Business 1
 - B-2 Business 2**
 - B-3 Business 3
 - I - Industrial
 - UPRR ROW - Industrial
 - IR - Industrial / Residential
 - MHR-Mobile Home Residential
 - MR-Medical / Residential
 - OR-Office / Residential
 - R-1 Residential 1
 - R-1A Residential 1A
 - R-2 Residential 2
 - R-3 Residential 3

SITE

Mesa View Dr

Valley View Dr

Circle Dr

Stafford Ln

H Rd

Porter Ct















Drive-In Theater

Heinz

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— City limits

	A-1 Agriculture
	B-1 Business 1
	B-2 Business 2
	B-3 Business 3
	I - Industrial
	UPRR ROW - Industrial
	IR - Industrial / Residential
	MHR-Mobile Home Residential
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	R-1 Residential 1
	R-1A Residential 1A
	R-2 Residential 2
	R-3 Residential 3

SITE

Circle Dr

Mesa View Dr

Valley View Dr

Stafford

Drive-In Theater

H Rd



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Porter Ct

1480

City of Delta B-2 Zoning

Uses By Right

B-2 District. A. INTENT: The B-2 District is intended for a large variety of uses to conveniently serve customers. (It shall include all areas previously classified before November of 2011 as being within the B-4 District.) B.

USES BY RIGHT:

1. Those listed in the B-1 District as “uses by right.”

B-1 USES BY RIGHT: 1. Retail stores, business and professional offices and service establishments which cater to the general shopping public. 2. Libraries and museums. 3. Government buildings and facilities. 4. Public utility service facilities. 5. Private and fraternal clubs. 6. Theaters and places of amusement. 7. Restaurants and taverns. 8. Depots. 9. Churches (off-street parking required). 10. Child care facilities (off-street parking required). 11. Hotels and motels (off-street parking required). 12. Parking lots and garages. 13. Single family homes, duplexes, dwelling units in buildings containing other uses, and multiple family residences (off-street parking required). 14. Schools (off-street parking required). 15. Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied. 16. Funeral homes (off-street parking required). 17. Parks and playgrounds. 18. Accessory uses. 19. Adult care facilities (off-street parking required).

2. Laundromats.

3. Bowling alleys.

4. Car washes.

5. Rental storage units with a maximum rental unit size of three hundred (300) square feet.

6. Veterinary clinics or hospitals for small animals.

7. Nursing homes, sanatoriums, and hospitals.

8. Retail building material supply businesses.

9. Gas stations and vehicle repair businesses.

10. Farm implement and vehicle sales and service establishments.

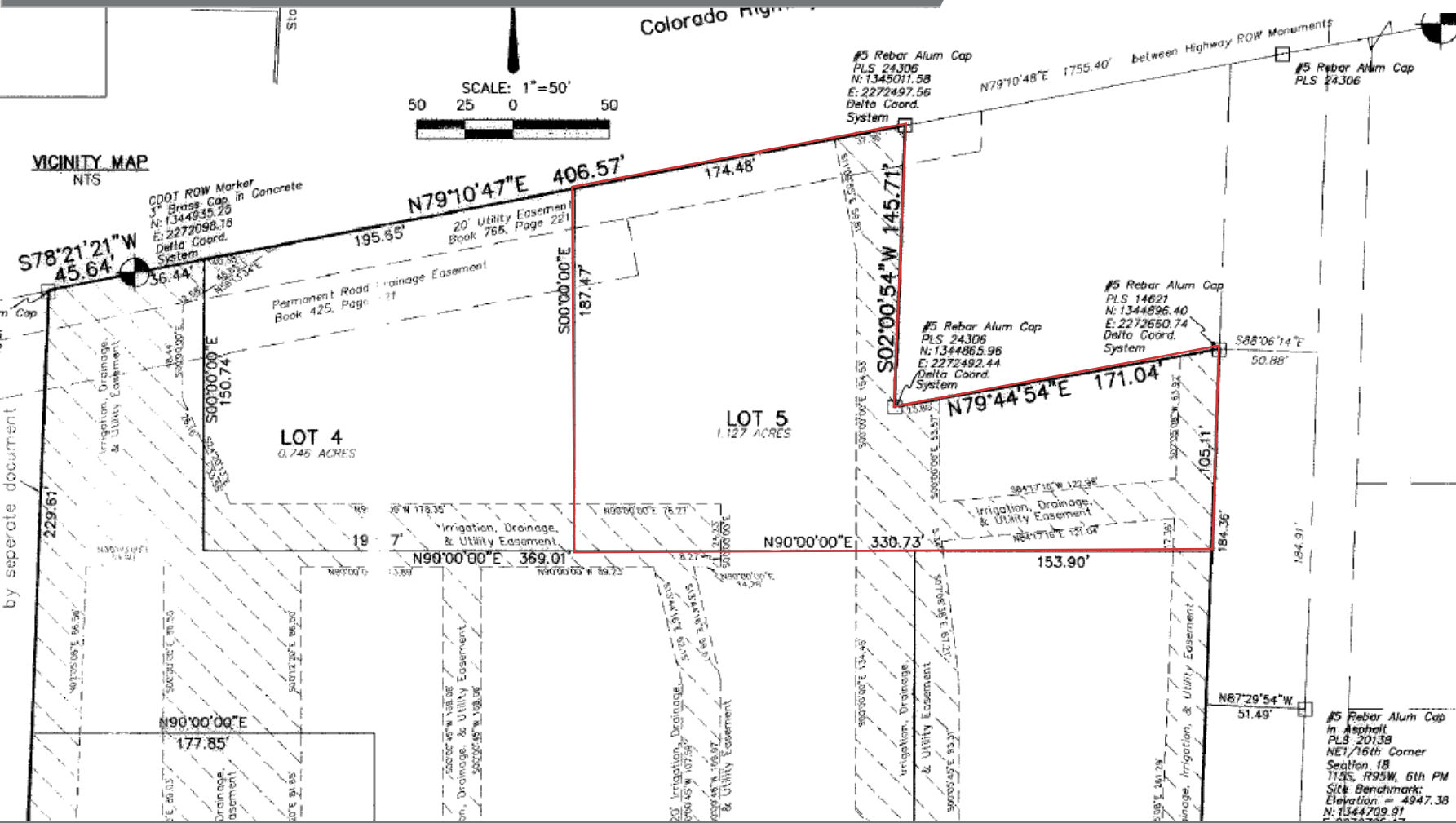
11. Wholesale distribution.

12. Greenhouses.

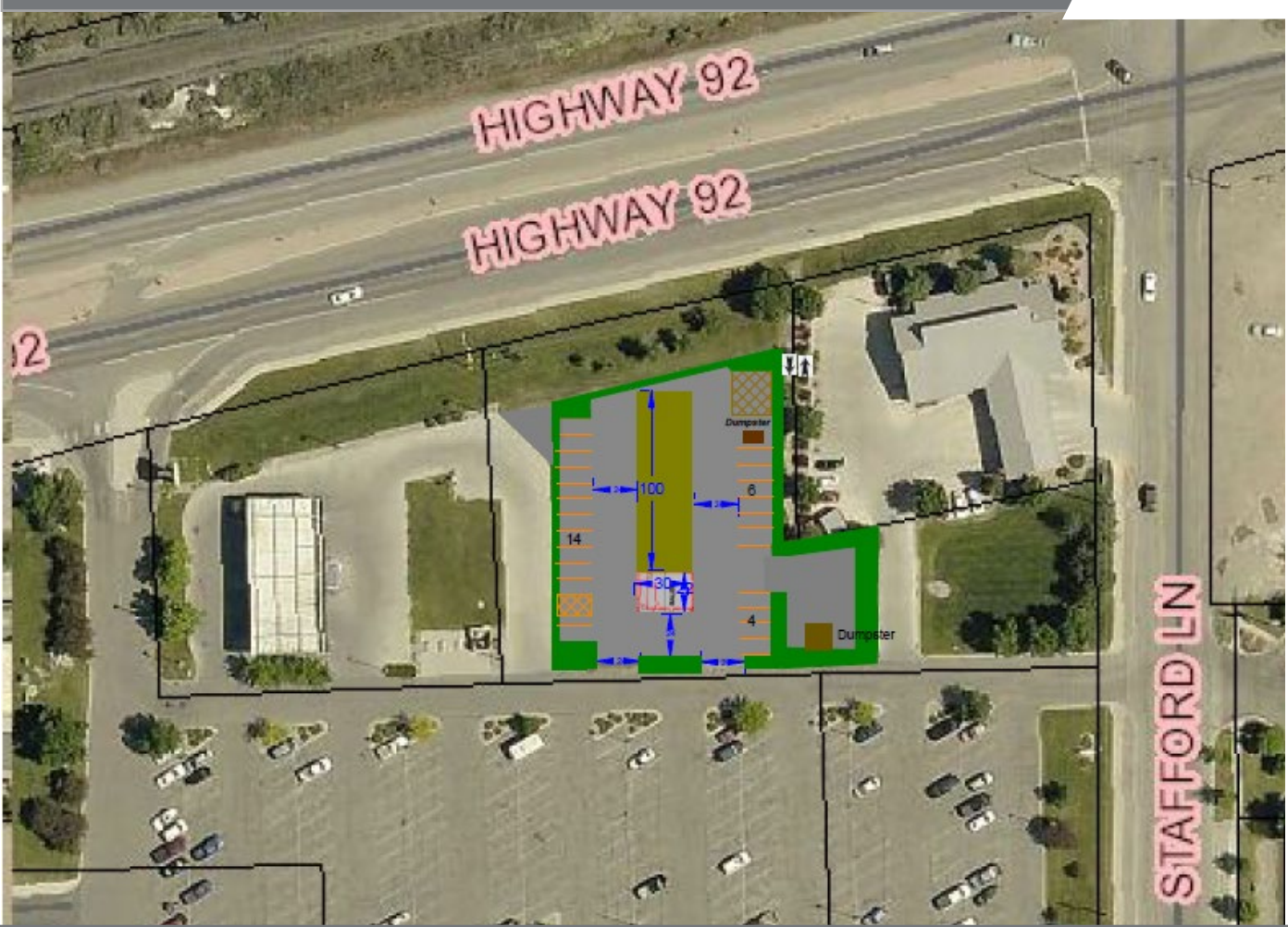


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Potential Uses
Auto Service Use



Lot: Approx 1 Acre
Use: Auto Service
Bldg: 3,600 SF
Office: 600 SF
Zoning: B-2
Parking: 24 provided

Potential Uses

Fast Food / Quick Serve Restaurant (QSR)



Lot: Approx 1 Acre
Use: Fast Food (QSR)
Bldg: 2,000 – 3,000 SF
Office: 600 SF
Zoning: B-2
Parking: 36 provided



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Utility Information

Water and Sewer: City of Delta (970) 874-7566

Electricity: Municipal Light & Power: (970) 263-5340

Gas: Black Hills Energy (800) 563-0012



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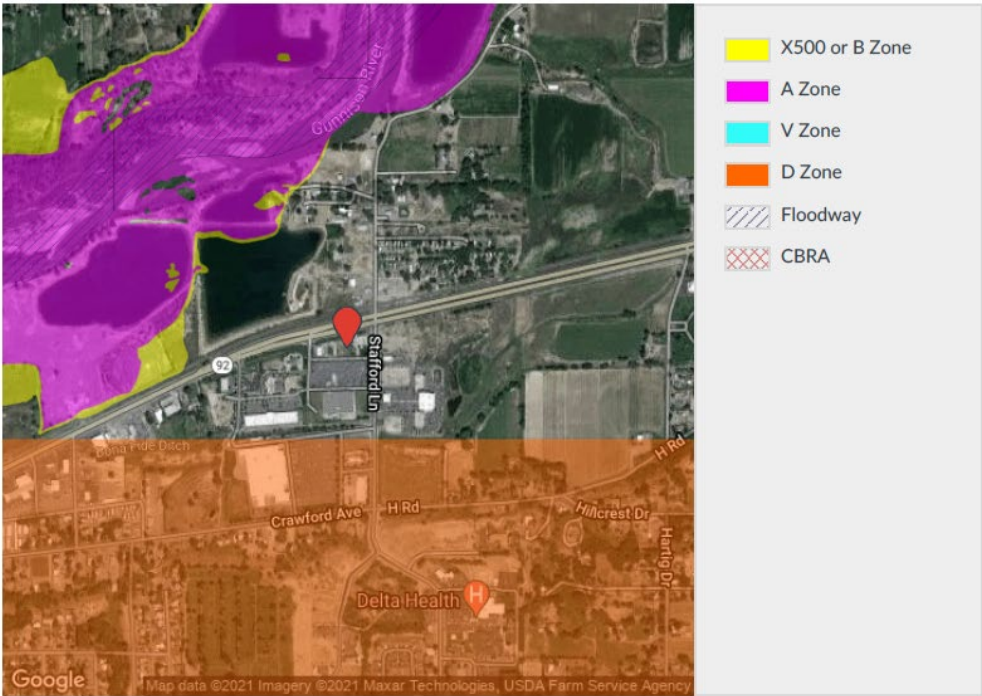
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Flood Zone Determination: OUT



Flood Zone Determination: **OUT**

COMMUNITY	080043	PANEL	0418D
PANEL DATE	August 19, 2010	MAP NUMBER	08029C0418D



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