

UNDER NEW OWNERSHIP

# NEW WEST STATION

3203 Highway 6 & 24 - Clifton, Colorado 81520



# New West Station

3203 I-70 BUSINESS LOOP - CLIFTON, COLORADO 81520

## Overview

New West Station is a high quality shopping center with three buildings totaling 18,630 square feet of retail, located in the Grand Junction MSA along the Colorado's Western Slope. The property is currently leased to a mix of high quality tenants including AutoZone, Sonic, Jimmy Johns, Rent-A-Center, and Papa Johns.

New West Station commands a high-visibility location along Interstate 70 Business Loop, a heavily trafficked thoroughfare that features roughly 25,000 vehicles per day and provides ease of access to Colorado's Interstate 70 mountain corridor. Notable retailers in the immediate trade area include City Market (Kroger), Murdoch's, Qdoba, Starbucks, Taco Bell, McDonald's, Walgreens, Denny's and Wendy's.

## Property Highlights

- Two Outparcels - AutoZone and Sonic Drive-In
- Excellent Frontage
- Class "A" development, built in 2007
- Strong tenant mix comprised of national tenants
- High parking ratio at over 6 per 1,000 SF
- Last Shop Space Available
- High Daily Traffic Counts from I-70 and 32 Road (Highway 141)
  - ❖ Interstate 70 : 25,000 VPD
  - ❖ 32 Road/Highway 141 : 19,000 VPD



# New West Station

RETAIL PROPERTY FOR LEASE

## IRREPLACEABLE LOCATION

Positioned between two signalized Intersections adjacent to City Market (Kroger), New West Station has HIGH visibility from I-70 (25,000 Vehicles Per Day) and 32<sup>nd</sup> Road/Highway 141 (19,000 Vehicles Per Day).



QDOBA  
MEXICAN EATS

BURGER  
KING

taco john's

POPEYES

O'Reilly  
AUTO PARTS  
SUBWAY

W

DOLLAR TREE  
HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

BW Best Western

KFC

Denny's

McDonald's

Wendy's

PIZZA  
PAPA JOHN'S

RAC  
REPAIR & CARE  
TIRE SERVICE • APPLIANCES • REFRIGERATORS • COMBIS

JIMMY JOHN'S  
SANDWICHES

SONIC

AutoZone

# New West Station

RETAIL PROPERTY FOR LEASE

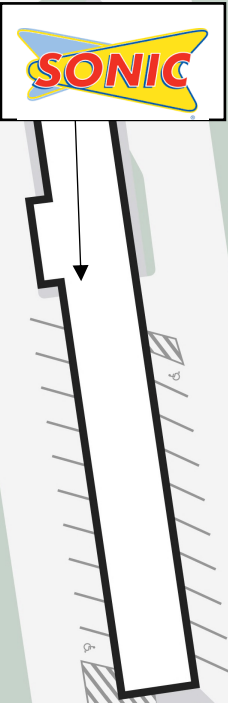
Traffic Counts  
25,000 VPD







Avail.  
2,125 SF



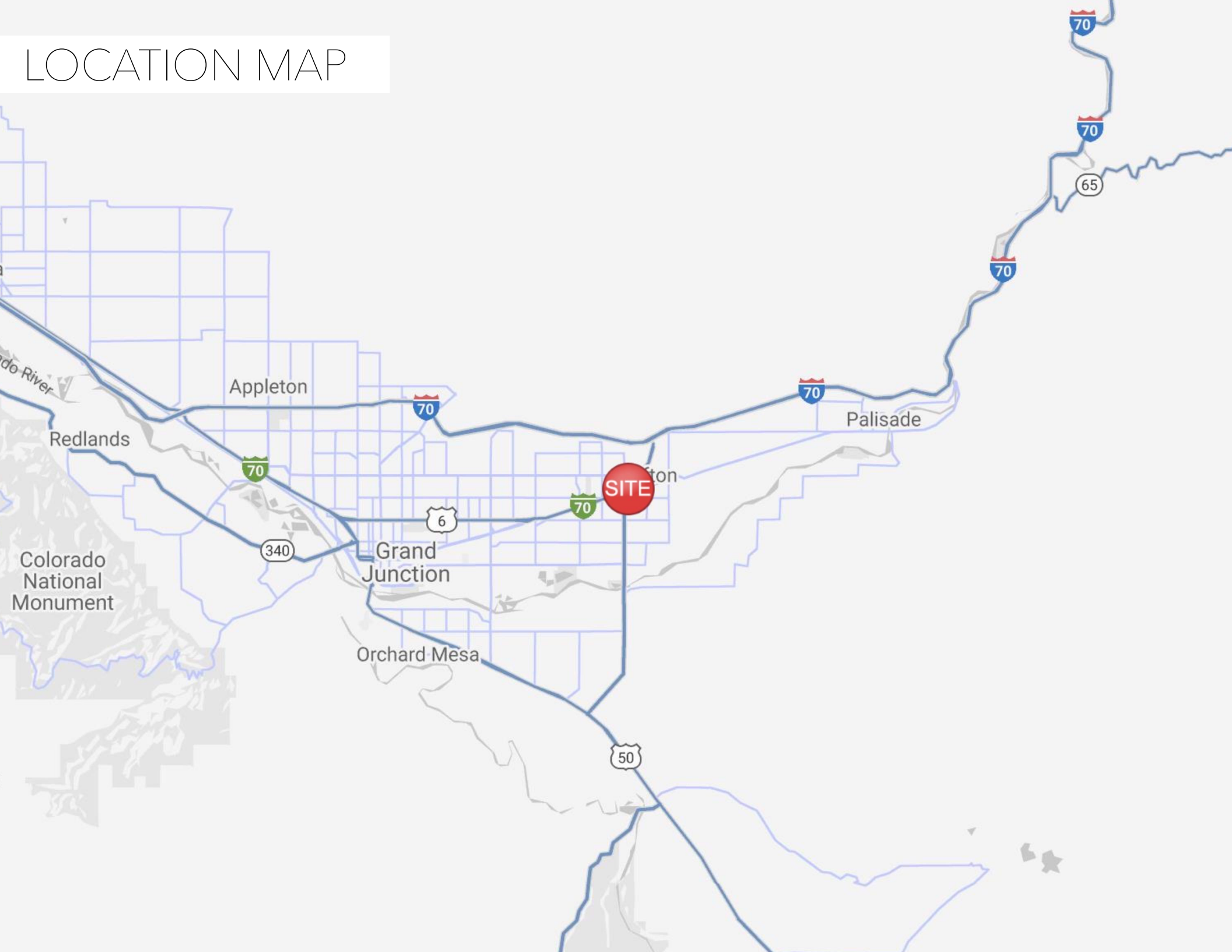
AUTOZONE	6,816 SF
SONIC	1,718 SF
PAPA JOHNS	1,471 SF
RENT-A-CENTER	4,400 SF
JIMMY JOHNS	2,100 SF
AVAILABLE	1,062 SF – 2,125 SF

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RETAIL PROPERTY FOR LEASE



# LOCATION MAP





FOR ADDITIONAL LEASING INFORMATION

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**RDO**  
INVESTMENTS

Traffic Counts  
19,000 VPD

*32nd Road*

Traffic Counts  
25,000 VPD

