

THE HANGAR RETAIL CENTER

150 COOLEY MESA ROAD
UNITS B, C, D, & E
GYPSUM, CO 81631



PROPERTY DESCRIPTION

The Hangar Retail Center is adjacent to Costco and on route to the Vail Airport. 1500 - 6000 SF with high ceilings, plenty of natural light, and can be demised into smaller spaces.

FEATURES

- 1500 SF - 6000 SF
- Located adjacent to the only Costco on the Western Slope
- Home to a new Tesla Sales, Service, and Delivery Center in Gypsum.
- Costco attracts shoppers within a 150-mile radius.
- On route to Eagle County (Vail) Airport 201,752 Enplanements in 2021.



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

FOR LEASE

LIST PRICE

\$25/SF NNN

4 UNITS

EACH ARE 1500 SF

COMBINED 6000 SF

AMY PATES

CBDP

(970) 977-0483

AMY@ROCKYMOUNTAINRED.COM

TIM WHITNEY

CBCPP

(303) 919-0079

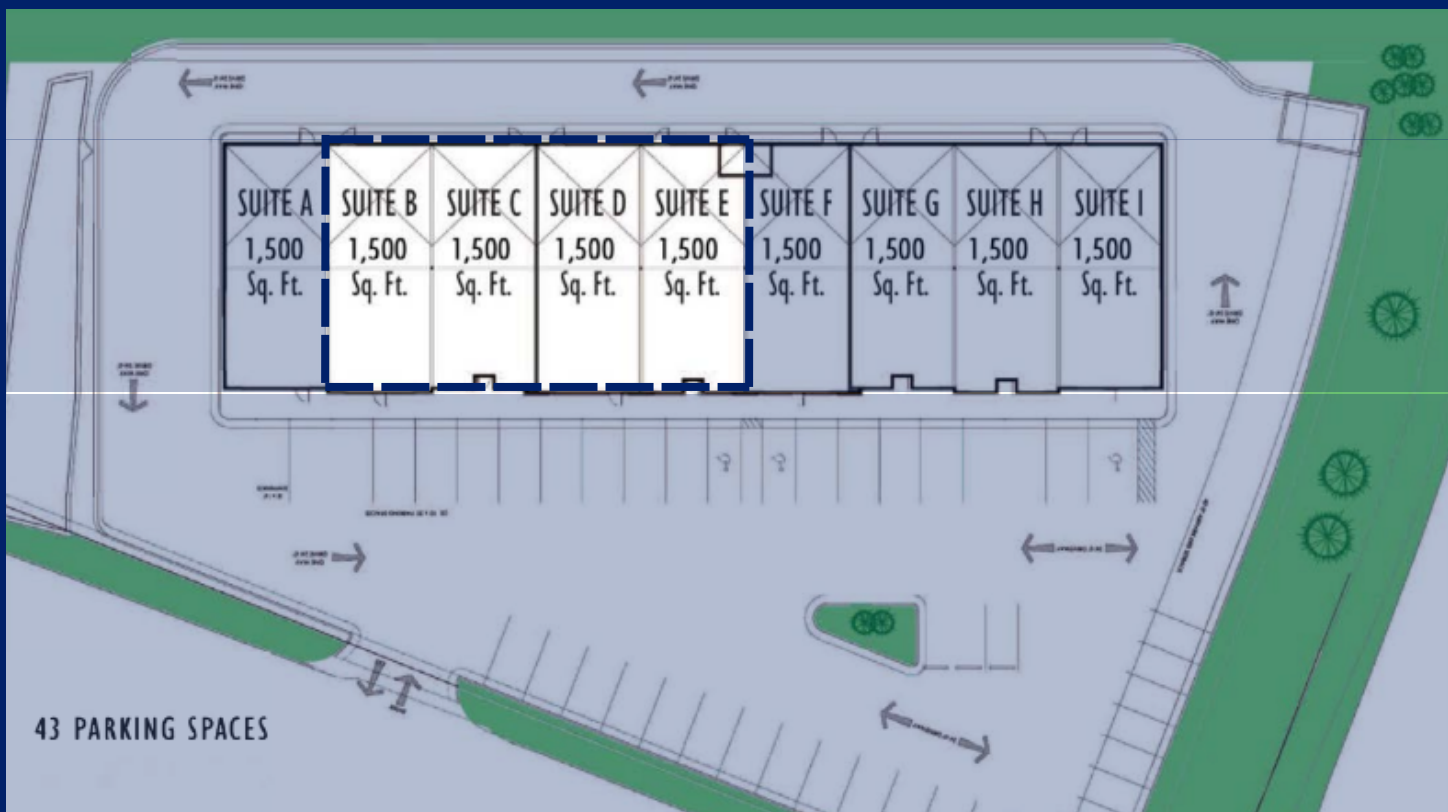
TWHITNEY@CBCPRIMEPROPERTIES.COM

COLDWELL BANKER COMMERCIAL PRIME PROPERTIES
131 N. 6th Street #300
GRAND JUNCTION, CO 81501

©2020 COLDWELL BANKER REAL ESTATE LLC, DBA COLDWELL BANKER COMMERCIAL AFFILIATES. ALL RIGHTS RESERVED. COLDWELL BANKER COMMERCIAL® AND THE COLDWELL BANKER COMMERCIAL ARE REGISTERED SERVICE MARKS OWNED BY COLDWELL BANKER REAL ESTATE LLC. COLDWELL BANKER REAL ESTATE LLC, DBA COLDWELL BANKER COMMERCIAL AFFILIATES FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND THE EQUAL OPPORTUNITY ACT. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



SITE PLAN



AMY PATES

CBDP

(970) 977-0483

AMY@ROCKYMOUNTAINRED.COM



COLDWELL BANKER

DISTINCTIVE
PROPERTIES

TIM WHITNEY

CBCPP

(303) 919-0079

TWHITNEY@CBCPRIMEPROPERTIES.COM

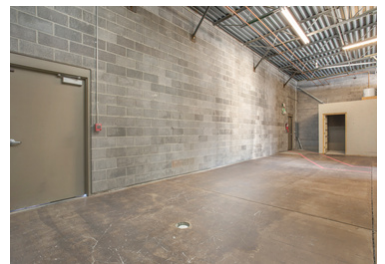
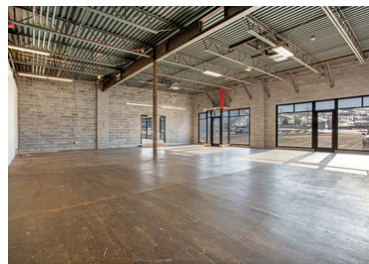


**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES

AVAILABLE UNITS

SIZE	LEASE RATE	NNN	EST MO RENT
1500	\$25/SF	\$7/SF	\$4,000
3000	\$25/SF	\$7/SF	\$8000
4500	\$25/SF	\$7/SF	\$12,000
6000	\$25/SF	\$7/SF	\$16,000



AMY PATES

CBDP

(970) 977-0483

AMY@ROCKYMOUNTAINRED.COM



COLDWELL BANKER

DISTINCTIVE
PROPERTIES

TIM WHITNEY

CBCPP

(303) 919-0079

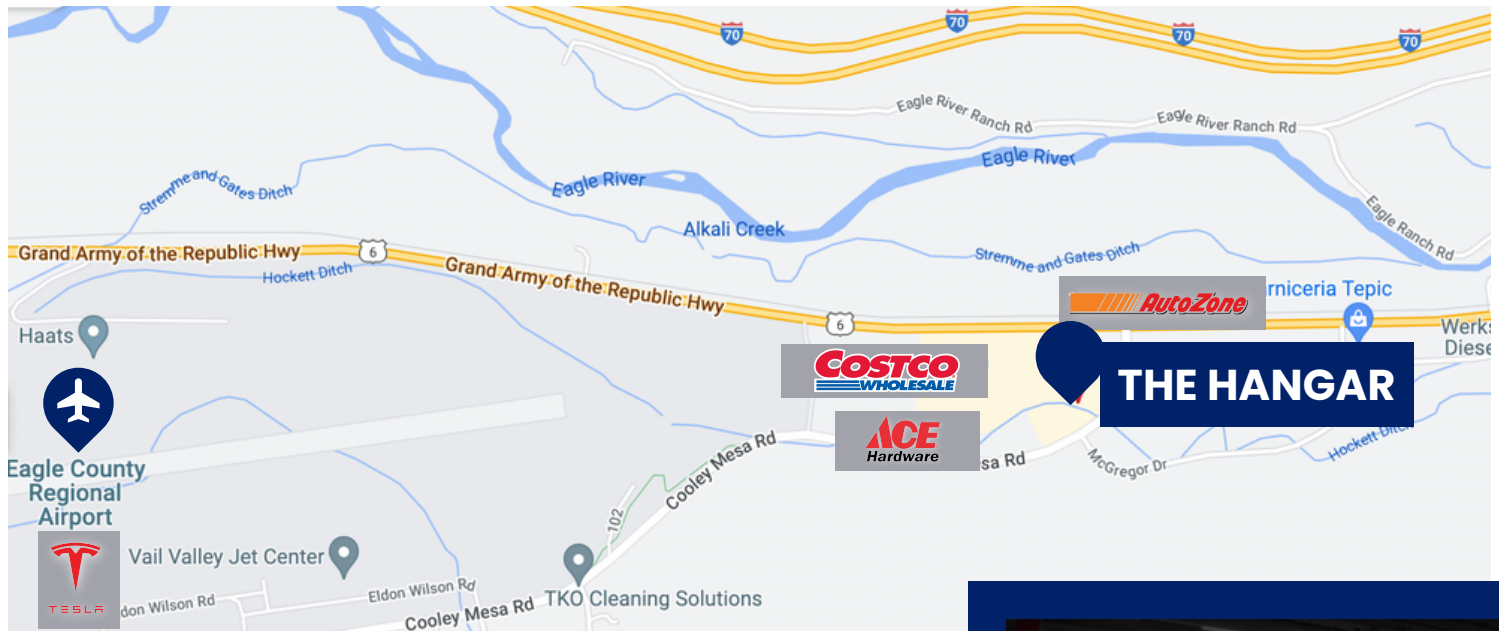
TWHITNEY@CBCPRIMEPROPERTIES.COM



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES

HIGHLIGHTS



1500 SF - 6000 SF

Located adjacent to the only Costco on the Western Slope

Home to a new Tesla Sales, Service and Delivery Center in Gypsum

On route to Eagle County (Vail) Airport - 201,752 Enplanements in 2021

Nearby Businesses: Dominos, Village Bagel, DJ's Cafe, Ski Country Cleaners, Auto Zone, Ace Hardware, Car Wash



TESLA MAKES STEPS TOWARD BUILDING IN COLORADO'S MOUNTAIN COMMUNITIES

SURROUNDING BUSINESSES



AMY PATES

CBDP

(970) 977-0483

AMY@ROCKYMOUNTAINRED.COM



COLDWELL BANKER

DISTINCTIVE
PROPERTIES

TIM WHITNEY

CBCPP

(303) 919-0079

TWHITNEY@CBCPRIMEPROPERTIES.COM



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES