

New West Station

RETAIL FOR LEASE
3201-3203 Highway 6 & 24, Clifton, CO 81520



Overview

New West Station is a shopping center with three buildings totaling 18,630 square feet of retail. Surrounding communities include Grand Junction to the southwest, Fruitvale to the immediate northwest and Palisade to the northeast.

Location

Conveniently located at the hard corner junction of Interstate 70 and State Highway 141 in Clifton (a suburb of Grand Junction), Mesa County, Colorado. Clifton is approximately 30 miles east of the Utah border and approximately 240 miles southwest of Denver.

Key Features

- Two outparcels — SONIC Drive-In and AutoZone
- Excellent frontage
- Class "A" development, built in 2007
- Yearly average household income of \$60,000 and population of over 70,000 within 5 miles of the property
- Strong tenant mix comprised of national tenants
- High parking ratio at over 6 per 1,000 sf.
- Located in a corridor with other national tenants including Walgreens and Starbucks



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Leasing Opportunities

Call us today to learn more about New West Station. For information on leasing opportunities at other properties, please call 317.590.4748.

The ArciTerra Companies

Based in Phoenix, Arizona, ArciTerra currently owns more than 80 retail properties in 26 states, totaling approximately 3.3 million square feet.

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