

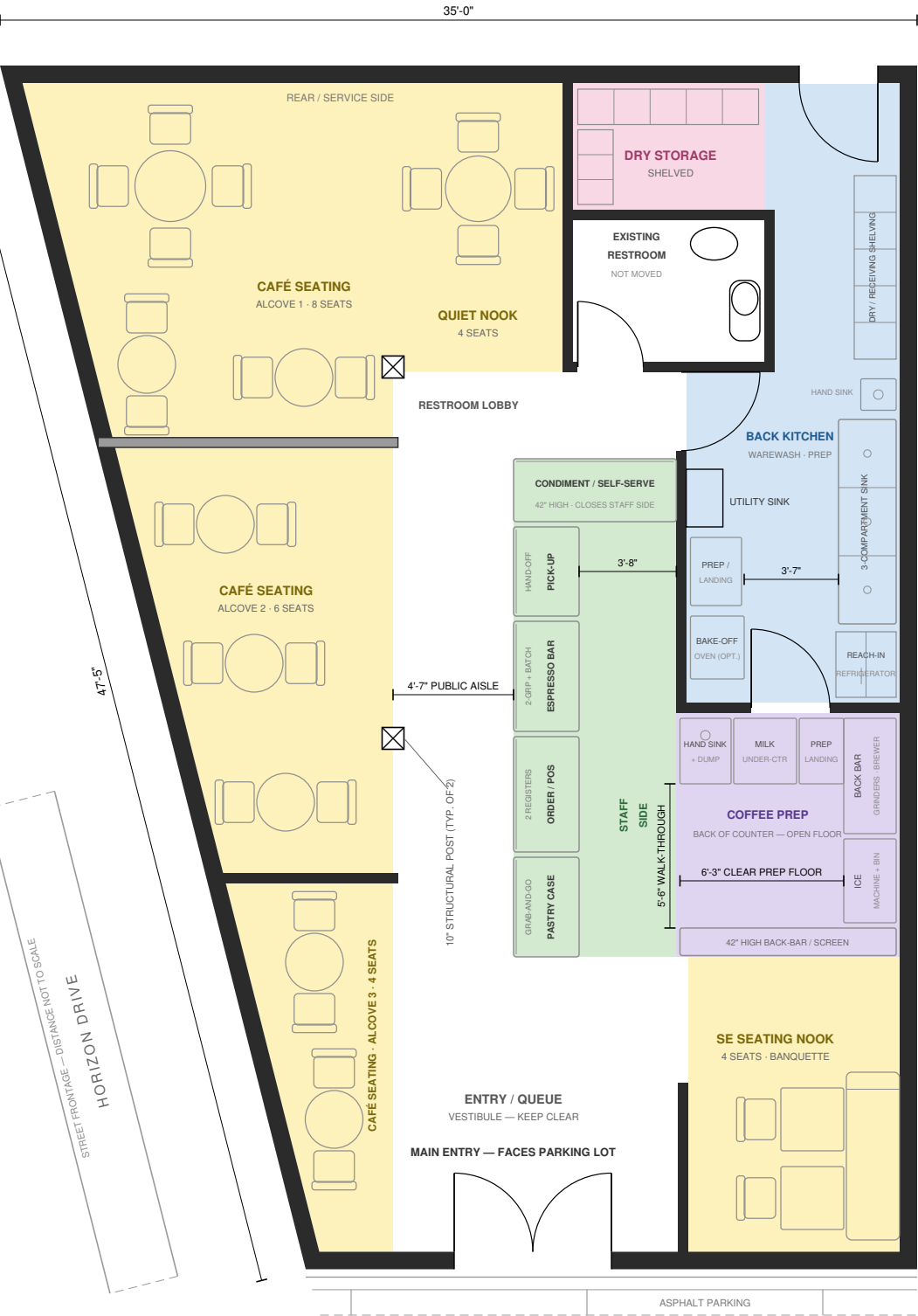
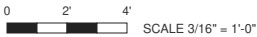
759 HORIZON DRIVE — UNIT A

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

COFFEE SHOP TEST FIT · OPTION 1 — OPEN WALK-THROUGH BEHIND THE COUNTER · NO WALLS MOVED



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



ZONE LEGEND

- GUEST SEATING**
tables, banquette, nooks
- ORDER & PICK-UP**
service counter run
- COFFEE PREP**
back of counter
- BACK KITCHEN**
warewash · prep · cold
- DRY STORAGE**
shelved store room

PROGRAM

AREA	SF	SEATS
GUEST SEATING	534	26
ORDER / PICK-UP COUNTER	118	—
BACK-OF-COUNTER PREP	79	—
BACK KITCHEN	157	—
DRY STORAGE	36	—
RESTROOM (EXISTING)	40	—
ENTRY, LOBBY, CIRCULATION	276	—
TOTAL SQ FT	1,518	26

SEATING MIX

Alcove 1 — 1 four-top, 2 two-tops	8
Quiet nook — 1 four-top	4
Alcove 2 — 3 two-tops	6
Alcove 3 — 2 two-tops	4
SE nook — banquette + 2 tables	4

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT A

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 26, 2026

SHEET: A2.1 — COFFEE SHOP TEST FIT · REV. 4

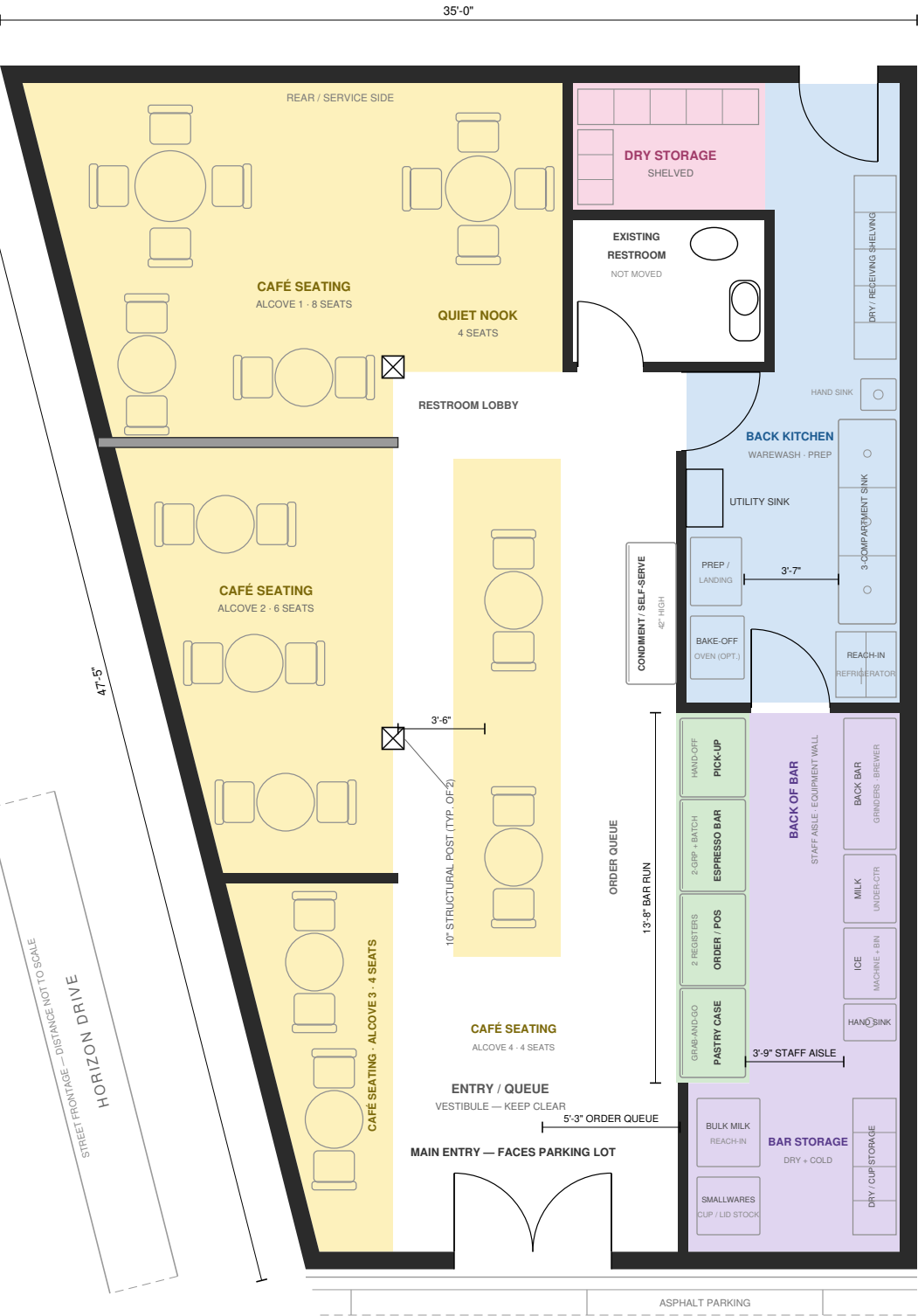
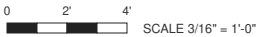
759 HORIZON DRIVE — UNIT A

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

COFFEE SHOP TEST FIT · OPTION 2 — BAR MOVED EAST, COUNTER ZONE BECOMES SEATING · NO WALLS MOVED



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



ZONE LEGEND

- GUEST SEATING**
tables, banquette, nooks
- ORDER & PICK-UP**
service counter run
- COFFEE PREP**
back of counter
- BACK KITCHEN**
warewash · prep · cold
- DRY STORAGE**
shelved store room

PROGRAM

AREA	SF	SEATS
GUEST SEATING	521	26
COFFEE BAR (COUNTER RUN)	39	—
BACK OF BAR + BAR STORAGE	133	—
BACK KITCHEN	157	—
DRY STORAGE	36	—
RESTROOM (EXISTING)	40	—
ENTRY, LOBBY, CIRCULATION	314	—
TOTAL SQ FT	1,518	26

SEATING MIX

Alcove 1 — 1 four-top, 2 two-tops	8
Quiet nook — 1 four-top	4
Alcove 2 — 3 two-tops	6
Alcove 3 — 2 two-tops	4
Alcove 4 — 2 two-tops (old counter)	4

DISCLAIMER

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759 HORIZON DR — UNIT A

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 26, 2026

SHEET: A2.2 — COFFEE SHOP TEST FIT · REV. 4