

**Grand View Event Center for Sale: 45-Acre Rodeo
Grounds & Event Venue in Delta, Colorado**
680 1800 Road
Delta, CO 81416

\$2,500,000
45± Acres
Delta County



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Delta, CO / Delta County

SUMMARY

Address

680 1800 Road

City, State Zip

Delta, CO 81416

County

Delta County

Type

Commercial, Business Opportunity, Horse Property

Latitude / Longitude

38.742206 / -108.068958

Dwelling Square Feet

5,502

Bedrooms / Bathrooms

/ 10

Acreage

45

Price

\$2,500,000

Property Website

<https://aspenranchrealestate.com/property/grand-view-event-center-for-sale-45-acre-rodeo-grounds-event-venue-in-delta-colorado-delta-colorado/118228/>



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PROPERTY DESCRIPTION

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A Turnkey Event Center on Colorado's Western Slope

Rodeo grounds and event centers rarely come up for sale, and a privately owned one that is renovated, licensed, and already booked is rarer still. Grand View Event Center sits on approximately 45 acres at 680 1800 Road, just east of Delta, Colorado, with the Grand Mesa as a backdrop behind the arena. The current owners bought the property in 2024 and gave it a top-to-bottom makeover. It is now in prime condition and running a full calendar.

This is not a fixer-upper or a concept. It's a working venue with a following, an established event lineup, and the infrastructure to host thousands of guests. You can walk in and keep the momentum going.

Rodeo Arena, Horse Facilities & Training Grounds

If you're looking for rodeo grounds for sale or a horse arena for sale in Colorado, this property was built for it. The 150' x 300' arena is big enough for PRCA rodeo, bull riding, team roping, barrel racing, gymkhanas, and motorsport events. The arena is supported by:

- 12 bucking chutes
- A loading chute and pipe corrals
- Arena fencing built for livestock events
- Horse stalls next to the RV sites, so competitors can stay beside their animals

When the grandstands are empty, the same setup works well as an equestrian training facility for clinics, practice ropings, barrel race series, or a boarding and training business.

Covered Grandstand Seating for 2,000+ Spectators

The main grandstand seats more than 2,000 people under cover, all on new aluminum bleachers that were fully rebuilt during the renovation. Six more sets of bleachers give you overflow seating for big shows. Covered seating matters here: it keeps crowds comfortable through summer sun and spring showers, and it's a big part of why this venue can draw concert-size audiences.

Commercial Kitchen, Bar & Full Hospitality Licensing

Grand View is set up to earn revenue beyond the ticket gate:

- Full commercial kitchen for concessions, catering, and banquet service
- Concession stand, ticket booth, and announcer's booth
- Private bar area with two half baths
- Banquet space already used for chamber of commerce and private events
- Hotel & restaurant liquor license allowing service until 2 a.m. (transfer subject to state and local approval)
- Clover POS system in place

Room for food trucks and outside vendors, which adds both variety and vendor fees

Guests have a restroom and shower building with four toilet stalls and four showers each for men and women, plus an extra portable restroom on site.

40 RV & Living Quarters Trailer Sites

Out-of-town competitors and concert-goers need somewhere to stay, and Grand View has 40 RV sites. Every site has water and 30-amp service, and the first three sites on each side have 50-amp service. Because the sites sit right next to the horse stalls, the property is

especially appealing to rodeo and barrel racing contestants traveling with living-quarters trailers. It also gives the venue a second income stream on event weekends.

A Proven, Diverse Event Calendar

Grand View has already shown it can fill seats with many kinds of events:

- PRCA rodeo in July
- Bull riding
- Barrel races and ropings
- Demolition derbies in spring and fall
- National country concerts, including Tracy Byrd
- A regional jaripeo and Cinco de Mayo celebrations
- Live music and food nights
- Professional wrestling
- Weddings, private parties, and chamber events

Two events are already booked: a demolition derby on September 26 and Little Mania Wrestling on October 8. A new owner inherits a venue the community already knows and shows up for.

Utilities, Zoning & Land

- Approx. 45 acres, annexed into the City of Delta
- Zoned commercial
- Potential to split into two or three parcels, whether to sell off acreage, add a complementary business, or build out
- City of Delta sewer
- Two Tri-County water taps
- DMEA electric
- Elevate fiber internet, which supports ticketing, POS, streaming, and event production

Approx. 5,500 sq ft of structures under roof per the Delta County Assessor

No water rights convey; a drainage ditch runs through the property and returns to the canal

Who This Property Is For

- Rodeo producers and stock contractors who want their own grounds instead of renting
- Event promoters and concert producers looking for an outdoor amphitheater-style venue on the Western Slope
- Equestrian professionals who need a large arena, stalls, and RV hookups for clinics, shows, and training
- Investors and hospitality operators looking for a licensed venue with several revenue streams
- Developers interested in commercial acreage with the option to split

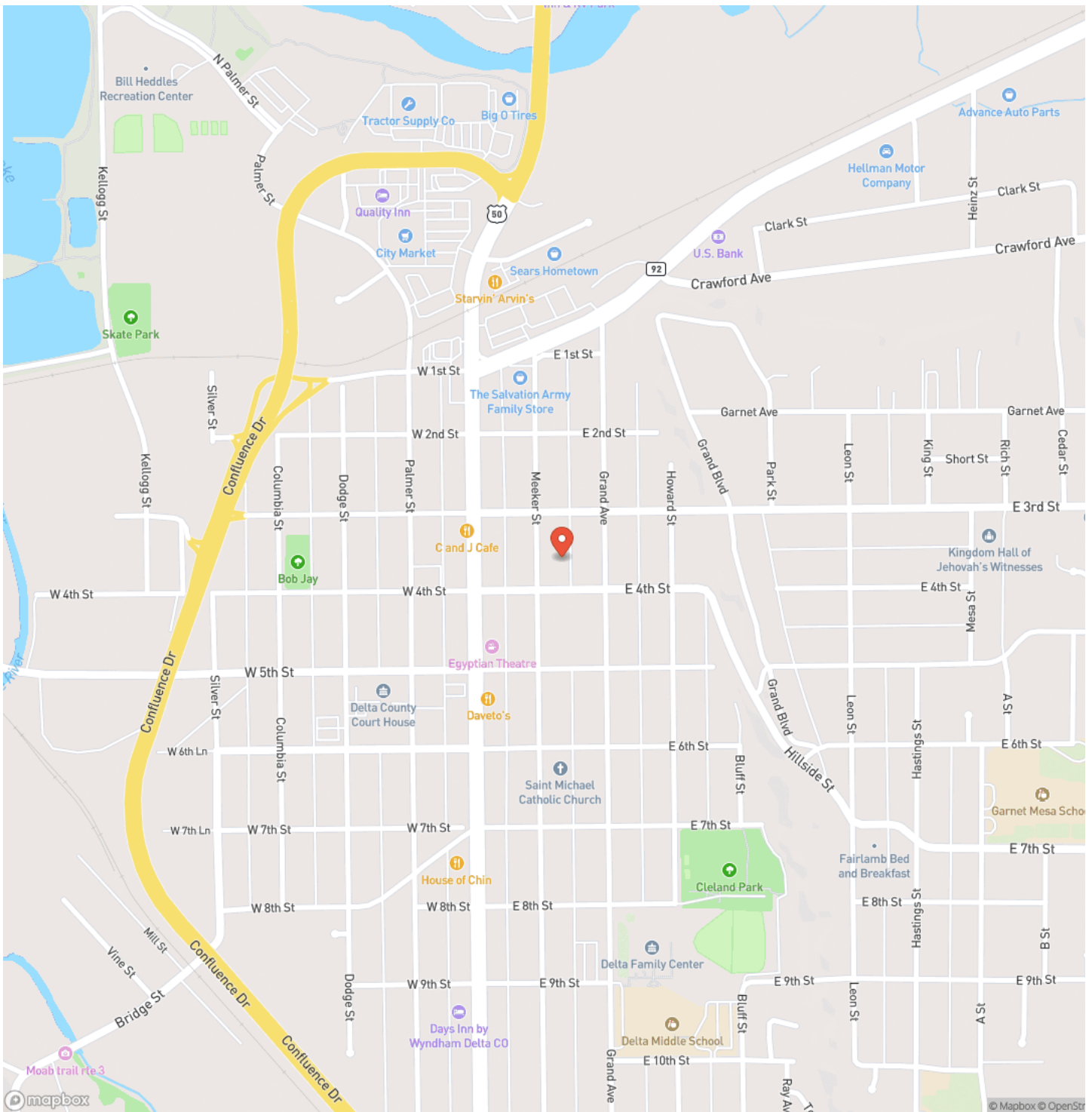
Schedule a Private Tour

Event centers and rodeo grounds like Grand View almost never reach the open market, especially renovated, licensed, and operating ones. Contact Jake Hubbell, ALC to schedule a private showing or request more information.

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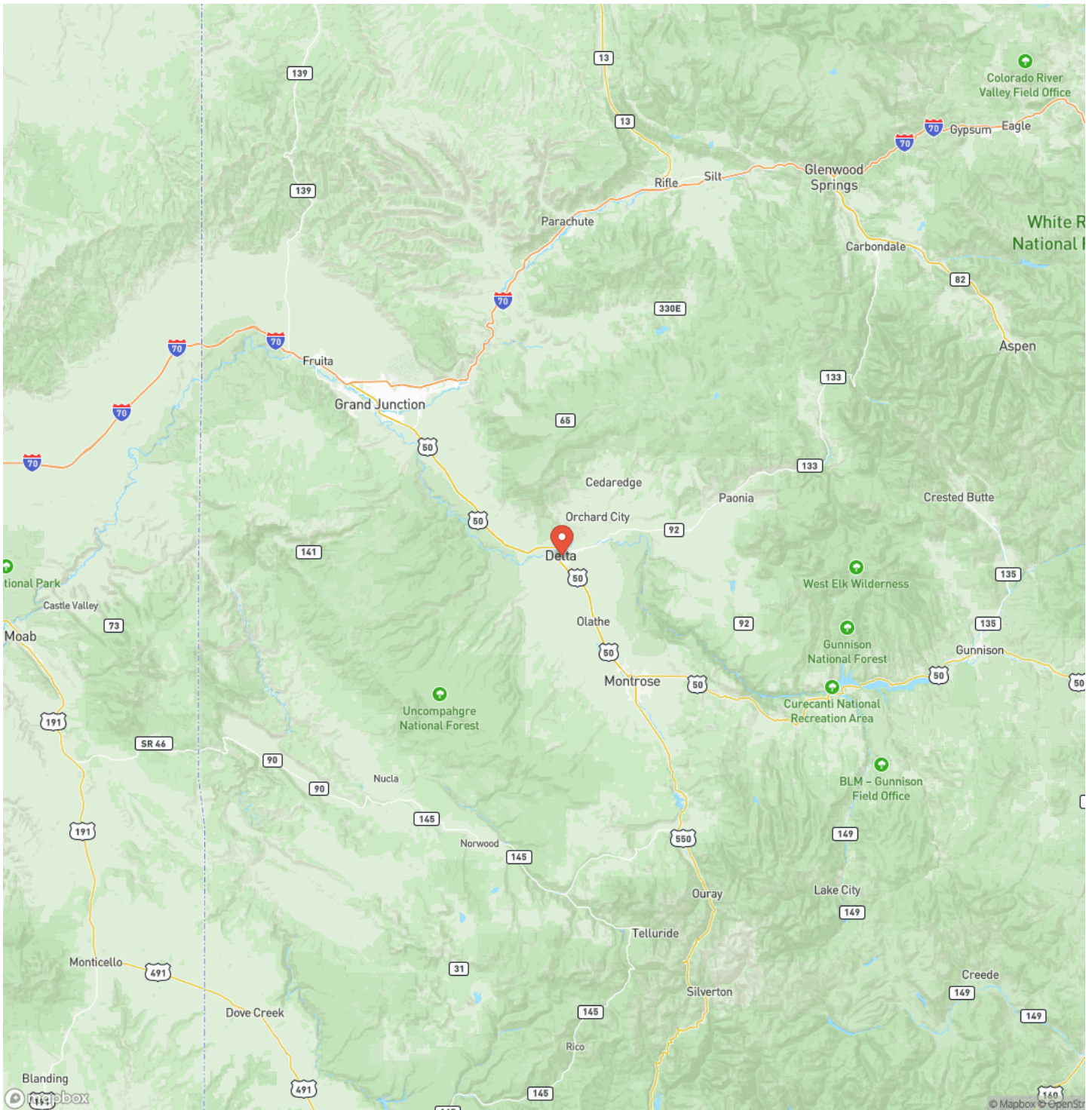
Locator Map



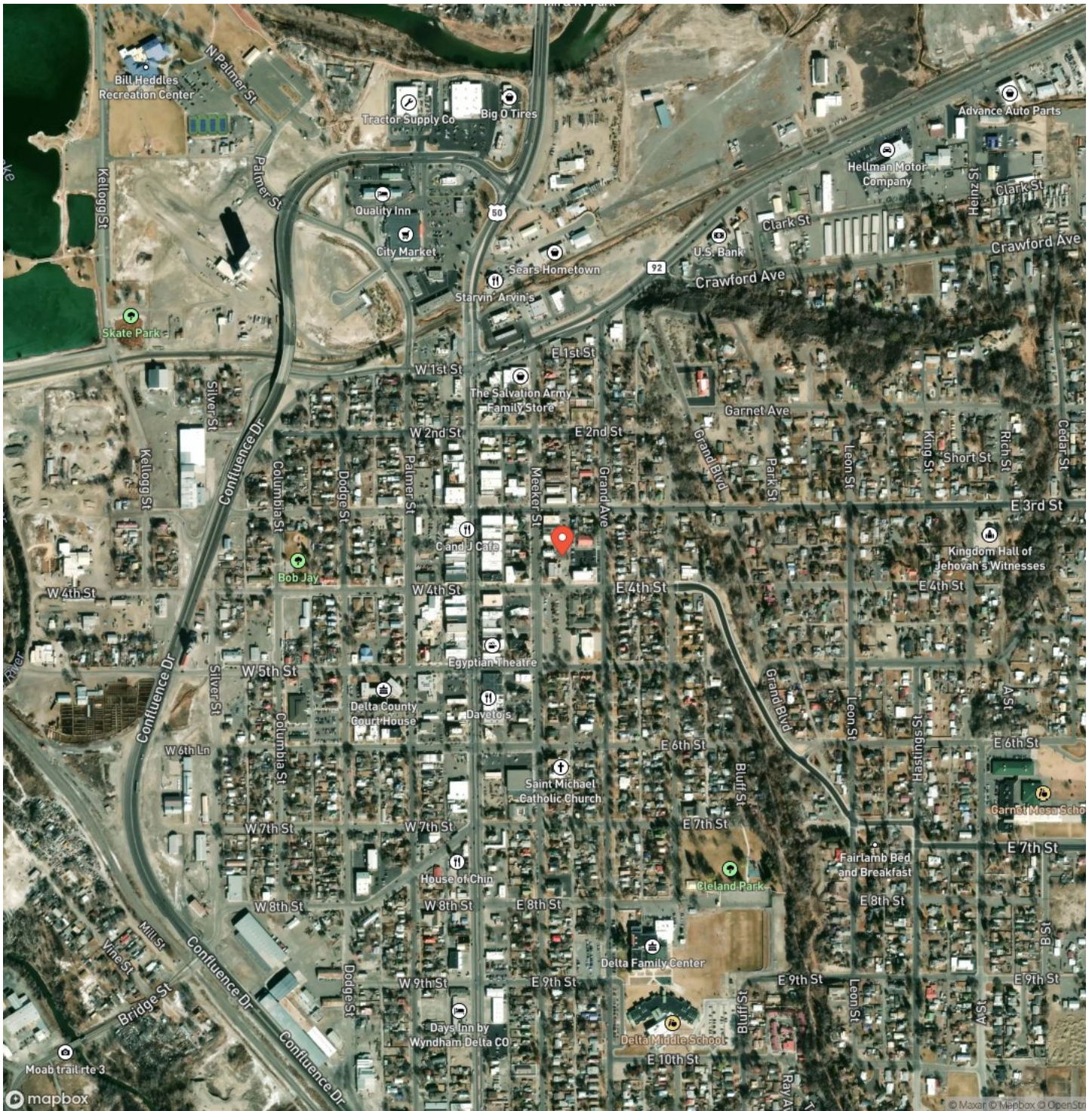
MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Locator Map



Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Hubbell

Mobile

(970) 250-9396

Office

(970) 250-9396

Email

jakedhubbell@gmail.com

Address

31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

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United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
<https://aspenranchrealestate.com/>
