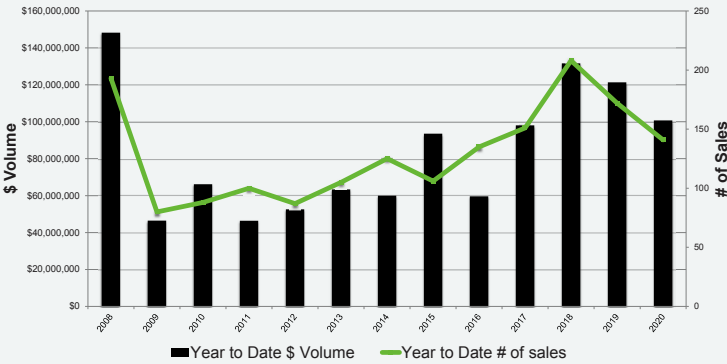
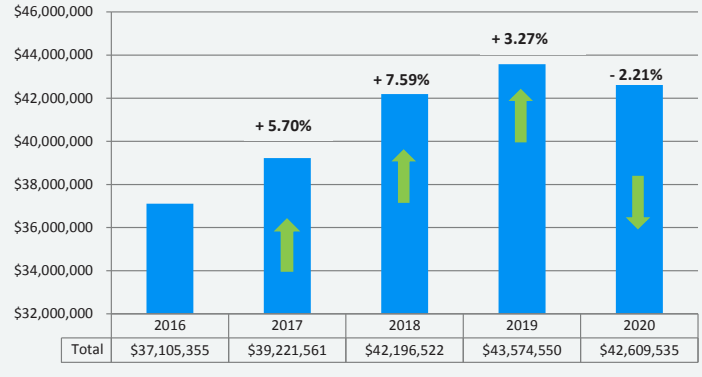


MESA COUNTY YTD COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



3RD QUARTER TOTAL YTD CITY SALES TAXES



IN FOCUS: RIVERFRONT AT DOS RIOS PROJECT

On Wednesday, September 16th, the Grand Junction City Council voted in approval for developer DR DEVCO LLC to purchase the Dos Rios property for \$3,783,713.08 in two parts. Part 1, approximately 22 acres, will close by the end of 2020 and Part 2, the remainder of the property, will close within 730 days or 2 years of the first closing.

The City will retain all right of ways and public park/open space areas such as the recently constructed bike playground.

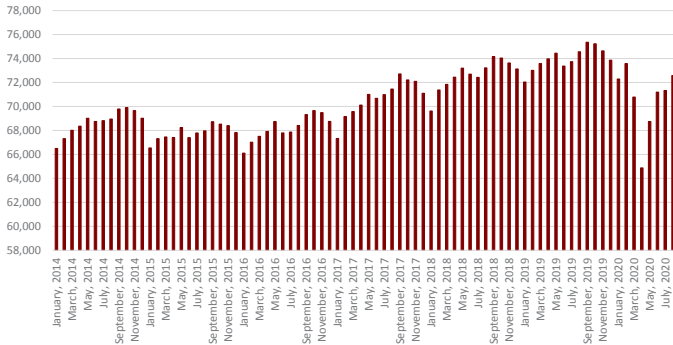
All infrastructure improvements such as storm drainage, water, sewer, and streets are funded through a General Improvement District.



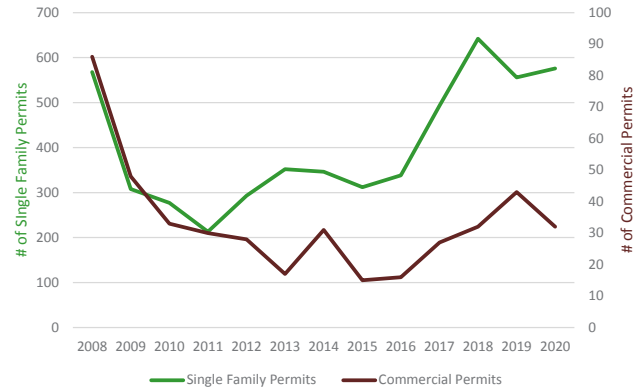
The City is now beginning sales of bonds of up to \$12.3 M to finance the infrastructure of the project following the first part of the sale.

“We’re thinking of a lot of entertainment, restaurants, and nice places where families can go. A husband and wife can go out to dinner and have a nice time. A destination where people can go spend a Saturday and have dinner and walk around and enjoy all the different amenities down there,” said Bob Gibson, RM Construction.

MESA COUNTY EMPLOYMENT: 5-YEAR LOOKBACK



1ST, 2ND & 3RD QUARTER BUILDING PERMITS



2020 3rd QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Office Depot	2	2455 Highway 6 & 50	\$2,920,000	7/13/20	Xlg Retail	21,196	\$137.76
Econolodge	1.4	751 Horizon Dr.	\$1,800,000	9/16/20	Hotel	21,600	\$83.33
OFFICE							
Downtown Medical Building	0.3	321 Rood Ave.	\$1,000,000	7/15/20	Medical Office	9,110	\$109.77
Networks Unlimited & Parking	0.3	610 Rood Ave. & 637 White Ave.	\$1,185,500	9/23/20	Medium Office	6,056	\$195.76
M City Lounge & Parking	2.8	515 S 7th St. #1, #2 & 620 S 6th St.	\$1,185,500	9/23/20	Large Office	14,568	\$81.38
Harmony Square	0.2	2956 North Ave. Unit #1,2,3	\$985,000	9/25/20	Office Center	8,000	\$123.12
INDUSTRIAL							
Airport FedEx Center	3.9	2796 Justice Ct.	\$7,384,100	7/17/20	Ex Lg Shop/Office	26,629	\$277.30
State of Colorado	1.3	703 23 2/10 Rd.	\$1,685,000	8/31/20	Lg Shop/Office	10,500	\$160.48
Wood Engineering Consultant	3	2275 Logos Ct.	\$1,650,000	9/15/20	Lg Shop/Office	15,022	\$109.84
Ametek	4.9	287 27 Rd.	\$1,600,000	9/25/20	Xlg Shop/Office	103,238	\$15.50
LAND						\$/ACRE	\$/SQFT
Fruita Salvage Yard	3.5	733 Highway 6 & 50	\$450,000	8/31/20	N/A	130,133	\$2.99
Industrial Land	2.7	718 & 720 Arrowest Ct.	\$375,000	9/4/20	N/A	136,468	\$3.13
Development Land	3.6	TBD Struthers Ave.	\$750,000	9/22/20	N/A	209,401	\$4.81

= Indicates Bray Commercial involved sale

OUR TEAM



SID SQUIRREL
Commercial Broker



SAM SUPLIZIO
Commercial Broker



BRIAN BRAY
Commercial Broker



THERESA ENGLBRECHT
Commercial Broker



KYLE SERRANO
Business Broker



MAX TAYLOR
Commercial Broker



CORY CARLSON
Commercial Broker



JAMI MCLENNAN
Commercial
Property Manager



KEVIN BRAY
Development