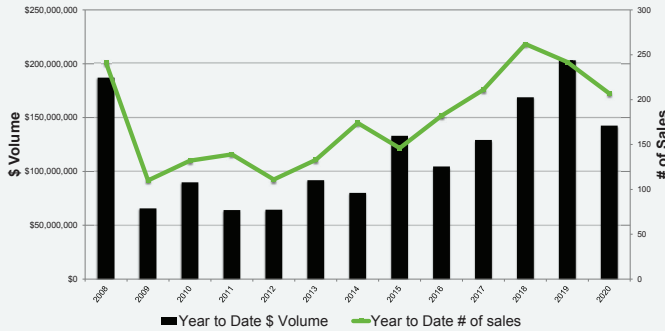


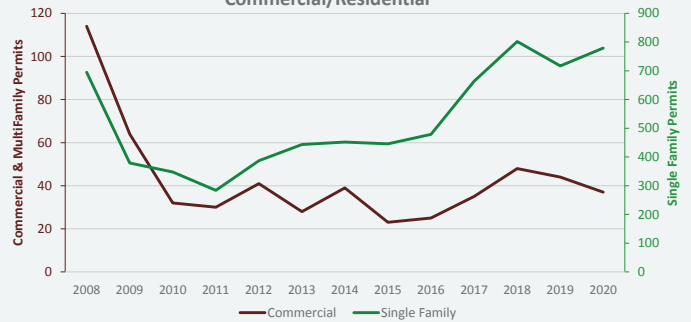
YEARLY COMMERCIAL SALES – MESA COUNTY ASSESSOR DATA

Yearly Commercial Sales 2008-2020



YEARLY BUILDING PERMITS – MESA COUNTY BUILDING DEPARTMENT

Building Permits
Commercial/Residential



IN FOCUS: INTERSECTION RECONSTRUCTION

Construction Timeline: April 2021-July 2022

Location: I-70B from American Way to Rood Avenue in Grand Junction

CDOT has finalized the design for improvements at the 1st and Grand intersection that includes the I-70 Business Loop from American Way to Rood Avenue, and Colorado Highway 340 from Mulberry Street to 2nd Street.

These transportation improvements will address congestion, safety and multimodal opportunities.

<https://www.codot.gov/projects/i70-b-1-st-street-grand-avenue>

PHASE 5
PROJECT IMPROVEMENTS

Legend: Asphalt Pavement, Concrete Pavement, Sidewalk Pavement

CROSS SECTION A: CROSS SECTION FACING SOUTH

CROSS SECTION B: CROSS SECTION FACING NORTH

2020 4th QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Burger King	0.7	739 Horizon Dr.	\$950,000	10/16/20	Medium Retail	3,687	\$257.66
Back Porch Music	0.5	995 Independent Ave.	\$750,000	10/26/20	Medium Retail	3,687	\$129.62
Flowers by Jimmie	0.1	218 E. Aspen Ave.	\$350,000	11/16/20	Medium Retail	3,200	\$109.38
Red Rock Hyundai	3.8	2162 Highway 6 & 50	\$3,375,000	11/18/20	Complete Dlrshp	14,800	\$228.04
Horizon Drive Shell	0.6	745 Horizon Dr.	\$756,000	12/4/20	Fuel Station	2,162	\$350.00
Spin City	4.8	637 24 1/2 Rd.	\$3,500,000	12/21/20	XLG Retail	47,651	\$73.45
OFFICE							
Dentist by Café Rio	0.1	2412 Patterson Rd. #1	\$800,000	11/23/20	Medium Office	3,013	\$265.52
INDUSTRIAL							
Industrial Investment Bldg	0.7	486 Morning Glory Ln.	\$1,200,100	12/16/20	LG Warehouse	14,925	\$117.19
Mini Storage	0.9	167 S. 17th St. & 523 Pitkin	\$750,000	10/30/20	Mini Storage	12,700	\$51.81
ABC Industries	1.19	610 S. 12th St.	\$1,712,300	11/6/20	LG Shop/Office	24,012	\$71.31
LAND						\$/ACRE	\$/SQFT
Downtown Vacant Land	0.43	216 N. Spruce St.	\$450,000	10/28/20	N/A	1,046,512	\$24.02
MULTIFAMILY						UNITS	\$/UNIT
Mesa Ridge Apartments	3.8	1306 N. 25th St.	\$4,200,000	11/24/20	Multi-9 & Up B	36	\$116,666.67

= Indicates Bray Commercial involved sale

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial, Grand Junction Daily Sentinel, Colorado Mesa University, Grand Junction Chamber of Commerce, D51, Mesa County Public Health, Western Colorado Community Foundation, Business Incubator Center, and CDOT. The information in this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

IN FOCUS: LOCAL COVID-19 RESPONSE

5-Star Program

The Grand Junction Chamber of Commerce and Mesa County Public Health created a rating system designed to help businesses stay open to continue to serve their customers safely. This program is now being implemented in many other communities.



Free COVID-19 Testing

Mesa County Public Health has been providing to the public free COVID-19 testing.

Safe School Reopening

D51 created and implemented a plan focused on cohort methodology (keeping students in defined groups to reduce contacts, where possible) with physical distancing.

Online Learning

School District 51 developed the D51 Online Program for families who want to continue with 100% online learning. They gave students and parents a choice and kept options open.

Drive Local Business

A Takeout Toolkit was developed to support local restaurants and a Holiday Toolkit was created along with a #shoplocal campaign to encourage shoppers to shop locally.



Distribution of Masks

The Chamber of Commerce together with Colorado Mesa University distributed 15,000 CMU Masks in the Community that help keep citizens safe and creates awareness of the importance of CMU in our community.



Caring for our Home Community

Provided meals for seniors, families, and others struggling with hunger in Mesa County while also supporting local restaurants unable to maintain business under the present restrictions.



Safe Together : Strong Together

CMU lead the way in creating a detailed multi-step program for reopening the campus that was highly effective. They kept students in classrooms for much longer than other colleges or universities, even those that stayed 100% online.

Business Loan/Grant Fund

The Business Incubator Center helped to distribute funds to local small businesses in need of some extra funding to cover rent, insurance, and other business costs. The Business Loan Fund is a lending program operated by the Western Colorado Business Development Corporation. Another round is approved for 2021.

#GJStrong

The City of Grand Junction partnered with Western Colorado Community Foundation and created the #GJStrong online campaign. The focus of this strategy was to support community members in need of food and shelter. The City provided \$500,000 to non-profits for food and shelter support. Of the \$500,000 to be distributed, approximately half the funding distributed is for food assistance and half is for housing and shelter-related needs. Another round is approved for 2021.

OUR TEAM



SID SQUIRRELL
Commercial Broker



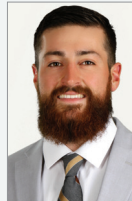
SAM SUPLIZIO
Commercial Broker



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