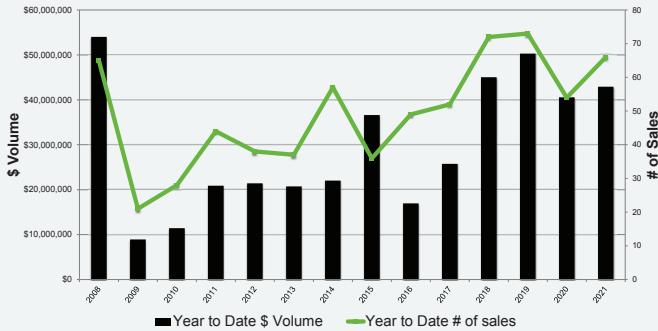


MESA COUNTY 1ST QUARTER COMMERCIAL SALES – MESA COUNTY ASSESSOR DATA

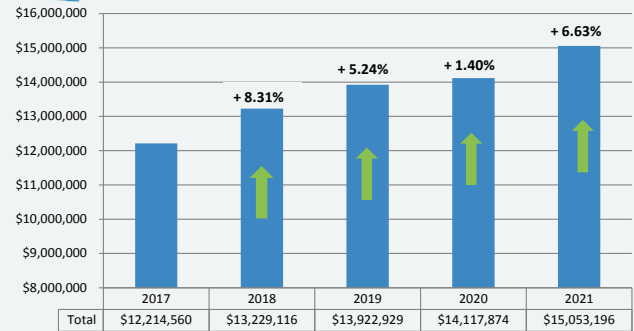
Quarter 1 Commercial Sales 2008-2021



1ST QUARTER CITY SALES TAXES



Quarter 1 City Sales Taxes



IN FOCUS: GRAND JUNCTION CITY ELECTION

Measure 2A/2B- PASSED



2A - Allows increased taxes on retail sale of marijuana from 3.25% to 8.25% with up to \$2,900,000 in tax revenue the first year. Tax revenue will go first to enforcing marijuana regulations and the implementation of allowing those new businesses to operate within the city, and the additional revenue would be directed to fund the highest priority projects identified in the Parks, Recreation and Open Space Master Plan.

2B - Allows marijuana businesses to operate within Grand Junction City limits and repeals the 2011 Measure A which denied sales of marijuana. This measure had no verbiage about regulations of such businesses, and so City Council, including newly elected members, will have to adopt regulations.

Measure 2C- PASSED

Allows development company FourPoints Funding to move the current easement for the Riverfront trail to a different location to better accommodate the proposed development plan, called The Eddy. This plan includes a 96-unit multi-family development and an upscale campground.



2021 1st QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Orchard Mesa Shops	2.0	2740 Highway 50	\$2,375,000	2/26/21	Community Shp Ctr	14,400	\$164.93
Twisted Turtle	0.1	436 Main St.	\$1,000,000	2/26/21	Bar/Tavern	9,174	\$109.00
Le Rouge	0.1	317 Main St.	\$365,000	3/9/21	Restaurant	2,575	\$141.75
Meridian Center	1.8	230 Lynwood St.	\$1,240,000	3/10/21	Community Shp Ctr	15,970	\$77.65
OFFICE							
Palisade Office Center	0.3	305 S. Main St.	\$1,055,000	2/5/21	Multiuse Office	5,700	\$185.09
Timberline Bank	1.2	633 24 Road	\$3,800,000	3/31/21	XLG Office	9,028	\$420.91
INDUSTRIAL							
Good Shepherd Flooring Bldg.	0.9	598 Northgate Dr.	\$1,000,000	2/25/21	LG Shop/Office	10,200	\$98.04
LEC Services	2.6	834 21 1/2 Road	\$1,473,000	3/17/21	LG Shop/Office	14,720	\$100.07
LAND						\$/ACRE	\$/SQFT
Behind Home Depot	3.0	633 24 1/2 Road	\$400,000	1/4/21	N/A	132,863	\$3.05
Commercial Land	12.0	2211 Halco Dr.	\$2,613,000	1/28/21	N/A	217,854	\$5.00

= 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, Home Loan State Bank, GJEP, and Four Points Funding.
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.

COST OF LIVING

Cost of Living Index

	Grand Junction	Denver	Boulder	Fort Collins
Overall	100.7	113.4	167.4	118.3
Housing	97.1	138.5	319.4	168.6
Health Care	102.6	100.2	94.2	96.4
Grocery	118.8	95	106.5	106.5
Miscellaneous	98.3	111.5	108.1	103.5
Transportation	110.5	113.1	95.2	87.4
Utilities	83.2	79.8	92.5	91.3

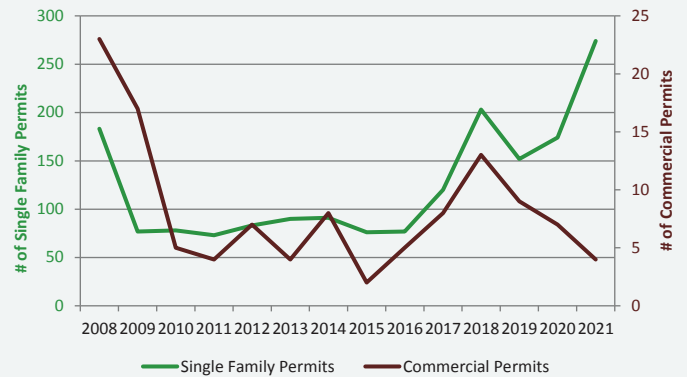
Source: Grand Junction Economic Partnership

Benchmark is U.S. Average at 100

1ST QUARTER BUILDING PERMITS – MESA COUNTY BUILDING DEPARTMENT

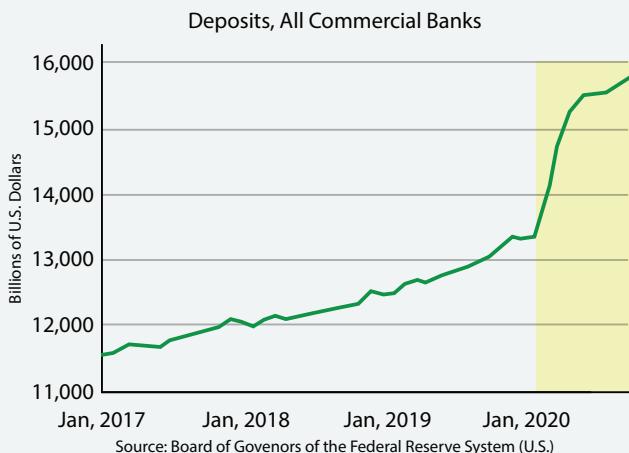
1Q Building Permits

Commercial/Residential

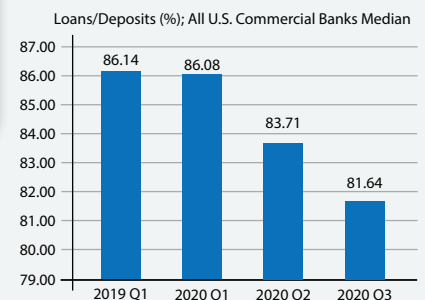
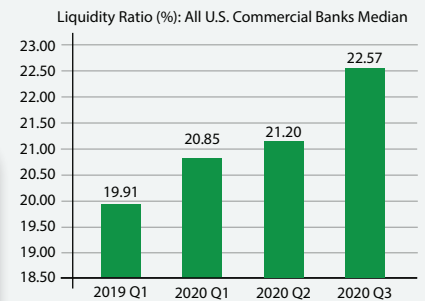


IN FOCUS: MARKET LIQUIDITY

Unprecedented fiscal and monetary stimulus have led to nearly exponential growth in commercial bank deposits since the beginning of 2020. From March through December of 2020, deposit balances in U.S. banks increased by \$1.9 trillion.



"Demand for non-Paycheck Protection Loans has declined, resulting in significant excess liquidity at U.S. banks, resulting in lower loan-to-deposit ratios."
- Craig Springer, President Home Loan State Bank



OUR TEAM



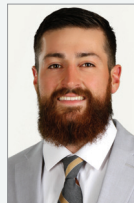
SID SQUIRRELL
Commercial Broker



BRIAN BRAY
Commercial Broker



THERESA ENLBRECHT
Commercial Broker



KYLE SERRANO
Business Broker



MAX TAYLOR
Commercial Broker



CORY CARLSON
Commercial Broker



JAMI MCLENNAN
Commercial Property Manager



KEVIN BRAY
Development