

IN FOCUS: COLORADO MESA UNIVERSITY

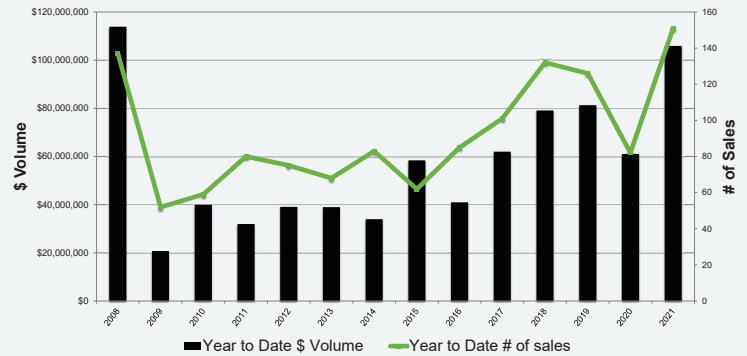


Economic Impact:

- \$31.8 M** Spent locally by employees
- \$129 M** Spent locally by students
- \$38.6 M** Spent locally by visitors
- \$33.9 M** Spent locally for capital expenditures
- \$539 M** Total direct and indirect spending in regional economy by CMU
- 887** Additional jobs created due to spending in the region



MESA COUNTY 1ST & 2ND QUARTER COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



Spring 2021 Degrees Offered:

- 27** Professional Certificates
- 35** Associates Degrees
- 12** Upper Division Certificates
- 48** Baccalaureate Degrees
- 15** Graduate Degrees



2021 2nd QUARTER NOTABLE SALES

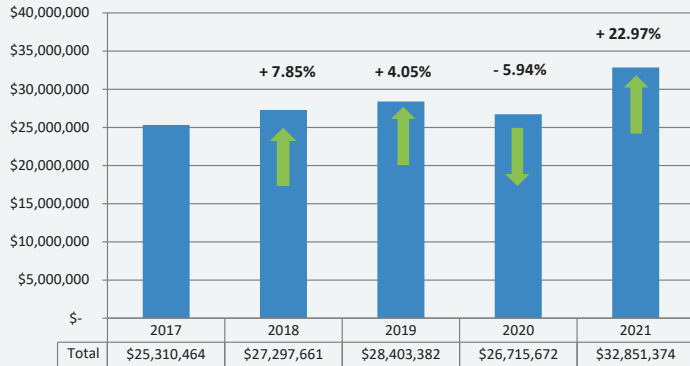
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Grande River Vineyards	5.0	787 37 3/10 Road	\$1,880,000	6/17/21	Vineyard	9,309	\$201.96
PetSmart	2.4	2428 Patterson Road	\$4,823,300	4/22/21	XLG Retail	26,040	\$185.23
Warehouse 2565 + Land	3.39	2551, 2559, 2565 American Way	\$2,600,000	6/30/21	Restaurant	19,223	\$135.25
Mesa Pointe Shopping Center	2.5	3210 I-70 Business Loop	\$5,200,000	6/4/21	Community Shp Ctr	79,927	\$65.06
Glacier Ice Arena	2.5	2515 Riverside Pkwy.	\$2,000,000	5/26/21	Ice Skating Rink	36,684	\$54.52
OFFICE							
Palisade Veterinary Clinic	0.3	379 W. Third St.	\$296,500	5/28/21	Vet Clinic	1,200	\$247.08
Commercial Condo	0.14	2478 Patterson Road #1 & #2	\$1,000,000	6/30/21	Comm Condo Med Offices	6,115	\$163.53
Montessori Charter School	2	1956 Hwy. 6 & 50	\$1,040,000	4/1/21	Medium Retail	12,000	\$86.67
INDUSTRIAL							
Large Distribution Warehouse	7.6	567 S. 15th St.	\$2,500,000	5/5/21	LXG Shop/Office	55,634	\$44.94
Manufacturing Office/Warehouse	0.67	3185 Hall Ave.	\$1,050,000	6/9/21	Manufacturing	12,085	\$86.88
Greyhound Bus Station	0.43	230 S. 5th St.	\$700,000	4/28/21	LG Shop/Office	13,370	\$52.36
LAND						\$/ACRE	\$/SQFT
Burkey Park	18.35	2982 Patterson Road	\$740,000	4/14/21	N/A	\$40,326.98	\$0.93

= Indicates Bray Commercial involved sale

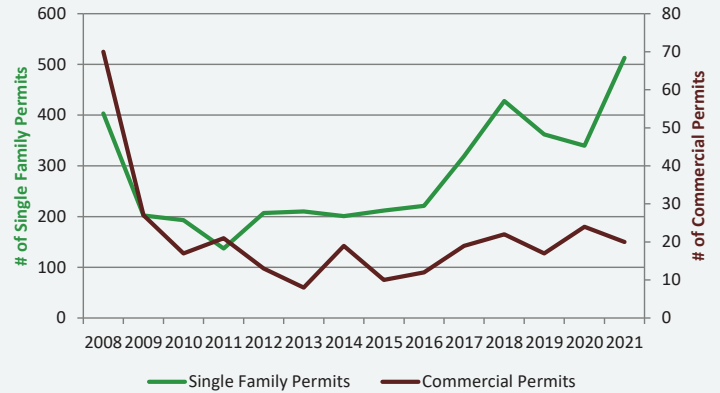
Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, Grand Junction Daily Sentinel, Grand Junction Economic Partnership, CDOT, Colorado Mesa University, and Bray Commercial.

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.

2ND QUARTER CITY SALES TAX



MESA COUNTY 1ST & 2ND QUARTER BUILDING PERMITS — MESA COUNTY ASSESSOR DATA



IN FOCUS: GRAND JUNCTION REGIONAL AIRPORT

Grand Junction Regional Airport GJT was awarded 2021 Airport of the year by CDOT

3,399 Jobs \$189.72 M in Annual Payroll \$710.96 M in Business Revenue



"I am very proud of the progress the Airport made the past year. Despite the challenges the pandemic presented at the Airport and in the aviation industry, GJT came out of it stronger. This is thanks to the beautiful community we live in, the vision of the Airport Board, the support and partnership of community leaders, and residents who choose to use and promote the airport to their friends and family."

-Angela Padalecki, Executive Director Grand Junction Regional Airport

OUR TEAM



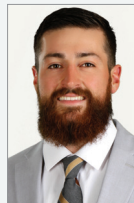
SID SQUIRRELL
Commercial Broker



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