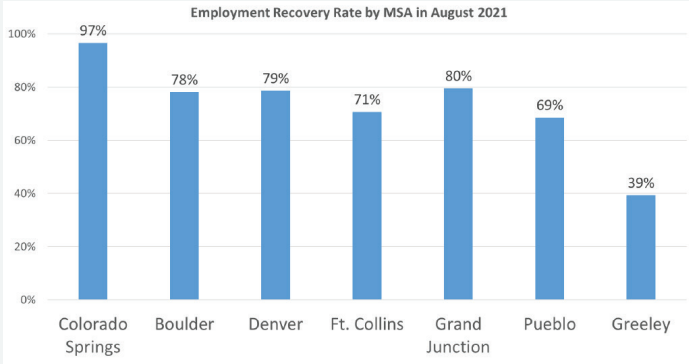
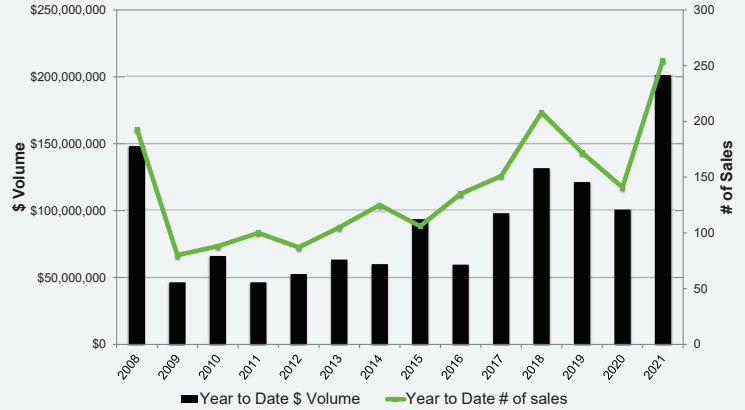


## IN FOCUS: JOB RECOVERY



- Colorado as a whole has had a 78.1% Job Recovery from February 2020, while the US is at 76.2%.
- Colorado remains at a 5.9% unemployment rate, and Mesa County is at 5.7%

## 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> QUARTER COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA

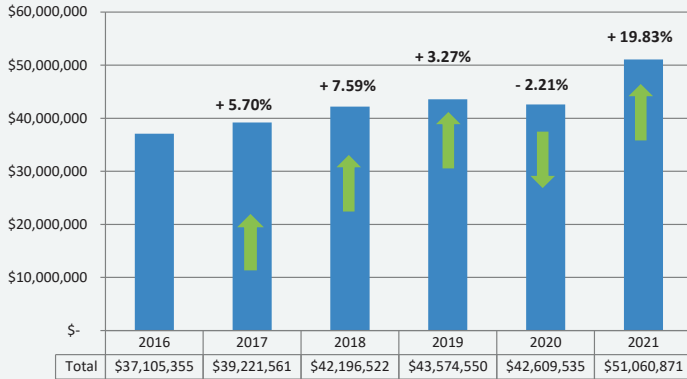


## 2021 3rd QUARTER NOTABLE SALES

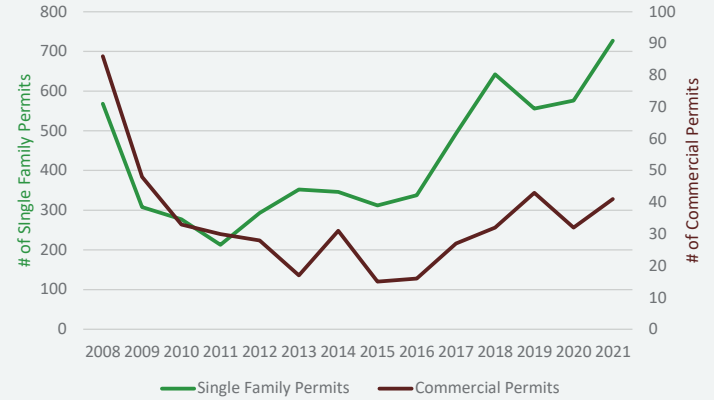
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT	
Wrigley Field & Timbers Motel	1.3	1810 North Ave. & 1121 N. 18th St.	\$1,293,000	7/30/21	Restaurant & Motel	18,358	\$70.43	
Rite Aid	2	400 N. 1st St.	\$2,200,000	8/3/21	LG Retail	13,647	\$161.21	
Horizon Safeway Center	2.6	683 Horizon Dr.	\$3,300,000	8/5/21	Community Shp Ctr	16,175	\$204.02	
Family Dollar	1.1	2776 Acrin Ave.	\$1,230,000	9/2/21	Medium Retail	9,180	\$133.99	
OFFICE								
US Forest Service	2.1	1010 Kimball Ave.	\$3,365,500	7/9/21	Medium Office	7,840	\$429.27	
Doehling Law Building	0.4	114 N. Spruce St.	\$6,295,000	7/14/21	EX LG Office	23,015	\$273.52	
GJ Federal Credit Union	0.4	910 Main St.	\$877,000	9/29/21	Medium Office	4,907	\$178.72	
INDUSTRIAL								
Mack Truck Dealership	4.7	711 Raptor Rd.	\$2,825,000	7/29/21	Complete Dealership	18,726	\$150.86	
Beet Processing Building	2.4	1101 Kimball Ave.	\$2,750,000	8/18/21	Medium Warehouse	12,366	\$222.38	
Omni Linen Services	5.9	475 28 1/2 Rd.	\$2,400,000	8/23/21	EX LG Shop/Office	24,982	\$96.07	
Wyoming Casing Services	2.5	742 Scarlet St.	\$1,300,000	9/17/21	Medium Shop/Office	8,424	\$154.32	
Dodd Diesel	5	767 Valley Ct.	\$2,425,000	9/30/21	EX LG Shop/Office	28,468	\$85.18	
LAND							\$/ACRE	\$/SQFT
Vacant Land	6.4	698 Long Acre Dr.	\$550,000	8/2/21	N/A		\$86,148	\$1.98
Development Land	3.1	N/A	\$2,750,000	8/18/21	N/A		\$887,248	\$20.37
Dos Rios Pad Site	2.0	2600 Dos Rios Dr.	\$625,000	8/20/21	N/A		\$312,554	\$7.18
Land for Maverik Gas Station	1.6	636 Sun King Way	\$2,630,000	8/24/21	N/A		\$1,658,569	\$38.08
MULTI-FAMILY							UNITS	\$/UNIT
Parkside North Apartments	4.1	541 29 1/2 Rd.	\$5,550,000	7/1/21	Multi-9 & Up B	70		\$79,285.71
Peppermill Lofts	1.8	491 28 1/4 Rd.	\$7,040,000	7/6/21	Multi-9 & Up B	48		\$146,666.67
Corner Square Apartments	3.0	2535 Knollwood Dr.	\$10,000,000	9/30/21	Multi-9 & Up B	48		\$208,333.33

= Indicates Bray Commercial involved sale

## 3<sup>RD</sup> QUARTER CITY SALES TAX



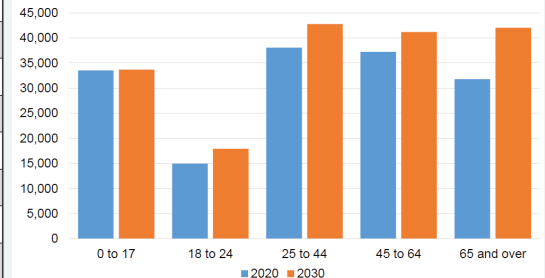
## 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> QUARTER BUILDING PERMITS – MESA COUNTY BUILDING DEPARTMENT



## IN FOCUS: CENSUS POPULATION RESULTS

Geography	Population			Change, 2000 to 2010		Change, 2010 to 2020	
	2000	2010	2020	Number	Percent	Number	Percent
Grand Junction city	41,986	58,566	65,560	16,580	39.5%	6,994	11.9%
Fruita city	6,478	12,646	13,395	6,168	95.2%	749	5.9%
Palisade town	2,579	2,692	2,565	113	4.4%	-127	-4.7%
De Beque town	451	504	493	53	11.8%	-11	-2.2%
Collbran town	388	708	369	320	82.5%	-339	-47.9%
Unincorporated Mesa County	64,373	71,607	73,321	7,234	11.2%	1,714	2.4%
Mesa County	116,255	146,723	155,703	30,468	26.2%	8,980	6.1%

## Forecast by Age Group Mesa County



	0 to 17	18 to 24	25 to 44	45 to 64	65 and over	Total
Change	162	2,954	4,693	3,983	10,213	22,005
Rate	0.5%	19.8%	12.3%	10.7%	32.1%	14.1%



- 78% of the growth in Mesa County between 2010 and 2020 occurred in Grand Junction.
- All places in Mesa County had less population growth between 2010 and 2020 than between 2000 and 2010.
- Grand Junction became a larger share of the total county population growing from 36% in 2000 to 42% in 2020.

## OUR TEAM



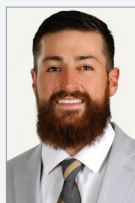
**SID SQUIRRELL**  
Commercial Broker



**BRIAN BRAY**  
Commercial Broker



**THERESA ENGLBRECHT**  
Commercial Broker



**KYLE SERRANO**  
Business Broker



**MAX TAYLOR**  
Commercial Broker



**CORY CARLSON**  
Commercial Broker



**KATIE DAVIS**  
Commercial Broker



**JAMI MCLENNAN**  
Commercial  
Property Manager



**KEVIN BRAY**  
Development