

IN FOCUS: MULTIFAMILY BOOM



The Eddy- Planned for Construction Spring 2022 - 347 27 1/2 Rd, Grand Junction, CO 81501

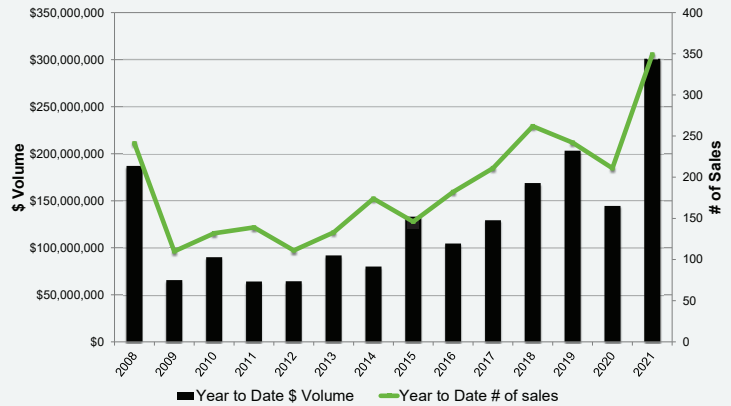
In Planning:

- Three Arrows Development - 77 Units
- 805 Struthers Apartments - 48 Units
- Fracture Land Townhomes - 40 ft townhome units
- Brookwillow F6 - 40 units in 4 buildings
- The Eddy - 84 Units + campground
- Village Cooperative

Under Construction:

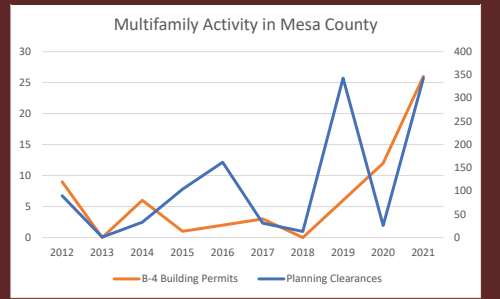
- Railyard @ Rimrock
- Copper Village Apartments
- Sweeney Development
204 S. Mulberry St. - 19 Units, 111 S. Mesa St. - 18 Units
- 1020 Grand LLC
7 buildings, 3 Story Apt. Building

MESA COUNTY YEARLY COMMERCIAL SALES – MESA COUNTY ASSESSOR DATA



Big Sales in 2021:

- Peppermill Lofts - \$7.04M
- Rya Suites - \$10M
- Aladdin Apartments - \$7.5M
- Parkside North Apartments - \$5.5M
- University Point Apartments - \$1.2 M
- Columbine Motel - \$752K



2021 4th QUARTER NOTABLE SALES

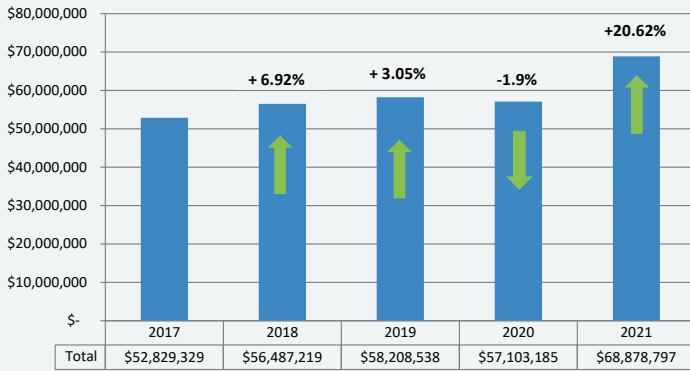
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Tractor Supply	3.9	2449 Highway 6 & 50	\$5,500,000	10/4/21	EX LG Retail	35,560	\$154.67
Redlands Go-Fer Foods	1.1	2146 Broadway	\$3,000,000	12/8/21	Convenience Store	3,600	\$833.33
Maison La BelleVie Winery	6.0	3575 G Rd.	\$2,800,000	10/15/21		3,442	\$813.48
Pine Country Truck & Trailer	2.6	756 & 760 Valley Ct.	\$2,750,000	11/29/21	Complete Dealership	7,080	\$388.42
World of Tile	0.3	747 North Ave.	\$650,000	10/22/21		6,868	\$94.64
OFFICE							
Fidelity Mortgage	0.6	700 Bellford Ave.	\$3,240,000	12/3/21	LG Office	19,870	\$163.06
Medical Offices	0.2	2352 N. 7th St.	\$1,499,900	11/18/21	Commercial Condo	12,436	\$120.61
Guild Mortgage	0.2	501 Main St.	\$1,800,000	12/13/21	LG Office	13,020	\$138.25
INDUSTRIAL							
7th St. Warehouse	5.3	630 S. 7th St.	\$3,350,000	12/23/21	LG Warehouse	48,648	\$68.86
A Storage Place - Fruita	2.2	1966 Highway 6 & 50	\$3,250,000	12/16/21	Mini-Storage	26,650	\$121.95
Western Slope Iron & Supply	7.3	660, 666, 670 23 Rd.	\$2,700,000	10/1/21	EX LG Warehouse	17,878	\$151.02
Palisade Warehouse	2.1	119 N. Bower St.	\$1,950,000	11/8/21	EX LG Warehouse	28,580	\$68.23
LAND						\$/ACRE	\$/SQFT
Old Burger King	0.8	233 N. 1st St.	\$1,150,000	10/15/21	N/A	\$1,528,907	\$35.10
Vacant Land	7.4	687 & 689 24 1/2 Rd.	\$1,125,000	12/20/21	N/A	\$151,250	\$3.47
MULTI-FAMILY						UNITS	\$/UNIT
Aladdin Apartments	1.5	5445 Chipeta Ave.	\$7,500,000	12/21/21	Multi-9 & Up B	75	\$100,000.00
University Pointe Apartments	0.2	1043 North Ave.	\$1,237,500	12/21/21	Multi-9 & Up B	14	\$88,392.86

= Indicates Bray Commercial involved sale

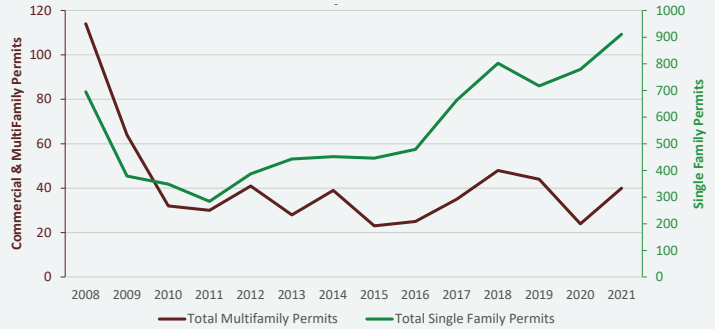
Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, Grand Junction Daily Sentinel, St. Mary's Hospital, Colorado Mesa University, The Eddy, and Bray Commercial.

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.

YEARLY CITY SALES TAX



MESA COUNTY BUILDING PERMITS – MESA COUNTY BUILDING DEPARTMENT



IN FOCUS: ST. MARY'S MEDICAL EDUCATION CENTER

\$3M
St Mary's Medical
Center Donation

\$1M
Community Hospital
Donation

\$2.5M
City of Grand Junction
Donation

Officially open as of January 21, 2022
12 classrooms and labs, including a cadaver laboratory and group study areas

OUR TEAM

- | | | | | | | | | | |
|---|--|--|--|--|--|--|---|--|----------------------------------|
| | | | | | | | | | |
| SID SQUIRRELL
Commercial Broker | BRIAN BRAY
Commercial Broker | THERESA ENGLBRECHT
Commercial Broker | KYLE SERRANO
Business Broker | SCOTT BOWMAN
Business Broker | MAX TAYLOR
Commercial Broker | CORY CARLSON
Commercial Broker | KATIE DAVIS
Commercial Broker | JAMI MCLENNAN
Commercial
Property Manager | KEVIN BRAY
Development |