

IN FOCUS: WEST STAR AVIATION EXPANSION



- New 40,000 sq. ft. hangar
- Additional 35,000 sq. ft. of shop and office space including a larger interior shop, a complete composite shop and tool room
- Scheduled for completion in late 2023 or 2024
- 110 new jobs
- \$16 Million project, state and local incentives of \$1.7 M by Colorado Economic Development Commission (EDC)
 - \$1.45 M in Colorado job growth incentive tax credits
 - Remainder paid out in cash incentives via CO's Strategic Fund

MESA COUNTY Q1 COMMERCIAL SALES – MESA COUNTY ASSESSOR DATA



2022 1st QUARTER NOTABLE SALES

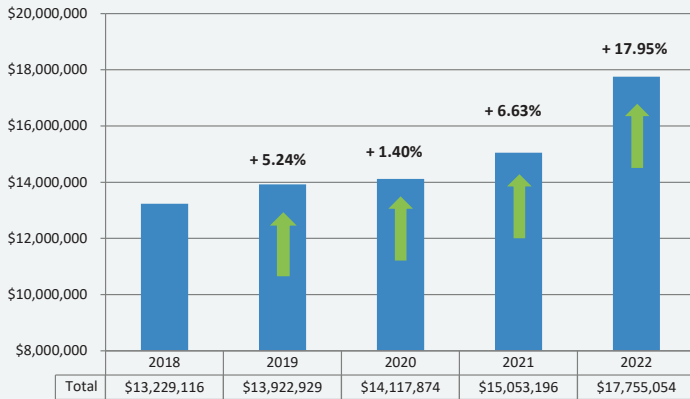
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Old Redlands Safeway	4.8	2148 Broadway	\$1,702,500	1/5/22	Community Shp Ctr	54,314	\$31.35
Fruita Athletic Center	1.0	158 Park Sq.	\$1,010,000	1/27/22	LG Retail	13,884	\$72.75
Ramada Inn	3.1	752 Horizon Dr.	\$3,800,000	2/11/22	Motel/Hotel	51,262	\$74.13
Redlands Phillips Gas Station	1.1	2525 Broadway	\$2,495,000	2/17/22	Convenience Store	1,512	\$1,650.13
New Clifton Automatic Car Wash	1.4	3236 I-70 Business Loop	\$4,150,900	3/7/22	Special Service	4,366	\$950.73
D Road Store All	4.0	2793 Riverside Pkwy.	\$6,900,000	3/15/22	Mini Storage-SM Office	73,219	\$94.24
OFFICE							
Solarus Square	1.5	2829 North Ave.	\$1,280,800	1/6/22	EX LG Office	29,340	\$43.65
Medical Office	0.8	610 25 Rd.	\$1,350,000	1/12/22	Medical Office	5,991	\$225.34
INDUSTRIAL							
Asphalt Terminal	222.1	1493 & 1495 Hwy. 6 & 50	\$2,735,000	1/13/22	EX LG Warehouse	121,937	\$22.43
Large Processing Warehouse	6.2	2415 Blue Heron Rd.	\$2,690,000	3/31/22	LG Warehouse	15,332	\$175.45
LAND						\$/ACRE	\$/SQFT
Land North of Community Hosp.	13.4	2372 G Rd.	\$3,650,000	1/12/22	N/A	\$272,605	\$6.26
Land West of Community Hosp.	14.0	699 23 1/2 Rd.	\$3,632,900	1/28/22	N/A	\$259,637	\$5.96
Patterson Development Land	2.7	600 28 1/4 Rd.	\$1,500,000	3/4/22	N/A	\$555,556	\$12.75
MULTI-FAMILY						UNITS	\$/UNIT
Grand Mesa Apartments	0.7	1535 Poplar Dr.	\$3,515,000	1/31/22	Multi-9 & Up	24	\$146,458.33

= Indicates Bray Commercial involved sale

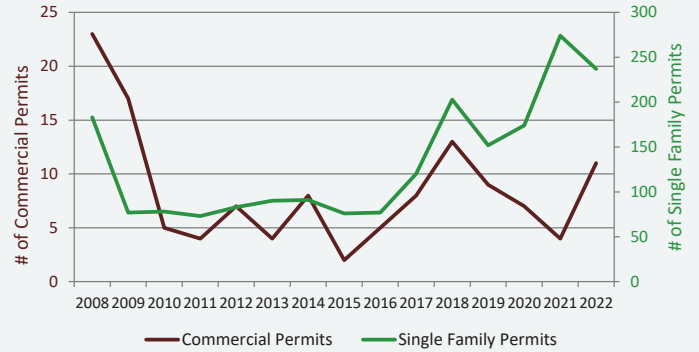
Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, Grand Junction Daily Sentinel, West Star Aviation, the Daily Sentinel, GJEP, CDOT, Mesa County Public Works, and Bray Commercial.

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.

Q1 CITY SALES TAX



MESA COUNTY Q1 BUILDING PERMITS



IN FOCUS: NORTH AVENUE IMPROVEMENTS

SCOPE OF WORK

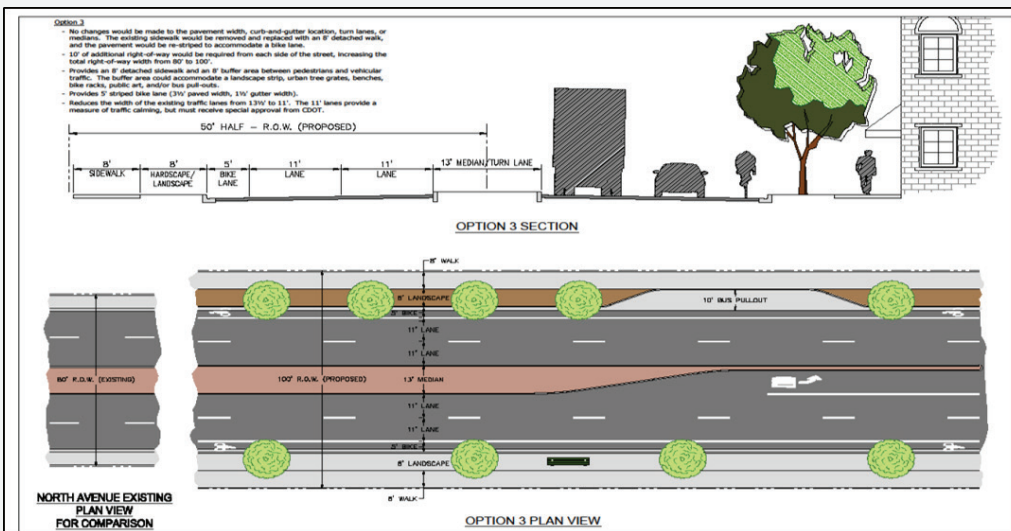
- Resurface road with 2 inches of asphalt pavement
- Replace and install new medians to control access, improve safety, and improve traffic flow
- Full reconstruction from 1st Street through 30 Road

SCHEDULE

- Start of construction: Mid to Late May 2022
- End of construction: End of October/ Beginning of November 2022

TRAFFIC IMPACTS

- Work will be done at night
- North Ave will be reduced down to one lane in each direction
- Business access will be maintained



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	LORI LONG Commercial Broker	JAMI MCLENNAN Commercial Property Manager	KEVIN BRAY Development	DARAH GALVIN Research & Development

Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, Grand Junction Daily Sentinel, West Star Aviation, the Daily Sentinel, GJEP, CDOT, Mesa County Public Works, and Bray Commercial.

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