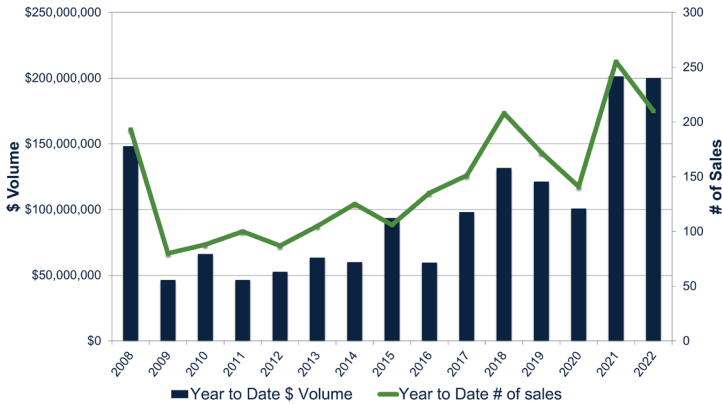
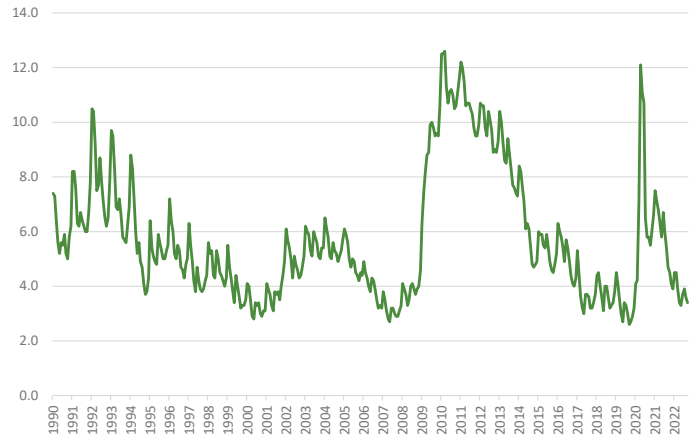


## MESA COUNTY YTD COMMERCIAL SALES



## UNEMPLOYMENT RATE - MESA COUNTY



## IN FOCUS: BUSINESS EXPANSION AWARDS

Every year, the Grand Junction Chamber of Commerce highlights local businesses who have made business expansions over the last year. This includes adding new employees, capital investments, and more.

**\$8B IN CAPITAL INVESTMENT | CREATED 123 LOCAL JOBS**  
(Cumulatively)

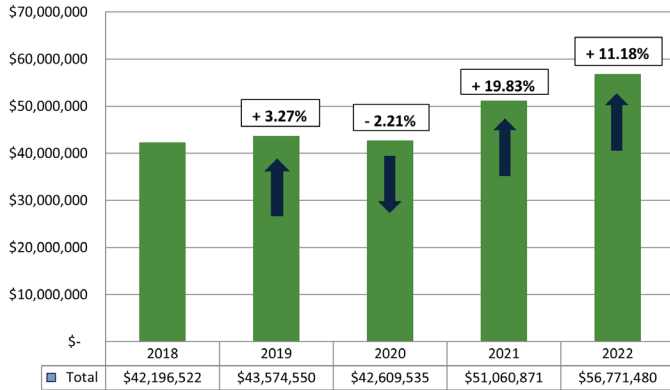


## 2022 3<sup>RD</sup> QUARTER NOTABLE SALES

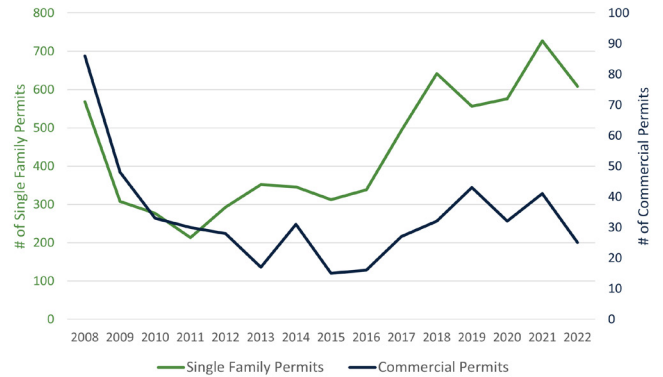
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Feisty Pint	0.4	359 COLORADO AVE #102,103,104	\$650,000	7/1/22	REST/BAR	4,145	\$156.82
Main Street Station	0.2	336 MAIN ST	\$1,725,000	8/31/22	MULTI-UNIT SHOPPING	18,460	\$93.45
Tractor Supply	3.9	2449 HIGHWAY 6 AND 50	\$5,875,000	9/2/22	EX LG RETAIL	35,560	\$165.21
Cornerstone Storage	1.6	620 & 836 E GRAND AVE	\$1,500,000	9/9/22	MINI-STORAGE	10,920	\$137.36
Clifton Arby's	0.8	3230 I-70 BUSINESS LOOP	\$1,875,000	9/15/22	RESTAURANT	2,545	\$736.74
OFFICE							
Rocky Mountain Health Plans	1.2	2779 CROSSROADS BLVD	\$1,043,000	7/27/22	MEDIUM OFFICE	6,608	\$157.84
Downtown Office Building	0.1	640 WHITE AVE	\$455,000	7/29/22	MEDIUM OFFICE	5,000	\$91.00
INDUSTRIAL							
Rocky Mountain Sanitation	4.4	721 23 RD	\$2,000,000	7/29/22	MEDIUM SHP/OFF	7,280	\$274.73
Mountain Valley Contracting	0.8	2756 WINTERS AVE	\$1,100,000	8/2/22	MEDIUM SHP/OFF	5,720	\$192.31
Diesel Services	1.3	2309 GRAND PARK DR	\$2,075,000	9/7/22	LG SHOP/OFFICE	13,172	\$157.53
LAND						\$/ACRE	\$/SQFT
24 Rd Development Land	2.1	2388 MOJO ST	\$1,350,000	8/15/22	N/A	\$655,257	\$15.04
Dos Rios Townhome Sites	3.1	600 LAWRENCE AVE	\$3,920,000	8/22/22	N/A	\$1,260,531	\$28.94
MULTIFAMILY						UNITS	\$/UNIT
Comfort Care	1.8	442 1/2 & 445 SANDIA DR	\$2,650,000	8/30/22	RETIRE/NURSING	35	\$75,714

Indicates a Bray Commercial involved sale

## YTD CITY SALES TAX



## YTD BUILDING PERMITS



## IN FOCUS: GJ CITY PEDESTRIAN & BICYCLE PLAN

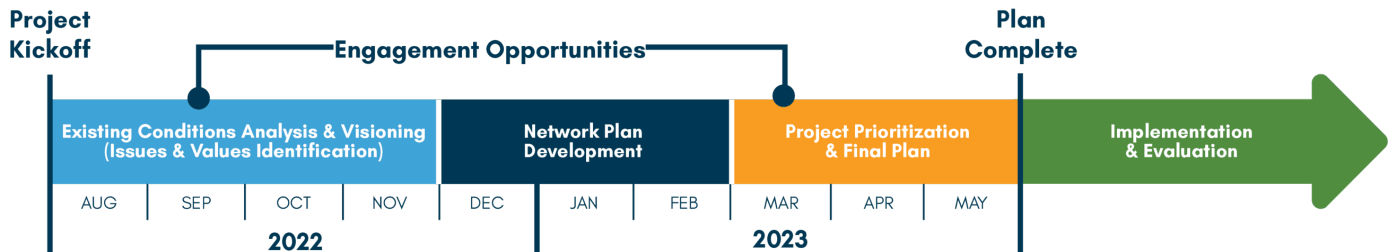


[GJCity.org/PedBikePlan](http://GJCity.org/PedBikePlan)

The Pedestrian and Bicycle Plan will provide a vision for the future pedestrian and bicycle network in Grand Junction. The plan will identify prioritized investments that the City will gradually implement over time to make Grand Junction a more comfortable and welcoming place for people walking, rolling, and biking.

### Anticipated project outcomes:

- Existing conditions assessment
- Comprehensive public engagement (identify issues, values, vision)
- A long-range vision for pedestrian and bicycle programs and infrastructure
- A map of planned bicycle corridors by facility type
- A map of priority pedestrian corridors with future improvements
- A set of implementable, prioritized projects, policies, and programs
- Performance measures to track implementation of the plan



## YOUR #1 CHOICE FOR COMMERCIAL REAL ESTATE ON THE WESTERN SLOPE



- |   |  |   |  |  |  |   |                                       |   |                                  |   |
|---|--|---|--|--|--|---|---------------------------------------|---|----------------------------------|---|
| <b>SID SQUIRRELL</b><br>Commercial Broker | <b>BRIAN BRAY</b><br>Commercial Broker | <b>THERESA ENGBRECHT</b><br>Commercial Broker | <b>KYLE SERRANO</b><br>Business Broker | <b>MAX TAYLOR</b><br>Commercial Broker | <b>CORY CARLSON</b><br>Commercial Broker | <b>KATIE DAVIS</b><br>Commercial Broker | <b>LORI LONG</b><br>Commercial Broker | <b>JAMI MCLENNAN</b><br>Commercial Property Manager | <b>KEVIN BRAY</b><br>Development | <b>DARAH GALVIN</b><br>Research & Development |
|---|--|---|--|--|--|---|---------------------------------------|---|----------------------------------|---|