

# GRAND JUNCTION, CO

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Robin Brown  
Executive Director

# GRAND JUNCTION IS GROWING

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- ▶ Job Growth 3%
- ▶ Lodging Tax Revenue 8%
- ▶ Building permits 20%
- ▶ Sales Tax Revenue 8%
- ▶ GDP growth 4.2%
- ▶ Home Values 7.4%
- ▶ Residential permits 23%
- ▶ Average Annual Wage 5.5%

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- ▶ Top 10 Counties by GDP are in the Denver Metro Area
- ▶ Mesa County is #11
- ▶ The only metropolitan area in western Colorado. Home to CMU and the GJRA with 16 daily direct flights
- ▶ Fastest growing sectors are tech and outdoor rec manufacturing- huge VC opportunities
- ▶ Healthcare is #1 employer

# GRAND JUNCTION IS AN OPPORTUNITY

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- ▶ 7 Opportunity Zones
- ▶ Most of Grand Junction, including the University, the riverfront corridor, the major shopping corridor are OZs.
- ▶ 57 total properties for sale within those zones, including land and buildings.
- ▶ The Grand Mesa- home to Powderhorn Mountain Resort
- ▶ 800,000 acres of developable property at the base of the resort
- ▶ New Owner group is investing in the resort. 2018/19 season saw highest season pass sales ever.

# COLORADO MESA UNIVERSITY

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- ▶ Fastest growing University in the state, #5 in the country with a current enrollment of 11,000
- ▶ Mechanical, civil, and electrical engineering, as well as computer science and cybersecurity programs
- ▶ Demand for student housing, mixed-use commercial and office space
- ▶ Multiple lots available, partnership opportunities with CMU as well

# RIVERFRONT AT LAS COLONIAS

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- ▶ 140 acre city park with an amphitheater, festival area, multiple ponds, whitewater park, and a zipline over the river
- ▶ 15 acre business park geared towards rec & tech
- ▶ Anchor tenants Bonsai Design and RockyMounts
- ▶ Park will be complete in May 2019, buildout of anchor tenants fall of 2019
- ▶ 9 remaining lots at the park, along with a restaurant/retail area

# THE DEMAND IS LARGE

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- ▶ Class A office space
- ▶ Multifamily housing
- ▶ Mixed Use commercial, restaurant, retail
- ▶ Venture Capital for a growing tech industry
- ▶ Manufacturing space
- ▶ Additional incentives include property tax rebates, Enterprise Zone, Hubzone, and the very lucrative Rural Jump Start Program
- ▶ They're coming, we need to get building

# WE WANT YOUR DEVELOPMENT

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- ▶ 90 Day Application to Permit process
- ▶ Common sense, business friendly community
- ▶ We're the only Work Ready certified community in the state
- ▶ High quality of life + low cost of living = workforce stabilization
- ▶ We spend 32% less time in our cars than Denver
- ▶ 75% public lands; BLM, Forest Service, Colorado National Monument, the Colorado and Gunnison Rivers



# THIS IS THE COLORADO YOU WERE PROMISED

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