

Colorados Grand Valley WHERE OUTDOOR RECREATION



Means Business



GRAND JUNCTION economic
PARTNERSHIP

TAKE YOUR BUSINESS WHERE LIFE IS

GRAND

122 North 6th Street Grand Junction, CO 81501 | (970) 245-4332 | gjep.org



Welcome to Colorado's Grand Valley!

Located on the western slope of the Colorado Rockies, where the mountains meet the desert, Colorado's Grand Valley offers an unparalleled testing ground for cutting edge enterprises in the outdoor recreation industry. Bike the Riverfront Trail that offers miles of picturesque paved paths along the Colorado River, or try more adventurous routes from the Palisade Plunge in the east to the Kokopelli trail on the west end of the valley.

Hike and hunt on the Grand Mesa – or enjoy boating and fishing in one of the national forest's 300 pristine lakes. Try river rafting, hit the links at Colorado's #1 golf course, go rock climbing on the Colorado National Monument or ride among wild mustangs in the Little Book Cliff's Wild Horse Preserve. In the colder months, Powderhorn Mountain Resort offers world class winter sports amenities without the crowds - and it's only 40 miles northeast of our main city, Grand Junction.

Our outstanding outdoor amenities are complemented with a skilled workforce, robust education system and renowned healthcare facilities, making the Grand Valley a safe and inviting place to live, play and grow a business. I invite you to explore the following pages to learn more about our region, which is already headquarters to a number of outdoor recreation businesses, like Leitner-Poma, DT Swiss USA and Loki Clothing. When you're ready, we will be glad to help you make a successful business transition to Colorado's Grand Valley.

Sincerely,

Kristi Pollard

Kristi Pollard

Executive Director

Grand Junction Economic Partnership

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The Grand Valley sits at the confluence of the Colorado and Gunnison Rivers, with wide-open plains surrounded by the majestic Colorado National Monument, Bookcliffs and Grand Mesa.

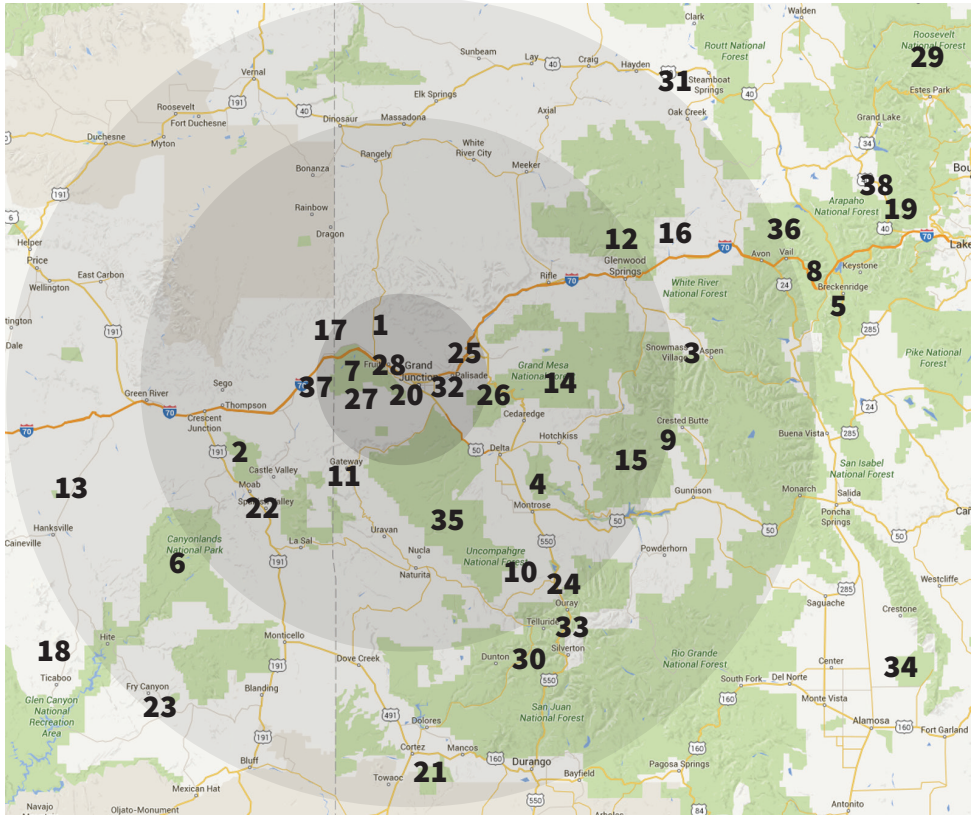
Most residents live in Grand Junction, the largest city between Denver and Salt Lake City, Utah – and at an equidistance between the two.

Grand Junction is the main seat in Mesa County, which also encompasses the City of Fruita and the smaller, picturesque towns of Palisade, Collbran, DeBeque, Gateway, Mack and Mesa.

From here, you can reach a near-endless supply of adventurous destinations in mere hours.

Here are just a few:





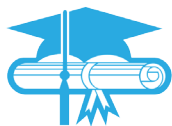
- 1. 18 Road Mountain Bike Trails**
- 2. Arches National Park**
- 3. Aspen Snowmass**
- 4. Black Canyon of the Gunnison National Park**
- 5. Breckenridge Ski Resort**
- 6. Canyonlands National Park**
- 7. Colorado National Monument**
- 8. Copper Mountain Ski Resort**
- 9. Crested Butte Ski Resort**
- 10. Dallas Divide**
- 11. Gateway Canyons Resort**
- 12. Glenwood Canyons, Caverns and Hot Springs**
- 13. Goblin Valley and Wild Horses Canyon**
- 14. Grand Mesa National Forest**
- 15. Gunnison National Forest**
- 16. Hanging Lake**
- 17. Kokopelli Mountain Bike Trails**
- 18. Lake Powell**
- 19. Loveland Ski Area**

- 20. Lunch Loop Mountain Bike Trails**
- 21. Mesa Verde National Park**
- 22. Moab, Utah**
- 23. Natural Bridges National Monument**
- 24. Ouray Hot Springs and Ice Climbing**
- 25. Palisade Fruit & Wine Byway**
- 26. Powderhorn Mountain Resort**
- 27. Rattlesnake Canyon**
- 28. Redlands Mesa Golf Course**
- 29. Rocky Mountain National Park**
- 30. San Juans National Forest**
- 31. Steamboat Ski Resort**
- 32. Tabogauche Trail System**
- 33. Telluride Ski Resort**
- 34. The Great Sand Dunes National Park**
- 35. Uncompahgre National Forest**
- 36. Vail Ski Resort/Beavercreek**
- 37. Westwater Canyon**
- 38. Winter Park Ski Resort**

FACTS AND FIGURES



POPULATION
148,225



**EDUCATIONAL
ATTAINMENT**
90% HIGH SCHOOL DIPLOMA
26% BACHELOR'S DEGREE OR HIGHER



**MEDIAN
HOUSEHOLD
INCOME**
\$49,471



**MEDIAN PRICE
SINGLE FAMILY
HOME**
\$210,100

(Mesa County, 2014, U.S. Census Bureau)

In the past 12 months, Grand Valley residents participated in:



32.8%
Bicycling



43%
Hiking/
Backpacking



44.9%
Hunting/
Fishing



43.1%
Water
Sports

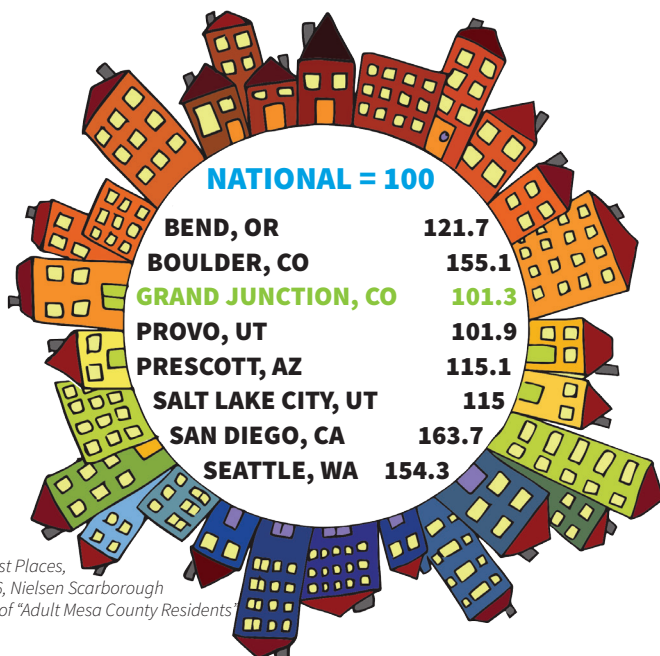


16%
Snow
Sports



46.1%
Camping

Cost of Living



(Sperling's Best Places,
February 2016, Nielsen Scarborough
Market Study of "Adult Mesa County Residents")

A TRANSPORTATION AND LOGISTICS HUB

With its central location, Colorado's Grand Valley is a natural epicenter of connectivity, poised for faster and less expensive transportation and distribution throughout the U.S. and Canada.

- Distribution is made simple with over 100 trucking/freight operations in the area and easy access to two major highways: Interstate 70 and U.S. Highway 50.
- Union Pacific Railroad operates two freight rails in the area via the Central Corridor rail line, and Amtrak's California Zephyr passenger train stops in Grand Junction.
- The Grand Junction Regional Airport is an FAA Class I airport, with private, passenger and freight operations. Daily direct flight service goes to Denver, Salt Lake City, Phoenix and Dallas.
- Access to a 10,500-foot main runway courtesy of West Star Aviation.



WE'VE GOT FIBER

Colorado's Grand Valley has extensive technical infrastructure with broadband capabilities throughout most of the Valley, from video conferencing, to cloud technology, large data transfers and fast and reliable high-speed internet service, up to 10 gigabit in speed. Several carriers offer redundant connectivity to Denver, Salt Lake City and the Wyoming-New Mexico region.





A WORKFORCE THAT WORKS FOR YOU

Colorado's Grand Valley stays competitive by offering a lower cost of doing business coupled with a technically skilled, highly qualified workforce.

ELEMENTARY EDUCATION

We groom talent from early childhood. Mesa County Valley School District 51 is the public school district for the valley. It offers a variety of K-12 education opportunities, including traditional, STEM-focused, dual-language and challenge programs.

SECONDARY EDUCATION

Alongside specialized programs of study, such as Athletic Training, Exercise Science, Kinesiology and Sports Management, Colorado Mesa University has a comprehensive athletics department that includes men's and women's NCAA Sports, dozens of year-round athletic clubs and state-of-the-art facilities, like the Monfort Human Performance Lab, which is open to the public.

WORKFORCE DEVELOPMENT

There are several opportunities for professionals and community members in the Grand Valley to enhance their skills and meet the needs of today's employers:

The Mesa County Workforce Center offers no-cost services, which include assessments, workshops, recruitment assistance and additional business services.

The Western Colorado Community College, a branch of Colorado Mesa University, works with local employers to customize training within a variety of industry clusters including process systems technology, manufacturing technology and technology integration.

The Business Incubator Center offers free or low cost classes, coaching, networking and workshops geared toward startups and existing small business.

IN GOOD COMPANY

From manufacturing to R&D, several outdoor recreation companies already call Colorado’s Grand Valley home:



A SUPPORT NETWORK

There is a concerted effort on a regional and statewide level to place Colorado’s Grand Valley at the forefront of the outdoor recreation industry nationally and abroad. Here are just a few of the organizations aimed at supporting the growth of outdoor recreation businesses in the Grand Valley:





CLIMATE

The climate in the Grand Valley and its surroundings is as diverse as the landscape. Grand Junction is located in an arid region resting at about 4,000 feet above sea level, while the highest point of the Grand Mesa lofts up to over 11,000 feet. In the spring, you can ski on the groomed trails of Powderhorn Mountain Resort with temperatures around 37°F (3°C), while down in the valley, daytime temperatures reach a comfortable 65°F (18°C), perfect for mountain biking or golfing.

The valley is cocooned by mountain ranges on all sides, which has kept the region exempt from nearly all natural disasters. Between our mild climate and our location, the Grand Valley offers an ideal outdoor testing ground year-round.

In recorded history, Colorado's Grand Valley has experienced:



Source: USA.com





QUALITY OF LIFE

Transplants and locals choose Colorado's Grand Valley for the combination of spectacular scenery and recreational opportunities, excellent climate and air quality, arts and cultural amenities, as well as superb health care and public school systems. Our reasonable cost of living, low crime rates and unique neighborhoods add to the area's overall attractiveness.

With over 10,000 miles of trails, the Grand Valley is truly the "Trails Capital of Colorado." Cyclists take advantage of beautiful trail systems that connect Palisade, Grand Junction and Fruita. Some of the more well known areas are 18 Road in Fruita, the Kokopelli and Rabbit Valley trail systems on the west side, and the Lunch Loops, an excellent trail system so close to downtown Grand Junction that you can ride it on your lunch break.

The Grand Valley is home to the Colorado National Monument, which attracts more than 500,000 visitors annually. Palisade is a sought-after tourist destination with its rich history of growing Palisade peaches and stellar reputation as Colorado Wine Country.

For a community of this size, there is a surprisingly diverse selection of cultural amenities. Visit the rodeo or a minor league baseball game, take in live music at a local brewery or outside in a park, enjoy fresh produce and local wares at a farmer's market. The area is also host to a wide assortment of special events, ranging from festivals like Country Jam, Loudwire, Mike the Headless Chicken and Fruita Fat Tire, to the Special Olympics, Rim Rock Marathon and JUCO.



TAXATION

Corporate Income Tax: the Corporate Income Tax rate in Colorado is a flat 4.63%, ranking Colorado ninth lowest of all states that have Corporate Income Tax.

Property Tax: in Colorado, property tax is imposed at the county level. Commercial and industrial property is assessed at 29% of market value. In 2008, the mill levy was set at approximately 88 per 1,000. Each \$1,000 of actual value on nonresidential property equates to \$25.52 in property tax.

Sales Tax: Mesa County has a 2% sales tax, which is collected in addition to a 2.9% sales tax in the State of Colorado. Thus, unincorporated areas of Mesa County have a combined sales tax rate of 4.9%.

The cities and towns in Mesa County each have their own municipal sales tax, which is added on top of the county and state taxes:

| Municipality | City/Town | County | State | TOTAL SALES TAX |
|----------------|-----------|--------|-------|-----------------|
| Grand Junction | 2.75% | 2% | 2.90% | 7.65% |
| Fruita | 3% | 2% | 2.90% | 7.90% |
| Palisade | 2% | 2% | 2.90% | 6.90% |
| Collbran | 2% | 2% | 2.90% | 6.90% |
| DeBeque | 2% | 2% | 2.90% | 6.90% |

PERMITTING

The planning and permitting process has been refined to be as business friendly as possible in all communities in the Grand Valley. We will work with you to ensure the process is as straightforward as possible. Typically it takes **60 days from application to approval.**

INCENTIVES

Companies located in Colorado's Grand Valley may be eligible for a number of local, state and industry-related tax incentives, such as the incentives listed below. Please visit www.gjep.org for more details or contact us at (970) 245-4332 for your business' individual incentive package.

Jump-Start Mesa County: New and expanding businesses in Mesa County may be eligible for a "tax holiday" for up to eight years, which includes zero state income taxes; zero state and local sales and use taxes; zero county and municipal real and business personal property taxes; and zero state income taxes for employees.

Mesa County Enterprise Zone: Mesa County is a designated Colorado Enterprise Zone. The program provides businesses with tax credits for specific (pre-certified) business operations – hiring new employees, providing employees with health insurance and job training, obtaining a new business facility or purchasing new equipment – if they locate or expand in a designated "enterprise zone."

Mesa County and City of Grand Junction Business Personal Property Tax Rebate: A new or existing business that invests a minimum of \$1 million in new business facilities or equipment, and increases employment by 10% or one full-time employee, may receive a rebate for 100% of business personal property tax paid to Mesa County and the City of Grand Junction.

City of Grand Junction Sales and Use Taxes on Manufacturing Consumables: Businesses have the opportunity to waive 100% of sales and use tax paid to the City of Grand Junction on manufacturing consumables used in the manufacturing process.

GJEP Incentive Funds: The Grand Junction Economic Partnership's Board of Directors may provide eligible businesses with cash incentives for capital expenditures and primary job creation in the Grand Valley.

Job Growth Incentive Tax Credit: Businesses that create at least 20 net new jobs in Colorado within a credit period may be eligible for a state income tax credit equal to 50% of FICA paid.

Strategic Fund Incentive: The Strategic Fund is a cash incentive program for eligible businesses that create net new full-time jobs in the State of Colorado that are maintained for at least one year.

Colorado FIRST / Existing Industry Customized Job Training: Colorado's job training programs invests in its labor force and incentivizes business growth in Colorado by providing grants to companies that are locating or expanding in Colorado.

Manufacturing Sales and Use Tax Exemption: Colorado provides a 100% exemption of sales and use tax paid to the state on purchases of manufacturing machinery, machine tools and parts.

The above is not an exhaustive list of available incentives or their eligibility criteria. Please contact GJEP at (970) 245-4332 for more information.



AVAILABLE SITES AND REAL ESTATE

Whether you are looking for office space, a warehouse facility, or land with easy access to trails and waterways, the Grand Junction Economic Partnership works with commercial real estate agents and developers across the community to offer you the best options for your business.

Visit www.gjep.org for available properties and GIS maps, or contact us at (970) 245-4332 for availability and more information.

SPOTLIGHT: FRUITA

Gateway Industrial Park in Fruita is the ideal spot for outdoor recreation businesses seeking a shovel-ready site equipped with fiber, as well as direct rail and highway access. The park offers lakeside sites and panoramic views of the nearby Colorado National Monument. The picturesque landscape is located between downtown Fruita and the world-famous Kokopelli Trailhead, with bike trails being zoned to connect the park to both.

Size: 68 acres

Lots: 19+

Zoning: Industrial

Cost: \$2.50/acre

Direct Rail and Highway Access

13 miles to Grand Junction
Regional Airport



Photos courtesy of:

Charity Meinhart Design; Tyler Logan for City of Fruita;
Conrad Laga and Ken Redding for Colorado Mesa
University; DT Swiss: Grand Junction Visitor & Convention
Bureau; Greater Grand Junction Sports Commission;
Powderhorn Mountain Resort and GJEP.

ABOUT GJEP

The Grand Junction Economic Partnership (GJEP) is a private non-profit incorporated organization and the official economic development agency for Colorado's Grand Valley. GJEP works to recruit and retain businesses in Mesa County and surrounding regions, including the cities of Grand Junction and Fruita, and the Town of Palisade.

GJEP is your first point of contact if you are looking to expand or relocate your company to this area. We provide the resources, information and services you need to make the right decision for your company – and our comprehensive list of services is available to you at no cost or obligation.



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CONNECTIONS. **RESOURCES.** SOLUTIONS.

