



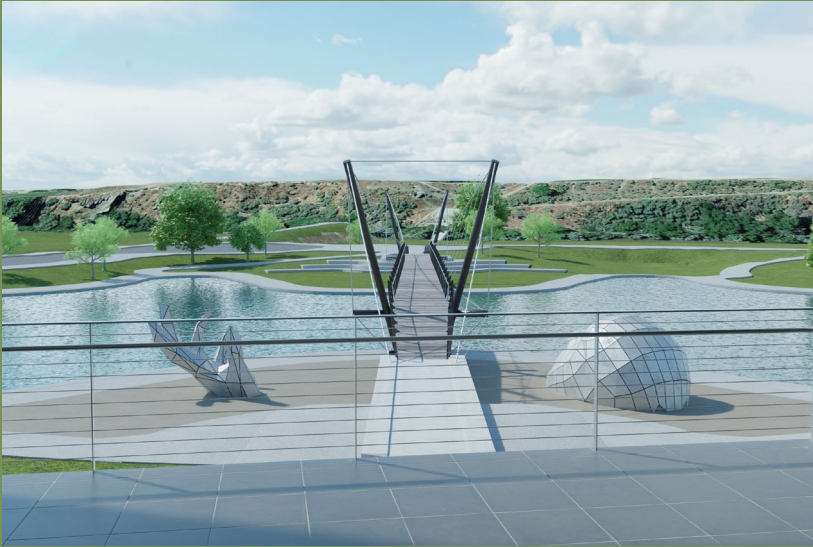
BUSINESS OFFERING MEMORANDUM

RIVERFRONT at las colonias **PARK**

PROPERTY OVERVIEW



RIVERFRONT at las colonias **PARK** is a 140-acre mixed-use park owned by the City of Grand Junction. The park includes a 10,000-seat amphitheater, a whitewater park along the Colorado River, a boat ramp, multiple ponds and a zipline across the Colorado River. The Colorado River Trail, which connects the east end of the valley with the west end, runs through the park. An area of 15 acres within the park has been designated a commercial business park geared towards recreation and tech-related businesses and will be anchored by two major tenants: Bonsai Design and RockyMounts. Nine (9) sites remain within the park for lease. In a premier location, along the Colorado River, this location represents the very best offering in western Colorado.



Address: 2735 Riverside Parkway,
Grand Junction, CO 81501

Developer: City of Grand Junction

Completion Date: May 2019

Land Area: 140 acre city park;
15 acre commercial business park

SITE DETAILS

Zoning: RIVERFRONT at las colonias **PARK** is a city park. The parcels available within the commercial business park are offered by the Las Colonias Development Corporation (LCDC) as a lease and offer multiple uses: offices, services, light-industrial and manufacturing and associated uses. The area between the dog park and the festival area is envisioned as restaurant and retail commercial space.

Access: The business park is accessed from Riverside Parkway at both the east and the west ends of the park.

Landscaping: All landscaping and irrigation will be done by the City of Grand Junction Parks & Recreation department. The area north of the Colorado River Trail will be a park-like setting with a grass festival area, three small lakes, trees and shrubs. The area south of the Colorado River Trail will be more natural and have an 'open space' feel.

Topography: The site is mostly level with unobstructed views of the Colorado National Monument to the south and the Grand Mesa to the east. The park slopes down towards the Colorado River south of the Colorado River Trail.

Flood Zone: Although located along the Colorado River, all but one of the pad sites are outside of the 100-year floodplain. All pad sites have been elevated above the floodplain.

Soils: Similar to many areas in the Western United States, the geotechnical investigations completed to date recommend engineered foundations.

Environmental: A Phase I was performed and there are no known environmental conditions. This was the site of a uranium mill in the late 1940's and 1950's. Department of Energy reclaimed the site in the early 1990's prior to deeding the property to the City of Grand Junction. The City has since built the Riverside Parkway, numerous utility projects, the Amphitheater and now Las Colonias Park, and has found no evidence of any environmental concerns.

Parking: A total of 275 parking spots are located all around the park. Parking spots will be reserved during business hours for the commercial office park on lots where the tenant will not build out additional parking. Builders on Lots D and E are envisioned to develop their own parking. Separate parking totaling 144 spaces are available for the restaurant/retail/festival area of the park. Overflow parking is available to the west of the business park in the amphitheater parking lot totaling 340 spaces.

Utilities: Each lot is shovel-ready with water, sewer, gas, electricity and provisions for fiber in place.



SERVICE PROVIDERS

Electricity: Xcel Energy

Gas: Xcel Energy

Water: City of Grand Junction

Sanitary/Sewer: City of Grand Junction

Telecommunications: CenturyLink

Fiber: Conduit is in the ground, however a vendor for the service is still being procured.

TENANT PROFILE

BONSAI DESIGN LEADS THE WAY.

Bonsai Design is an award-winning company that designs and builds aerial adventure courses across the U.S. It started in a basement in Grand Junction in 2004 with two employees. In Spring 2019, the company will break ground on its new headquarters in **RIVERFRONT** at las colonias **PARK**, where it expects to house 50 employees. In addition to office and manufacturing space, the headquarters will include a zipline and aerial adventure course open to the public.

Owners Sarah and Thaddeus Shrader, who sit on the Las Colonias Development Corporation, have been instrumental in the planning and development of **RIVERFRONT** at Las Colonias **PARK**. Bonsai Design will serve as an anchor business and will assist other outdoor recreation businesses grow and develop within the business park.

The Bonsai Design headquarters will open Fall 2019.



TENANT PROFILE



ROCKYMOUNTS RELOCATES FROM BOULDER.

RockyMounts, Inc. was started in 1993 as a locally owned and operated Boulder, Colorado based company. RockyMounts designs innovative, fuel-efficient bike rack systems and security solutions.

In Summer 2018, RockyMounts announced its plans to relocate its headquarters to **RIVERFRONT** at las colonias **PARK**. About the decision, owner Bobby Noyes said, “there was a dynamic energy that was reminiscent of my early years launching this business. I saw an opportunity to be a part of a growing and vibrant community here in Grand Junction, build the headquarters I had always dreamed of, and to contribute to the improved quality of life for myself, my employees, and the like-minded souls that call the Western Slope home.”

RockyMounts plans a grand opening in Fall 2019.

TIMELINE FOR DEVELOPMENT



March 2018:
Groundbreaking
on Las Colonias
Park

April 2019:
Bonsai Design
and
RockyMounts
break ground on
headquarters

June 2019:
Completed Las
Colonias Park
opens to the
public

Fall 2019:
Bonsai Design
and
RockyMounts
headquarters
open

Winter 2019:
Whitewater park
complete

Summer 2020:
Zipline complete



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