

Area FACTS

Profile

DEMOGRAPHICS OF MESA COUNTY

Population:	124,086
Growth 1999-2004:	47.4%
Median Household Income:	\$50,600
Sales Tax Rate:	2%
Colorado Sales Tax	2.9%
Fruita Sales Tax	2%
Grand Junction Sales Tax	2.75%

A 2002 REPORT, "Entrepreneurial Hot Spots: The Best Places in America to Start and Grow a Company," ranked Western Colorado fifth in the top 20 rural areas in the nation.

- put out by the Daily Sentinel

OVERALL

- Fruita is the only city in Colorado to receive "Governor's Smart Growth & Development Award" for 4 consecutive years
- Fruita has seen a 60% increase in population since 1990 & is expected to grow at that rate for the next 10 years
- The Colorado Welcome Center in Fruita receives an average of 280,000 visitors annually

LOCATION

- Directly off of Interstate 70
- 7 mi from the Mesa Mall, Shopping & Dining - Grand Junction
- 100 mi from Moab, Utah
- Minutes from 13 wineries
- 12 mi from Walker Field Airport

RECREATION

- Known as the "Western Gateway" to the Grand Valley
- 2 mi from the Colorado Canyons National Conservation Area
- 5 mi from the world-renowned Kokopelli mountain biking trails
- Direct Access to the Colorado National Monument on HWY 340
- 14 mi from world-renowned Redlands Mesa golf course
- Minutes from 3 other 18-hole golf courses
- 40 mi to Powderhorn Ski Area

ATTRACTIONS

- Annual "Fat-Tire" festival
- Wine Festival
- Elam Bike Classic
- Rim Rock Run
- Country Jam & Rock Jam
- Tour of the Vineyards
- Mike the Headless Chicken Festival

RE/MAX 4000 inc.

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Fruita Colorado

Kokopelli Development

Spring 2008

Updated Information >



Kokopelli Plaza Rendering

TENANTS INCLUDE:

- RE/MAX 4000 West
- US Bank
- Enstrom Candies
- First American Title Co.
- Colorado Wine Room
- Stroke of Genius
- Pure Automation
- Rib City
- Gene Taylors Sporting Goods
- Pablo's Pizza
- Mail Post
- Kokopelli Animal hospital
- Canyon West Worship Center
- Scooters Restaurant
- Lynbrook Dental
- Taco Bell
- Fruita Family Medicine
- Family Health West After Hours Clinic
- Family Health West Therapy & Fitness Center



RE/MAX 4000 West Office, completed 2004



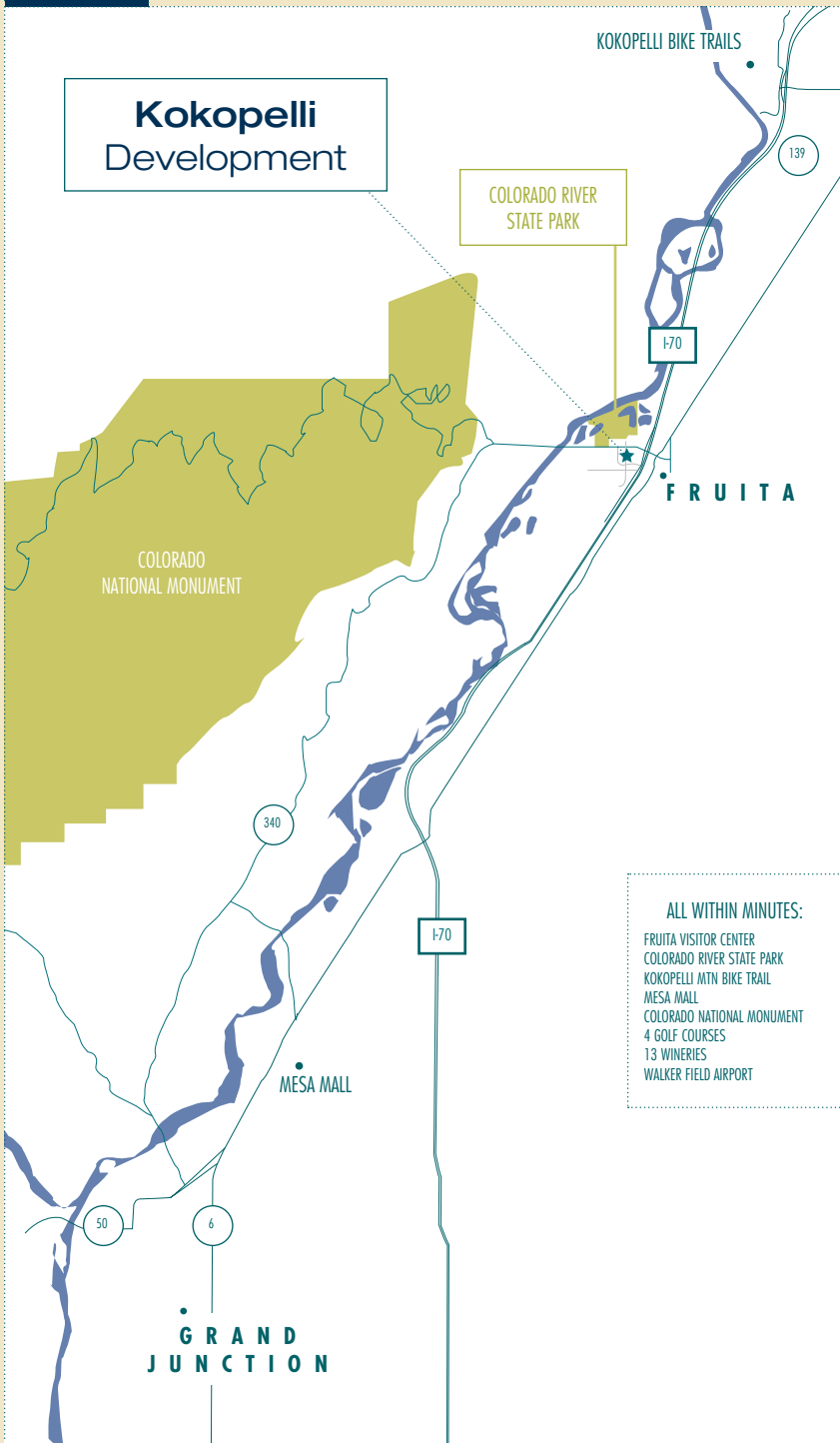
COMING SOON:

- Western Rockies Federal Credit Union
- Mongolian Grill



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