



This summer was another specular season in lots of ways. My oldest daughter, Ellie, is an avid astronomer and got us excited about the great American solar eclipse last month. Although we didn't travel to Wyoming or Nebraska to see it in totality, we did our best to get pretty close. In addition to the eclipse, the past months have had its fair share of local commercial real estate happenings worth noting.

For example, there continues to be momentum building on the Colorado Outdoors' project including the June announcement of the up-and-coming arrival of Marriott to the multi-use development.

Montrose County's second quarter had the strongest real estate sales amount and transactions volume in 10 years. We were the broker of several major commercial transactions in both Montrose and Delta Counties. Two of these demonstrate increasing movement along E Main Street. First, RPM Automotive acquired a long-time-vacant piece and increased their square footage more than five times. (See article on reverse.) Second, ProSet Construction purchased the Chamber of Commerce building on E Main as well.

Huge warehouse space is moving in Olathe with the Producers Coop picking up almost 24,000 sq.ft to grow their operations. Delta saw the sale of a major subdivision—Stone Mountain Village—along with purchase of a 43,000+ sq.ft. industrial property. In both Delta and Montrose we are seeing investors and end-users putting both commercial pad sites and buildings under contract.

Montrose will continue to catch national interest from major franchises like Marriott, Big 5 and more as they take notice of our attractive place to live, play and expand their presence.

If you'd like to receive future newsletters electronically, please let us know at Office@RenfrowRealty.com.

Until Next Time,

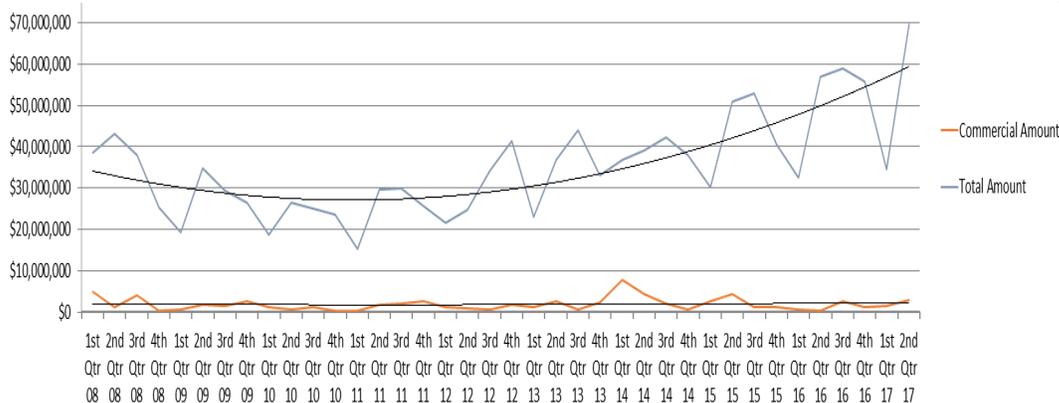
John Renfrow

Owner/Broker, Renfrow Realty

Renfrow Realty is a leading commercial real estate brokerage located in Montrose, CO. John Renfrow also currently serves as a member of the Rocky Mountain Commercial Brokers.

Montrose County Real Estate Statistics

*Statistics provided by MLS



Renfrow Realty Sold This!

2001 & 2003 Melanie Ln: Olathe
23,990 sq.ft. high-quality warehouse space on 10.329 acres. Building 1 is 11,490 sq.ft. with two overhead doors. Building 2 is 12,500 sq.ft. with three overhead doors. **SOLD: \$889,888**



Stone Mountain Village: Delta
18.35-acre residential development with West Elk and Grand Mesa views. Site plan includes 53 fully improved residential lots. Roads, curb and gutter are completed. **SOLD: \$400,000**



1519 E Main St: Montrose
5,694 sq.ft. remodeled commercial building on .17 acres right on Main Street/Hwy 50. Located just east of San Juan Bypass and downtown Montrose Business District. Main floor has a reception area, large open area, five offices and two ADA restrooms. Upstairs has a large conference room, three offices and two restrooms. **SOLD: \$270,000**



2180 E Main St: Montrose
Four commercial buildings totaling 14,775 sq.ft. on a .97 acre lot. Located on Hwy 50 just east of Hillcrest Drive. Buildings includes retail showroom, offices, and warehouse space with overhead doors. High visibility and traffic count. **SOLD: \$365,000**



UPCOMING EVENTS

- *The Voice of the San Juans @ Montrose Pavilion, Saturday, September 23, 2017*
- *Telluride Festival of Cars & Colors, Thursday, September 21 - Sunday, September 24, 2017*
- *George Winston Concert @ Montrose Pavilion, Tuesday, October 10, 2017*

Inside this issue:

RPM Automotive Gains Momentum



RPM Automotive Gains Momentum with New Space

MONTROSE— In March 2017, RPM Automotive moved locations from the Penn Center Mall to its new location at 2180 East Main Street in Montrose. Renfrow Realty was the Transaction Broker on the RPM's purchase of their new property.

The move helps this locally owned and operated automotive business significantly expand to larger operations and new services. RPM exploded from their leased 2,880 sq.ft. unit to four buildings totaling 14,775 sq.ft. on a .97 acre lot! They are now located on Hwy 50 just east of Hillcrest Drive.

Owner, Jarrott Dowdy, had his vision on property ownership for his business for sometime but had to find just the right location and price. RPM was outgrowing their previous space and Dowdy wanted to offer his customers additional services that they didn't have room to do before, such as alignment.

2180 E Main St was the previous location of Best Appliances for a number of years. The property became bank-owned and sat vacant for years. Dowdy saw potential of how to transform the former appliance warehouses and front retail showroom to RPM's new headquarters.

"Renfrow Realty helped us with the intricacies of working with a bank-owned property," Dowdy said. "They got the answers we needed and made all this possible. We couldn't be happier with them and the future of our business."

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The Dowdy Family: Liam, Danna, Jarrott, Allison

RPM has also added two new employees with plans to offer multiple other automotive services.

"It is really exciting to see this local family business take off," John Renfrow, owner of Renfrow Realty, said. "We love to be a part of helping make dreams come true with all dimensions of commercial transactions."

To contact RPM Automotive about your vehicle's needs, call them at (970) 249-5602.