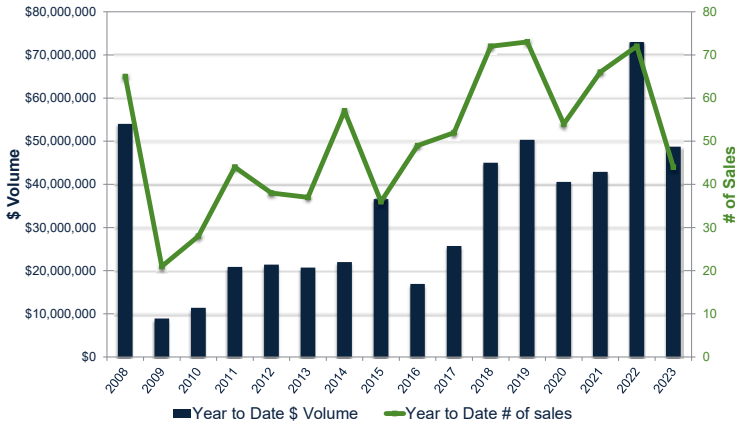


MESA COUNTY YEARLY COMMERCIAL SALES



IN FOCUS: COORSTEK GRAND JUNCTION EXPANSION



FROM 2020 - 2023

\$47M
in BioCeramics

\$18M
in Armor Production

\$65M
in Capital





300+
Employed in
Grand Junction

150
New
Jobs

UNEMPLOYMENT RATE MESA COUNTY

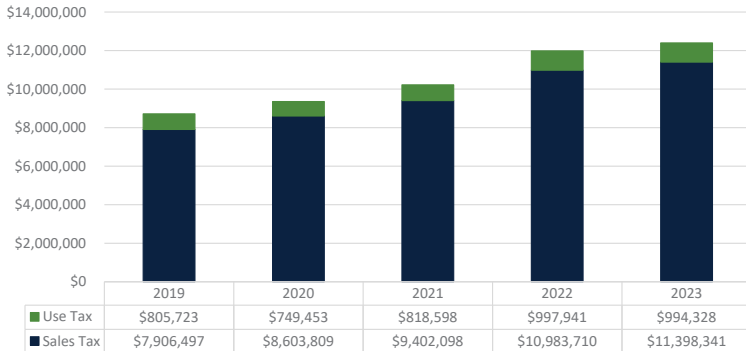
Grand Junction Area Employment (# in thousands)	Mar 2023	Change from Mar 2022 to Mar 2023	
		#	%
Total NonFarm	65.3	0.0	0.0
Mining, Logging & Construction	6.5	+0.3	+4/8%
Trade, Transportation & Utilities	3.2	+0.1	+3.2%
Information	0.6	0.0	0.0
Financial Activities	3.0	-0.1	-3.2%
Professional & Business Services	5.0	-0.1	-2.0%
Education & Health Services	12.0	+0.1	+0.8%
Leisure & Hospitality	7.9	0.0	0.0
Other Services	2.4	0.0	0.0
Government	11.1	+0.1%	0.9%

2023 1ST QUARTER NOTABLE SALES

	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
RETAIL							
 Five Guys	1.5	2480 HIGHWAY 6 AND 50 #A	\$4,000,000	1/10/2023	RESTAURANT	8,091	\$ 494.38
Center with Mod Pizza	0.8	1201 WELLINGTON AVE	\$2,981,300	1/12/2023	RETAIL CENTER	5,957	\$ 500.47
Rocky Mountain Gun Club	4.6	545 31 RD	\$6,250,000	3/15/2023	RECREATION	39,582	\$ 157.90
OFFICE							
 Downtown Office Building	0.3	244 N 7TH ST	\$1,400,000	1/4/2023	MEDIUM OFFICE	10,340	\$ 135.40
 Enjoy Church	0.6	2825 NORTH AVE	\$700,000	1/10/2023	RELIGIOUS BUILDING	8,024	\$ 87.24
Faith Heights Church	11.7	600 28 1/4 RD	\$8,600,000	3/30/2023	XLG OFFICE	32,500	\$ 264.62
INDUSTRIAL							
	1.0	712 ARROWEST RD	\$580,000	3/10/2023	MEDIUM WAREHSE	5250	\$ 110.48
	0.4	562 S WESTGATE DR	\$900,000	3/29/2023	MEDIUM SHP/OFF	6,750	\$ 133.33
LAND							
Fruita Vacant Land	3.9	524 & 536 KOKOPELLI BLVD	\$1,500,000	2/8/2023	N/A	\$380,003	\$8.72

 Indicates a Bray Commercial involved sale

YTD MESA COUNTY SALES TAX



YTD BUILDING PERMITS



IN FOCUS: COLORADO COMPANIES TO WATCH



Four Mesa County businesses have been selected as finalists for the Colorado Companies to Watch. This award recognizes Colorado companies that are making a difference and impacting their local communities.



Designs and manufactures unique reusable wall systems for commercial remodels and reconfigurations



*Warehouse winery and vineyard
26+ still & sparkling wines*



Full service maintenance and vehicle up-fitting for commercial vehicles



Assist healthcare organizations improve financial literacy and support business growth

YOUR LEADER FOR COMMERCIAL REAL ESTATE ON THE WESTERN SLOPE



SID SQUIRRELL
Commercial Broker



BRIAN BRAY
Commercial Broker



THERESA ENLBRECHT
Commercial Broker



KYLE SERRANO
Business Broker



CORY CARLSON
Commercial Broker



KATIE DAVIS
Commercial Broker



LORI LONG
Commercial Broker



MAX TAYLOR
Commercial Property Manager



KEVIN BRAY
Development



DARAH GALVIN
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