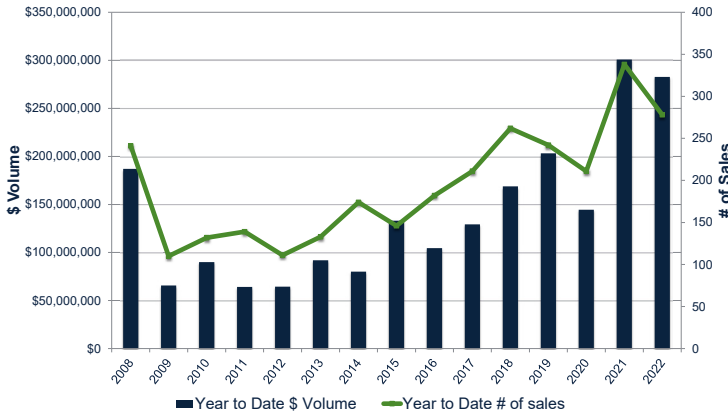
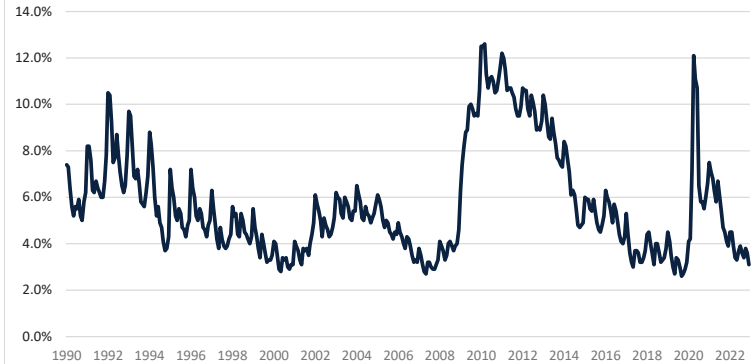


MESA COUNTY YEARLY COMMERCIAL SALES

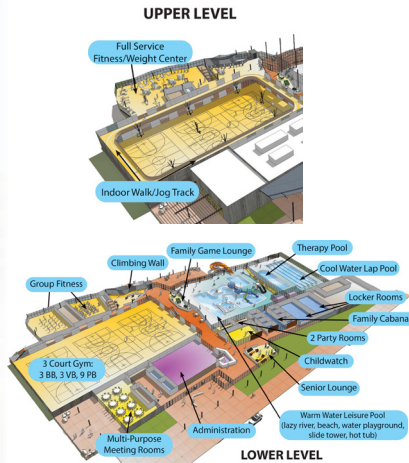


UNEMPLOYMENT RATE MESA COUNTY



IN FOCUS: GRAND JUNCTION COMMUNITY REC CENTER: MUNICIPAL ELECTION BALLOT QUESTION

On November 16th, the Grand Junction City Council voted 6-1 to adopt the 2022 Community Rec Center Plan, making it a ballot question in this April's Municipal Election.



2019 BALLOT QUESTION: 45% YES, 55% NO

0.39% Sales Tax Increase - would have raised City Tax to 3.64% *No sunset*
\$79M Project Budget
 2 Sites - Matchett + Orchard Mesa
 3 Project: CRC/75 Acre Park/Orchard Mesa Pool
 3 Separate City Ballot Questions April 2019 Ballot
Fire & Police, Roads and a CRC

2023 CONCEPT

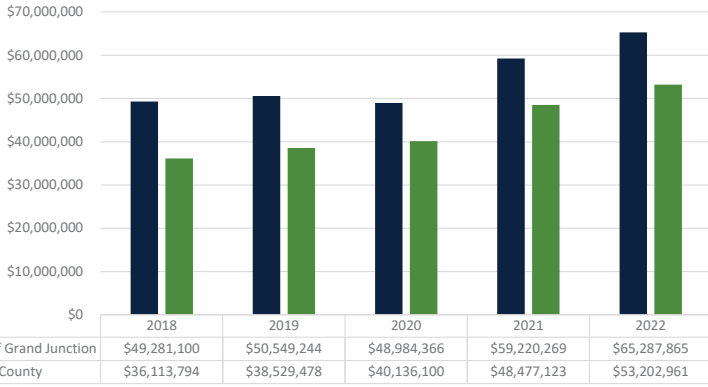
Cannabis revenue + 0.15% sales tax
 Raise City Rate to 3.40% with a 30-year sunset
\$70 million
 1 site - Matchett
 1 Project: CRC
 1 City Ballot question on the April 2023 ballot

2022 4TH QUARTER NOTABLE SALES

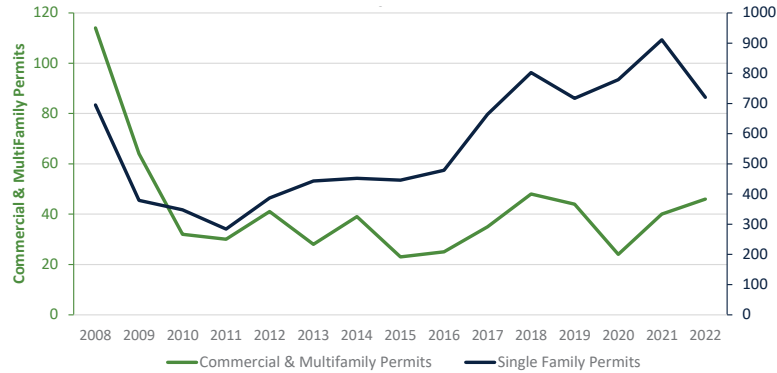
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Monument RV Park	8.6	607 HIGHWAY 340 & 615 S MESA ST	\$6,400,000	10/25/2022	R.V. PARK	27,090	\$ 236.25
St. Kathryn's Cellars	4.7	785 ELBERTA AVE	\$2,909,000	12/15/2022	WINERY	11,950	\$ 243.43
Albertson's	3.9	1830 N 12TH ST	\$3,500,000	12/16/2022	XLG RETAIL	43,677	\$ 80.13
Wildcat & Monument Car Washes	1.1	687 PINE ST & 177 S PLUM AVE 745 & 748 N 1ST ST & 2582 HIGHWAY 6 AND 50	\$1,822,000	12/15/2022	CARWASH	6,386	\$ 285.31
Red Rock Auto Dealerships	11.8		\$18,000,000	12/29/2022	COMPLETE DLRSH	79,943	\$ 225.16
OFFICE							
ICON EyeCare	1.5	1000 WELLINGTON AVE	\$3,650,000	11/10/2022	MEDICAL OFFICE	13,495	\$ 270.47
25 Road Office Complex	2.3	561 25 RD	\$5,260,700	11/30/2022	PROFESSIONAL CENTER	19,006	\$ 276.79
INDUSTRIAL							
Multi-Unit Industrial Complex	1.6	2387 RIVER RD	\$1,638,600	11/21/2022	LG SHOP/OFFICE	19,283	\$ 84.98
HB Rentals Industrial Building	5.4	598 23 1/2 RD	\$1,000,000	11/15/2022	MEDIUM SHP/OFF	6,250	\$ 160.00
LAND						\$/ACRE	\$/SQFT
Far East	0.9	1520 NORTH AVE	\$1,025,000	10/17/2022	N/A	\$1,124,714	\$25.82 E
Horizon Dr Commercial Land	3.0	768 HILARIA AVE	\$1,307,000	12/19/2022	N/A	\$435,538	\$10.00
MULTIFAMILY						UNITS	\$/UNIT
Bookcliff Manor	0.5	2897 ORCHARD AVE	\$1,600,000	11/2/2022	RETIRE/NURSING	25	\$ 64,000

Indicates a Bray Commercial involved sale

YTD CITY SALES TAX



YTD BUILDING PERMITS



IN FOCUS: ST. MARY'S MEDICAL LABORATORY



Expected to improve efficiency and save money. St Mary's Medical center celebrated the opening of a new state-of-the-art medical laboratory that incorporates automated testing machines, new technology, and has a focus of both improving efficiency and saving money.

We are excited this new space for Laboratory Services will enable us to continue providing the highest quality advanced testing available for patients in the region."
 – St. Mary's Medical Center Bryan Johnson

80
Technicians

125
Clinics Served

2M+
Specimens
Processed Per Year

20,196
Square Feet
in New Building

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Commercial Broker



KATIE DAVIS
Commercial Broker



LORI LONG
Commercial Broker



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Commercial Property Manager



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