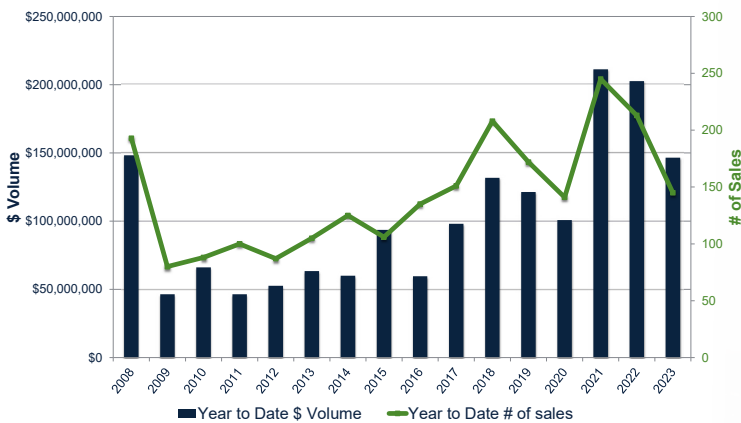


MESA COUNTY COMMERCIAL SALES



IN FOCUS: COMING SOON LAS COLONIAS & DOS RIOS



OAKSTAR BANK AT LAS COLONIAS

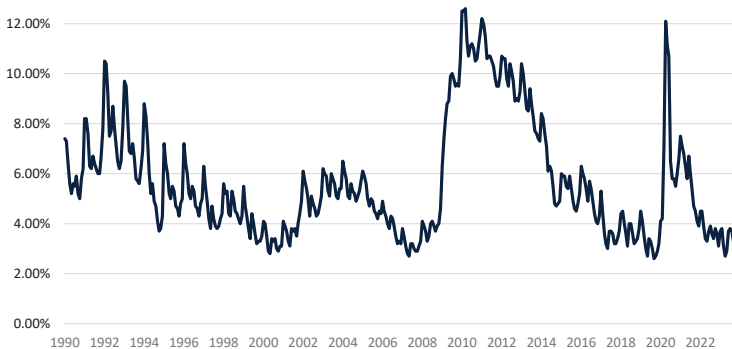
12,000 Square Foot Facility
Mix of Office Space for Bank
Plus Restaurant/Retail Space
Breaks Ground Q1 2024 &
Operational by Late 2025



STARBUCKS AT DOS RIOS

2,423 Square Foot Facility
Construction Starts Spring 2024

UNEMPLOYMENT RATE MESA COUNTY



2023 3RD QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Multi-Tenant Retail Space	0.4	1005 N 12th Street	\$600,000	9/14/2023	RETAIL CENTER	11499	\$52.18
OFFICE							
Roper Music	0.2	128 N 5TH ST	\$4,575,000	8/11/2023	LG OFFICE	15193	\$301.13
Downtown Office Building	0.4	660 ROOD AVE	\$1,900,000	8/1/2023	MEDIUM OFFICE	6046	\$314.26
INDUSTRIAL							
Equipment Share	2.5	719 ARROWEST CT	\$3,881,600	8/31/2023	LG SHOP/OFFICE	11612	\$334.27
Weatherford Manufacturing	0.4	1177 WINTERS AVE	\$1,480,000	8/31/2023	LG WAREHSE	18468	\$80.14
Newly Constructed Industrial Building	1.9	826 JUSTICE CT	\$1,450,000	8/29/2023	LG SHOP/OFFICE	9080	\$159.69
LAND							
Fruita Development Land	6.99	1601 K 4/10 RD	\$990,000	7/10/2023	N/A	\$141,631	\$3.25
Peachtree Center Vacant Land	0.55	3233 I 70 BUSINESS LOOP	\$405,000	7/10/2023	N/A	\$736,364	\$16.90

Indicates a Bray Commercial involved sale



www.braycommercial.com

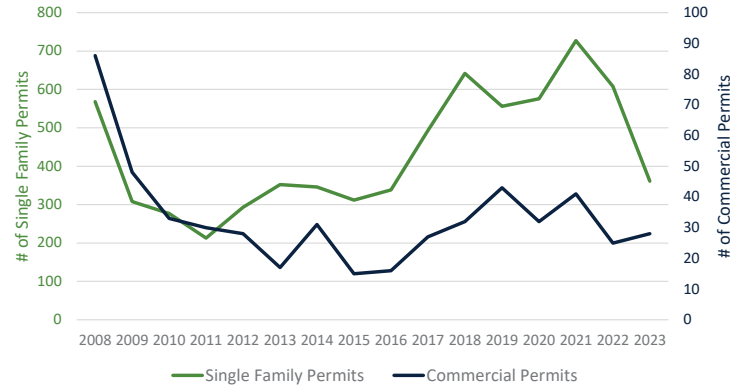


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MESA COUNTY SALES TAX - YTD



YTD BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: GRAND JUNCTION'S CHILDREN'S HOSPITAL PEDIATRIC SPECIALTY CARE CLINIC

3,100 Square Foot Clinic:

- 10 Exam Rooms
- Procedure Room
- Exercise Lab
- Pulmonary Function Testing Lab

For more info: <https://www.childrenscolorado.org/about/news/2023/october-2023/new-location-grand-junction/>



SERVICES OFFERED:

- Cardiology
- Developmental Pediatrics
- Endocrinology
- Genetics
- Lifestyle Medicine
- Neurology
- Pulmonary/Sleep
- Rehabilitation Therapy

LOCATED IN PRIMARY CARE PARTNERS MEDICAL BUILDING AT 3150 N 12TH ST

YOUR LEADER ON THE WESTERN SLOPE FOR COMMERCIAL REAL ESTATE



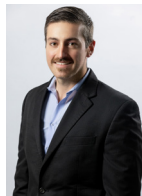
SID SQUIRRELL
Commercial Broker



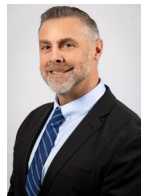
BRIAN BRAY
Commercial Broker



THERESA ENGBRECHT
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
Research & Development



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