

MESA COUNTY COMMERCIAL SALES



IN FOCUS: 2023 ECONOMIC IMPACT REPORT



\$43,935,428
Economic Impact

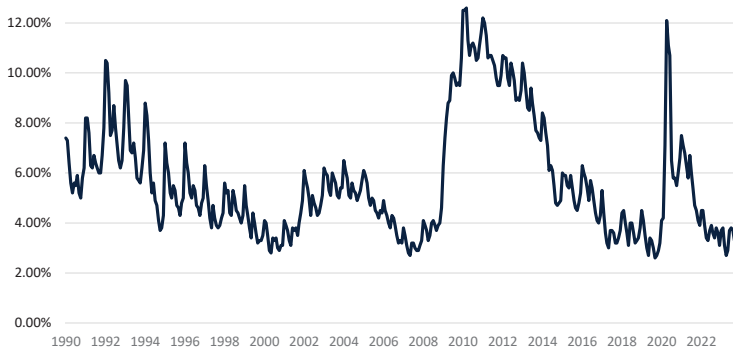
\$23,264,092
Total Return on Investment

\$14.18
Return on Investment for Every \$1 Spent

\$10,604
Wage Increase After Accessing Staff Assisted Services

85 Workshops Offered
26 Job Fairs & Hiring Events Hosted

UNEMPLOYMENT RATE MESA COUNTY



2023 4TH QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Red Roof Inn & Restaurant	6.2	2210 HIGHWAY 6 AND 50	\$6,350,000	10/23/2023	MOTEL	45,882	\$138.40
Fruita Super 8	1.4	399 JURASSIC AVE	\$2,525,000	12/22/2023	MOTEL	23,768	\$106.24
Hi-Fashion Fabrics	2.0	2586 PATTERSON RD	\$2,100,000	10/24/2023	SHOWROOM STORE	18,000	\$116.67
True Value & Subway Building	1.5	1838 & 1840 N 12TH ST	\$5,000,000	12/28/2023	NBRHD SHOP CTR	47,652	\$104.93
OFFICE							
Horizon Drive Office Building	4.8	764 HORIZON DR	\$5,500,000	12/11/2023	EX LG OFFICE	65,018	\$84.59
INDUSTRIAL							
Triple-S Steel Supply Co.	4.7	2189 RIVER RD	\$3,200,000	11/2/2023	MFG/LARGE	29,741	\$107.60
Diesel Performance	2.2	2493 COMMERCE BLVD	\$1,200,000	12/20/2023	LG SHOP/OFFICE	15,037	\$79.80
Yellow Corporation Truck Lot	6.8	3207 F RD	\$2,876,900	12/15/2023	MEDIUM SHP/OFF	2,910	\$988.63
Softgel Co. Warehouse	3.6	2202 1/2 H RD	\$3,000,000	11/8/2023	MANUFACTURING	14,920	\$201.07
LAND						\$/ACRE	\$/SQFT
Vacant Land W of Community Hospital	15.0	674 23 3/4 RD	\$2,950,000	11/22/2023	N/A	\$196,667	\$4.51

Indicates a Bray Commercial involved sale

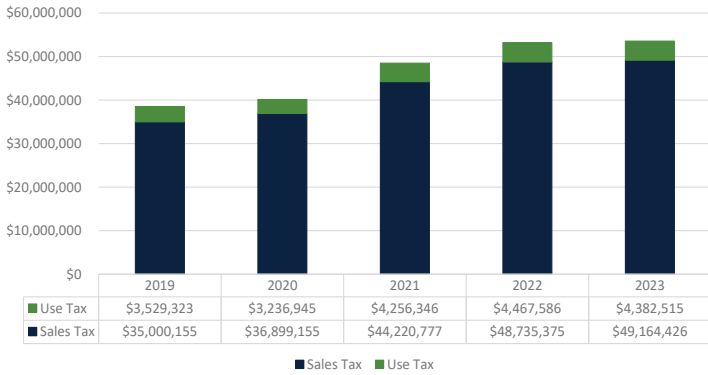


www.braycommercial.com

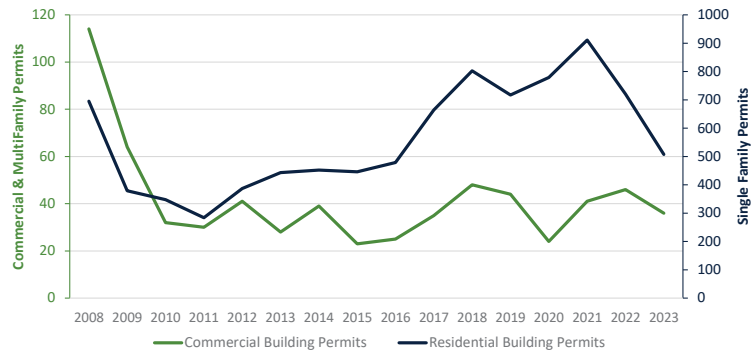


970.241.2909

MESA COUNTY SALES TAX



BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: JAMES PULSIPHER REGIONAL CANCER CENTER



130,000 SF facility | Completed December 2023

97% of Construction Went to Local Contractors

Welcomed First Patients January 15th

Cancer Center- Grand Valley Oncology, as well as Cardiology, Cardiopulmonary Rehabilitation, Women's Health, & Pulmonology Services

Total cost of ~ \$82M

YOUR LEADER ON THE WESTERN SLOPE FOR COMMERCIAL REAL ESTATE



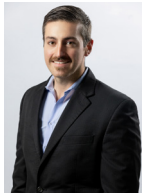
SID SQUIRRELLE
Commercial Broker



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
Research & Development



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