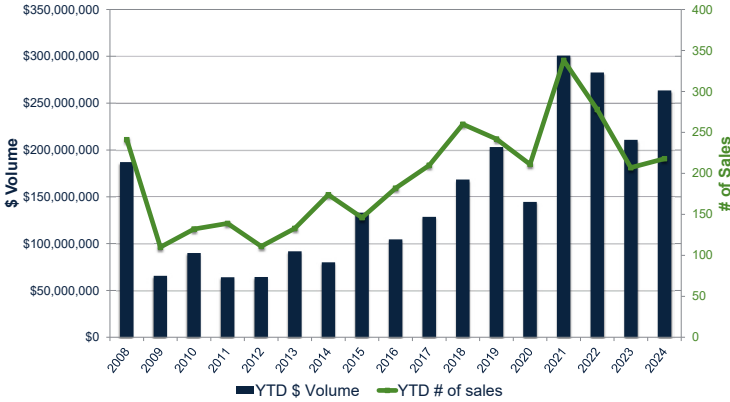
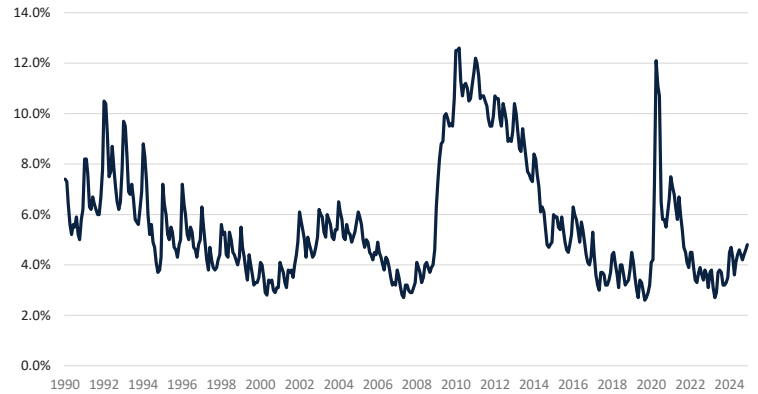


MESA COUNTY COMMERCIAL SALES



MESA COUNTY UNEMPLOYMENT RATE



IN FOCUS: NEW COMMUNITY LEADERSHIP



TODD HOLLENBECK
County Administrator



MIKE BENNETT
Grand Junction City Manager



SHANNON VASSEN
Fruita City Manager



2024 4TH QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Teller Arms Shopping Center	10.6	2401 NORTH AVE	\$9,500,000	12/18/2024	MULTI-TENANT RETAIL	128,766	\$73.78
Petsmart	2.4	2428 PATTERSON RD	\$5,900,000	10/28/2024	MERCHANDISING	26,040	\$226.57
Sutherlands	7.8	2405 PATTERSON RD	\$3,530,000	11/8/2024	EX LG RETAIL	58,336	\$60.51
Margery Building - Downtown GJ	0.3	519 MAIN ST	\$2,000,000	11/1/2024	MULTI-UNIT SHOPPING	15,742	\$127.05
OFFICE							
Downtown Wells Fargo	1.9	359 MAIN ST	\$6,000,000	10/9/2024	EX LG OFFICE	52,714	\$113.82
Trailhead Clinics	0.4	235 N 7TH ST	\$1,200,000	12/19/2024	MEDICAL OFFICE	6,936	\$173.01
INDUSTRIAL							
AMETEK Building	4.9	287 27 RD #A	\$4,850,000	11/13/2024	MFG/EXLARGE	62,171	\$78.01
United Central Industrial Supply	3.0	2328 I-70 FRONTAGE RD	\$1,750,000	10/22/2024	LG SHOP/OFFICE	14,916	\$117.32
M.A. Concrete Construction	7.3	2323 RIVER RD	\$1,707,000	11/6/2024	MEDIUM SHP/OFF	7,437	\$229.53
LAND						\$/ACRE	\$/SQFT
Land North of Community Hospital	2.8	2376 G RD	\$1,745,000	11/15/2024	N/A	620,555	\$14.25
Horizon & G Road Land	4.7	2727 G RD	\$1,000,000	11/25/2024	N/A	212,766	\$4.88
MULTIFAMILY						UNITS	\$/UNIT
Peak 72 Apartments	4.1	541 29 1/2 RD	\$11,600,000	11/14/2024	MULT-9 & UP C	72	\$161,111.11
Crossroads Park Apartments	2.4	2764 CROSSROADS BLVD & 2763 COMPASS DRIVE	\$6,150,000	11/18/2024	MULTI-9 & UP B	60	\$102,500.00
The Lodge at GJ	2.0	2656 PATTERSON RD	\$5,000,000	10/3/2024	RETIRE/NURSING	43	\$116,279.07

Indicates a Bray Commercial involved sale

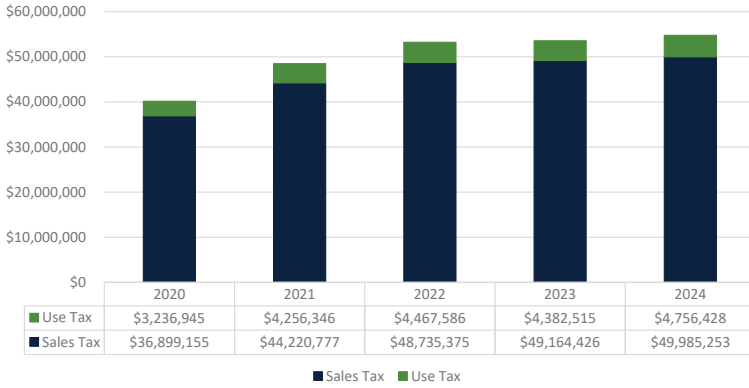


www.braycommercial.com

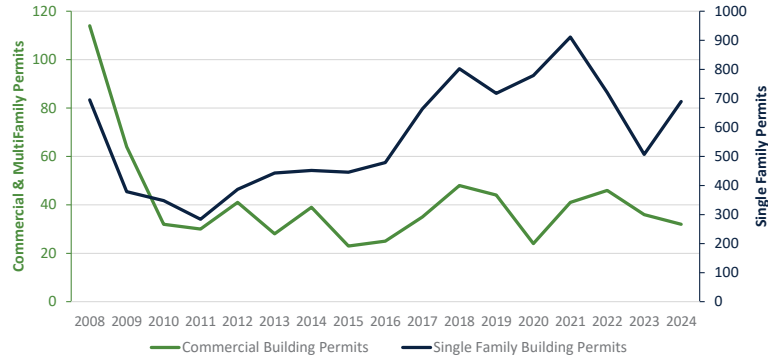


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MESA COUNTY SALES TAX



BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: ENSTROM CANDIES



ENSTROM

TOFFEE & CONFECTIONERY

State-of-the-art 50,000 SF facility with warehouse, distribution center, and office building.

Intersection of 28 Road & Grand Avenue



Construction by **PNCi** CONSTRUCTION INC.

YOUR LEADER FOR COMMERCIAL REAL ESTATE ON THE WESTERN SLOPE



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CCIM



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KATIE DAVIS
Commercial Broker



LORI LONG
Commercial Broker



DERRICK SNIDER
Commercial Broker



CINDY HOPPE
Commercial Property Manager



KEVIN BRAY
Director of Development



DARAH GALVIN
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