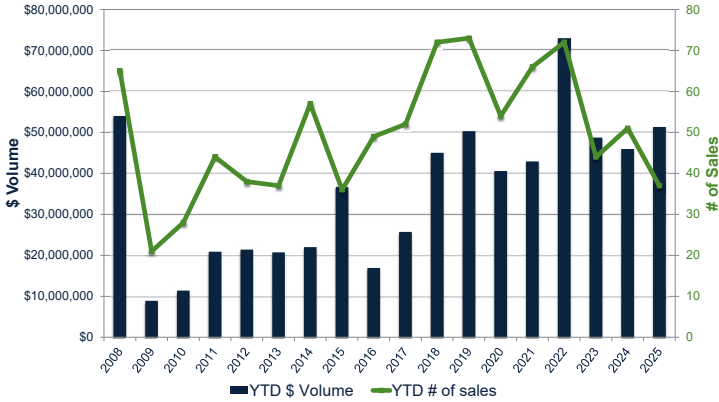
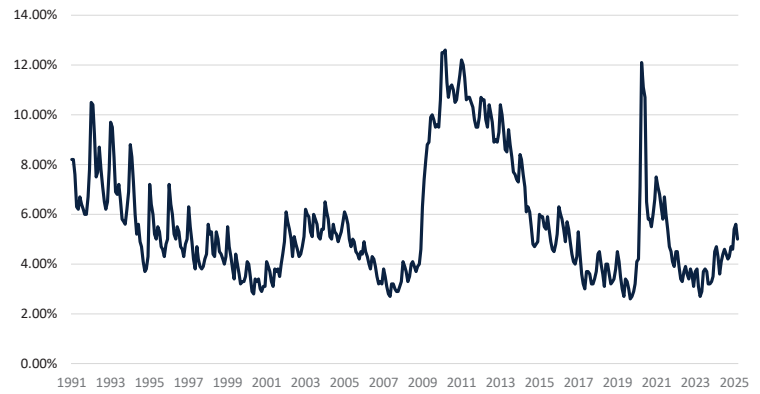


## MESA COUNTY Q1 COMMERCIAL SALES



## MESA COUNTY UNEMPLOYMENT RATE



## IN FOCUS: GRAND JUNCTION ECONOMIC PARTNERSHIP

**299 NEW PRIMARY JOBS  
CREATED IN 2024**

**\$91,252,018 TOTAL ECONOMIC IMPACT**

- \$32,962,157 Employment Impact
- \$35,673,422 Capital Investment
- \$58,289,861 Capital Expenditure Impact

### WELCOME MORGAN MINING

In Mesa County, Morgan Mining expects to create up to 893 net new jobs, including engineers, electricians, and finance roles at an average annual wage of \$92,447, and will be located at the former Haliburton campus.

## GRAND JUNCTION economic PARTNERSHIP



## 2025 1<sup>ST</sup> QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Canyon View Market Place	4.8	632 MARKET ST	\$7,979,600	1/8/2025	MULTI-UNIT SHOPPING	43,790	\$182.22
Brakes Plus	0.9	519 LIGRANI LN	\$2,390,000	2/11/2025	MEDIUM SHP/OFF	4,743	\$503.90
Cedar Square	4.4	2650 NORTH AVE	\$4,850,000	2/14/2025	MULTI-UNIT SHOPPING	54,298	\$89.32
Edgewater Brewery	1.4	905 STRUTHERS AVE	\$2,385,000	2/27/2025	BREW PUB	8,809	\$270.75
Horizon Safeway Center	2.6	683 HORIZON DR	\$4,400,000	3/19/2025	COMUNTY SHP CTR	16,175	\$272.02
OFFICE							
Hill & Homes Building	0.7	1204,1226,&1236 N 7TH ST	\$1,900,000	1/31/2025	CONVERTED RESI	12,055	\$157.61
INDUSTRIAL							
USF Reddaway	3.2	1547 W INDEPENDENT AVE	\$3,150,000	1/15/2025	TRUCKING	2,880	\$1,093.75
Industrial Property	4.2	2304 INTERSTATE AVE	\$1,775,000	3/7/2025	LG SHOP/OFFICE	9,600	\$184.90
LAND						\$/ACRE	\$/SQFT
Salt Flats	21.78	450 28 RD	\$3,200,000	1/9/2025	N/A	146,924	\$3.37
MULTIFAMILY						UNITS	\$/UNIT
Toledo Apartments	1.14	600 N 22ND ST	\$1,250,000	2/27/2025	MULTI-9 & UP B	12	\$104,166.67

Indicates a Bray Commercial involved sale

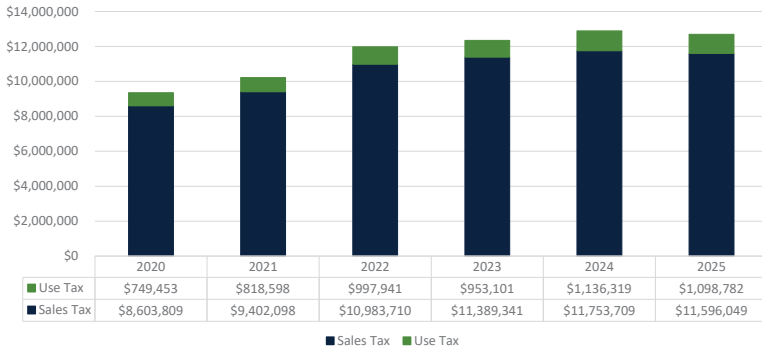


[www.braycommercial.com](http://www.braycommercial.com)

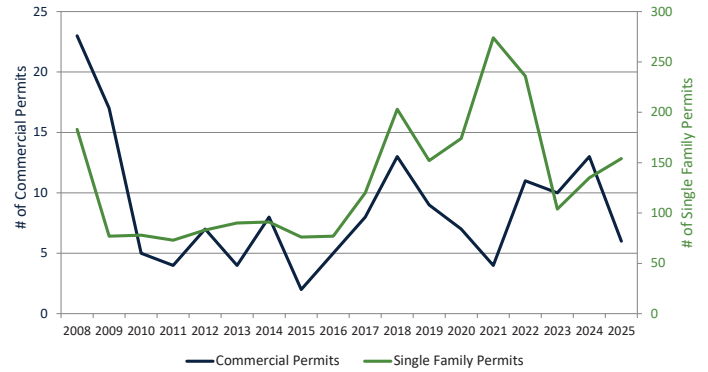


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## MESA COUNTY Q1 SALES TAX



## Q1 BUILDING PERMITS COMMERCIAL & RESIDENTIAL



## IN FOCUS: WHAT'S NEW IN 2025?



**3226 I-70 B # 24**

*Taco John's to be Panda Express*



**2513 HWY 6&50**

*Del Taco to be Jack in the Box*



**2541 HWY 6&50**

*Proposed Panera Bread Location*

## YOUR LEADER FOR COMMERCIAL REAL ESTATE ON THE WESTERN SLOPE



**SID SQUIRRELL**  
Commercial Broker  
CCIM



**BRIAN BRAY**  
Commercial Broker



**KATIE DAVIS**  
Commercial Broker



**LORI LONG**  
Commercial Broker



**DERRICK SNIDER**  
Commercial Broker



**ANDREA HARTZ**  
Commercial Broker



**JESSE CALHOON**  
Commercial Property Manager



**STEWART CRUICKSHANK**  
Sales Manager



**KEVIN BRAY**  
Director of Development



**DARAH GALVIN**  
Research & Development



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