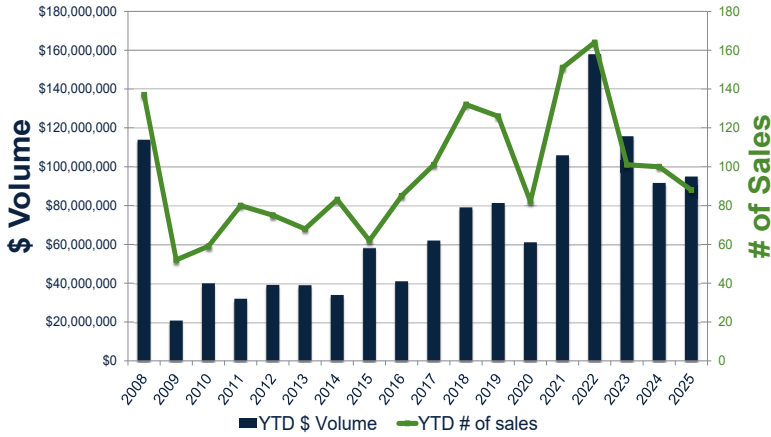
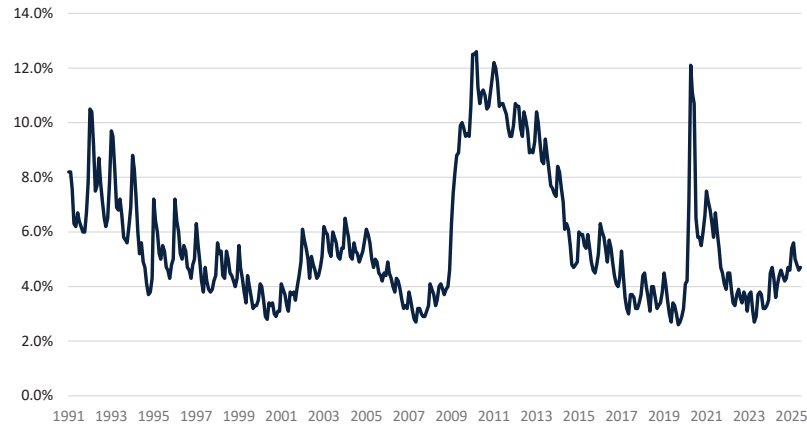


MESA COUNTY Q1 & Q2 COMMERCIAL SALES



MESA COUNTY UNEMPLOYMENT RATE



IN FOCUS: VALLEY PLAZA RESTORATION & BUILD WORKS GROUP

VALLEY PLAZA (2454 HWY 6&50) UNDERWENT A FULL EXTERIOR RESTORATION

Upgrades included:

- Building facades
- Updated signage
- Structural and aesthetic enhancements



Build Works Group would like to thank all the subcontractors who worked hard to make the renovation a success:

- Kraai Design Architecture
- Knott Laboratory
- CRW
- KP Drywall
- Galzar Stucco & Stone
- Nilsen Electric
- XL Painting
- Builders First Source
- Bud's Signs
- Citadel Security



INTRODUCING: BUILD WORKS GROUP

Bray Construction and Maintenance has recently undergone a rebrand, and will now be known as BuildWorks Group!

2025 2ND QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Clifton Automotive	0.78	3243 W PEACH ST	\$1,100,000	4/4/2025	MINI-STORAGE	15,350	\$71.66
KFC - North Ave	0.3	1111 NORTH AVE	\$1,803,000	4/30/2025	QUICK SERVICE REST	2,975	\$606.05
Clifton Taco Johns	1.1	3226 I-70 BUSINESS LOOP #B	\$1,600,000	4/30/2025	QUICK SERVICE REST	1,592	\$1,005.03
KFC - Clifton	0.6	3219 F RD	\$1,650,000	5/21/2025	QUICK SERVICE REST	2,240	\$736.61
OFFICE							
Wishes & Dreams Childcare	0.4	493 28 1/4 RD	\$1,225,000	5/15/2025	PRESCHOOL	6,000	\$204.17
INDUSTRIAL							
Minova Manufacturing	3.7	2306 HIGHWAY 6 AND 50	\$3,600,000	5/7/2025	MFG/LARGE	24,554	\$146.62
Haliburton Campus	10.7	365 32 RD	\$5,600,000	5/2/2025	EX LG SHOP/OFF	58,275	\$96.10
LAND						\$/ACRE	\$/SQFT
South Side of Noland and S 8th St	1.14	711-761 NOLAND AVE	\$1,009,700	5/1/2025	N/A	\$885,702	\$20.33
NW of Airport	13.34	2779 & 2799 H RD	\$1,595,000	6/20/2025	N/A	\$119,565	\$2.74
MULTIFAMILY						UNITS	\$/UNIT
Silver Sage Residences	1.31	1251 BOOKCLIFF AVE	\$5,234,600	5/1/2025	MULTI-9 & UP B	24	\$218,108.33

Indicates a Bray Commercial involved sale

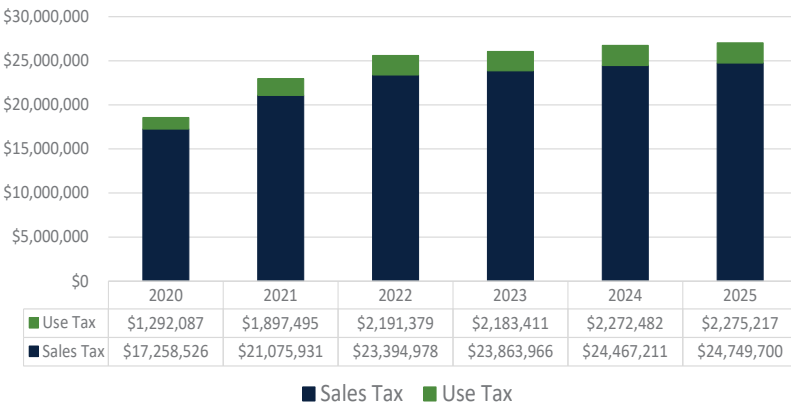


www.braycommercial.com

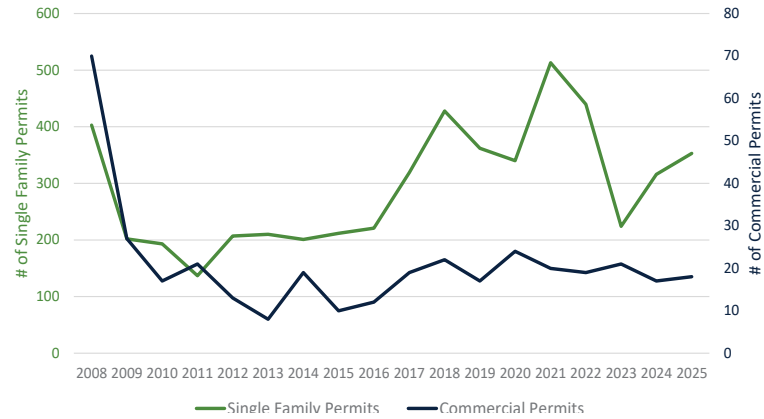


970.241.2909

MESA COUNTY YTD SALES TAX



YTD BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: 100 YEARS OF COLORADO MESA UNIVERSITY

Innagural class: 39 students

Enrollment: 300 Students

Enrollment: ~4,000 Students

Enrollment: ~7,500 Students



1925

1937

1988

2011

Present

Grand Junction Junior College

Mesa College

Mesa State College

Colorado Mesa University

Enrollment: 10,000+ Students

More than 100 Undergraduate & Graduate programs

\$79 Million in Financial Aid awarded (2022-2023 academic year)

26 NCAA Division II Teams

2025 marks 100 years of Colorado Mesa University. This year, they will be hosting special events celebrating the past, present, and the future at CMU.

Visit CMUcentury.com for more information on opportunities and events!

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 HAITZ
Commercial Broker

MATTHEW PARKER
Commercial Broker

JESSE CALHOON
Commercial Property Manager

STEWART CRUICKSHANK
Sales Manager

KEVIN BRAY
Director of Development

DARAH GALVIN
Data Analyst & Development



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