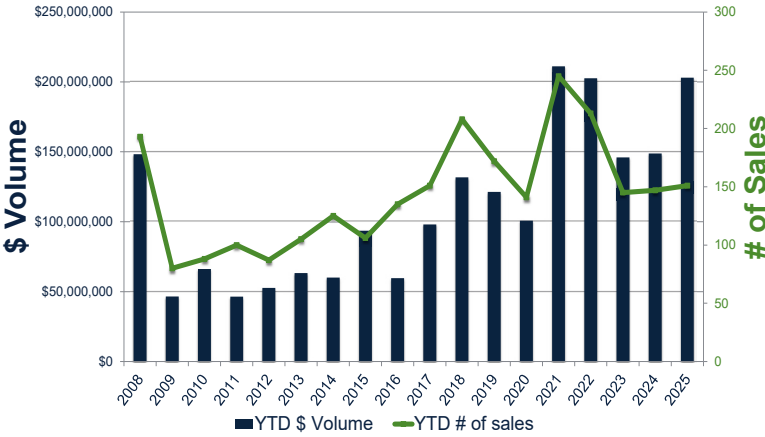
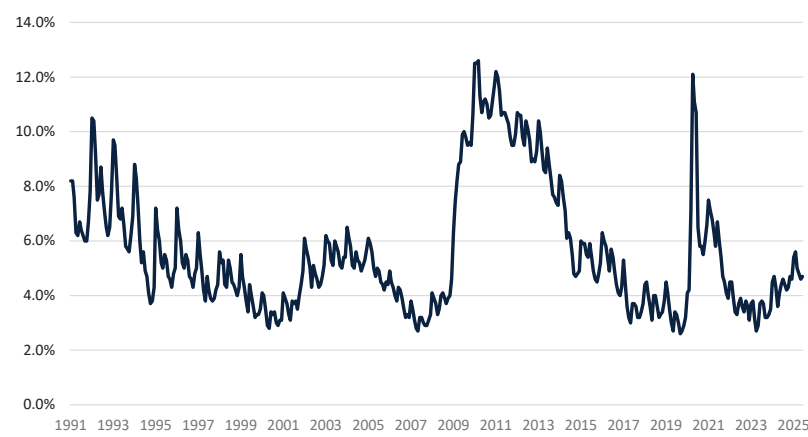


MESA COUNTY Q3 YTD COMMERCIAL SALES



MESA COUNTY UNEMPLOYMENT RATE



IN FOCUS: THE CONFLUENCE CENTER

6 GRAND VALLEY NON-PROFITS RECENTLY ESTABLISHED THE CONFLUENCE CENTER OF COLORADO

The Confluence Center Includes:

- Nonprofit Working Space
- Land and Water Resource Hub
- Childcare Center and Preschool
- Interpretive Lobby with Educational Resources

Visit the Confluence Center at: 2600 Dos Rios Drive, Grand Junction, CO 81501

CONFLUENCE CENTER



2025 3RD QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Mesa Mall	30.8	2424 HIGHWAY 6 AND 50	\$49,000,000	7/18/2025	SHOPPING MALL	399,553	\$122.64
Peach Street Distillers	0.6	144 KLUGE AVE	\$1,230,000	7/21/2025	BAR/TAVERN	10,508	\$117.05
RNR Tire Express	0.4	2865 NORTH AVE	\$1,600,000	8/4/2025	MEDIUM RETAIL	5,840	\$273.97
Dutch Bros Coffee	0.8	498 SPARN ST	\$2,660,000	8/25/2025	QUICK SERVICE REST	975	\$2,728.21
Red Fox Cellars	7.5	691 & 695 36 RD	\$2,150,000	9/15/2025	WINERY	7,296	\$294.68
OFFICE							
Guild Mortgage	0.2	501 MAIN ST	\$2,500,000	7/15/2025	LG OFFICE	18,750	\$133.33
INDUSTRIAL							
NW GJ Industrial Building	2.0	730 SCARLET ST	\$2,126,200	7/9/2025	LG SHOP/OFFICE	15,750	\$135.00
NW GJ Industrial Building	2.5	742 SCARLET ST	\$1,550,000	9/30/2025	LG SHOP/OFFICE	8,424	\$184.00
LAND						\$/ACRE	\$/SQFT
Riverview Trailer Park (land only)	3.12	1550 HIGHWAY 50	\$1,650,000	8/11/2025	MOBILE HOME PARK LAND	\$528,846	\$12.14
South of Central High School	1.81	3145 E 1/2 RD	\$1,270,000	9/17/2025	N/A	\$701,657	\$16.11
MULTIFAMILY						UNITS	\$/UNIT
Bookcliff Apartments	0.3	1250 BOOKCLIFF AVE	\$1,725,000	9/8/2025	MULTI-9 & UP B	14	\$123,214.29

Indicates a Bray Commercial involved sale

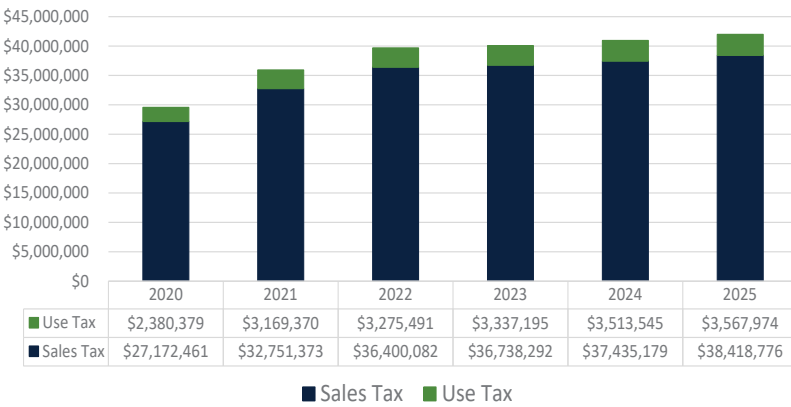


www.braycommercial.com

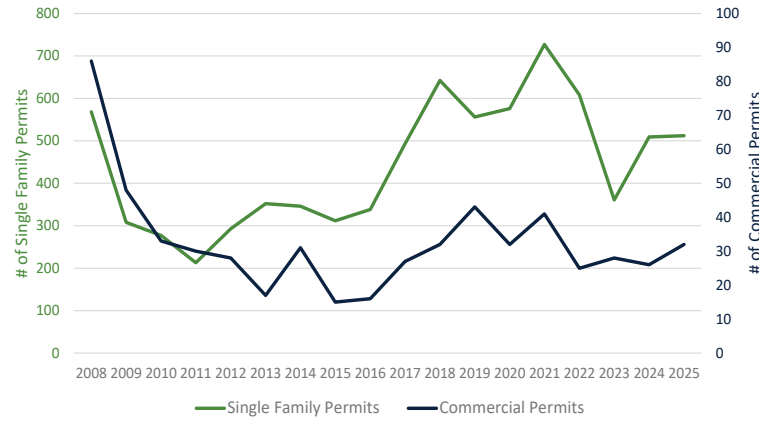


970.241.2909

MESA COUNTY YTD SALES TAX



YTD BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: GRAND JUNCTION CHAMBER OF COMMERCE

Catalyst, Convener, & Champion



The Grand Junction Area Chamber of Commerce is dedicated to protecting, strengthening, and growing our local business community by being a CATALYST for Business Growth, a CONVENER of Leaders and Influencers Who Make Things Happen, and a CHAMPION for a Stronger Community.

Grand Junction Area Chamber of Commerce was awarded "Highest Achievement in Communications" for Core Values & Core Focus Communications Strategy by the Colorado Chamber Alliance on October 3rd, 2025.

Specialty Programs:



The Young Entrepreneurs Academy (YEA!) is a semester-long program that teaches middle and high school students how to start and run their own REAL businesses.



A group of young professionals from a wide array of business backgrounds, serving to foster future leaders in the Grand Valley.

Visit gjchamber.org for more information on the Grand Junction Area Chamber of Commerce 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
- DOMINIC JONES**
Commercial Broker
- LACIE MOSHER**
Commercial Broker
- JESSE CALHOON**
Commercial Property Manager
- KEVIN BRAY**
Director of Development



www.braycommercial.com



970.241.2909

Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, US BLS, Grand Junction Chamber of Commerce, The Business Times, Confluence Center CO, and Bray Commercial. The information in this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. November 18, 2025