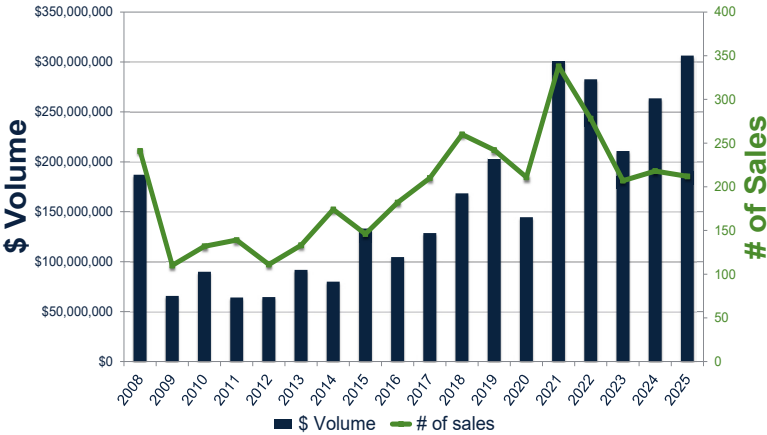
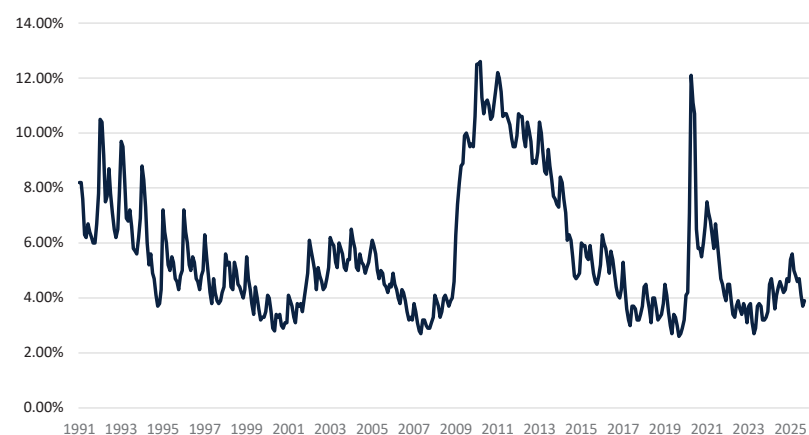


MESA COUNTY YEARLY COMMERCIAL SALES



MESA COUNTY UNEMPLOYMENT RATE

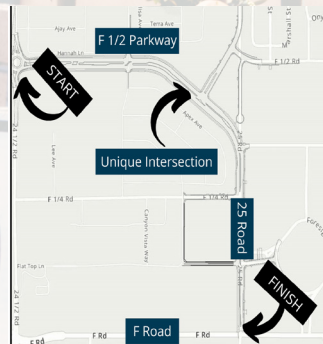


IN FOCUS: FOUR CANYONS PARKWAY PROJECT

PHASE 2 CONSTRUCTION HAS BEGUN

Phase 2 Includes:

- Focuses on the roadway between 24 1/2 Road to 25 Rd
- New 4-lane arterial from 24 1/2 Road to 25 Road
- A reconfigured intersection at 25 Road to improve road capacity and safety
- Reconstruction/widening of 25 Road south to Patterson



Phase 2 Construction will occur in three rotating phases to minimize traffic impacts and the City expects to be completed by the end of 2026



Project Benefits:

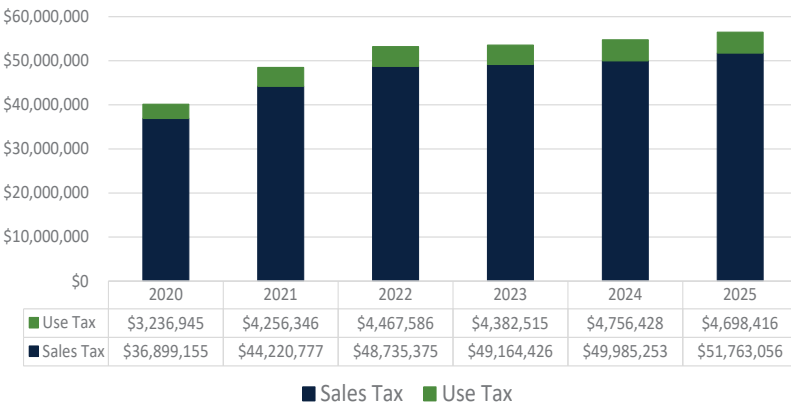
- Provide access to adjacent neighborhoods
- Alleviate traffic congestion
- Accommodate growth and new development
- Provide safer access for homes along 25 Road
- Improve existing utility infrastructure (i.e. storm drain, irrigation)
- Provide safe routes for pedestrians and cyclists

2025 4TH QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Studio 6	2.1	704 HORIZON DR	\$5,671,000	10/15/2025	HOTEL	34,420	\$164.76
Starbucks	1.4	2601 DOS RIOS DR	\$3,600,000	10/29/2025	QSR	2,664	\$1,351.35
Best Buy	3.5	585 24 1/2 RD	\$4,972,700	12/2/2025	LG RETAIL	30,634	\$162.33
29 Rd Mini-Storage	1.6	490 29 RD	\$2,300,000	12/10/2025	MINI-STORAGE	31,390	\$73.27
Downtown Multi-Use Space	0.1	301 MAIN ST	\$1,085,000	12/31/2025	MEDIUM RETAIL	12,500	\$86.80
OFFICE							
Independence Plaza	4.2	1048 INDEPENDENT AVE	\$5,500,000	11/19/2025	EX LG OFFICE	66,568	\$82.62
INDUSTRIAL							
NW GJ Warehouse	10.8	2326 GRAND PARK DR	\$2,900,000	10/27/2025	EX LG WAREHOUSE	20,380	\$134.57
Apex Diesel	1.0	1405 MOTOR ST	\$950,000	10/1/2025	FSERV/GARAGE	10,890	\$87.24
LAND						\$/ACRE	\$/SQFT
SE of Victory Life Church	23.9	2070 HIGHWAY 6 AND 50	\$1,100,000	11/26/2025	N/A	\$46,083	\$1.06
Brookfield South - 45 Lots	7.2	2140 MOON BEAM PL	\$5,182,500	10/10/2025	N/A	\$719,792	\$16.52
MULTIFAMILY						UNITS	\$/UNIT
Paradise Park MHP	35.1	585 25 1/2 RD	\$27,452,900	12/10/2025	MULTI-9 & UP B	255	\$107,658.43
Westlake MHP	6.2	830 INDEPENDENT AVE	\$5,789,600	12/10/2025	MULTI-9 & UP B	58	\$99,820.69

Indicates a Bray Commercial involved sale

MESA COUNTY YEARLY SALES TAX



YEARLY BUILDING PERMITS COMMERCIAL & RESIDENTIAL



IN FOCUS: MESA COUNTY'S SCIENCE MUSEUMS



Return of the Roar! campaign

A celebration of Museum of Western Colorado's 60th anniversary

Installation of BRAND NEW Dinosaurs including:

- Dilophosaurus
- Baby Triceratops
- Baby T-Rex



Visit museumsowesternco.org for more information



STREAM preschool @ confluence center & STEAM after school programs

EUREKA! Explorations for adults 55+

fuTÚros program for Latino students

- A bilingual leadership and career exploration program for high school students aged 14 to 18 called fuTÚros.
- Aims to help youth from underrepresented communities build paths toward their futures through activities, college visits, workshops and mentorship.

Visit eurekasciencemuseum.org for more information



YOUR LEADER FOR COMMERCIAL REAL ESTATE ON THE WESTERN SLOPE



- | | | | | | | | | | | |
|---|--|---|---------------------------------------|--|--|---|--|---|--|-------------------------------------|
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Commercial Broker
CCIM | BRIAN BRAY
Commercial Broker | KATIE DAVIS
Commercial Broker | LORI LONG
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 | DARAH GALVIN
Data Analyst |
|---|--|---|---------------------------------------|--|--|---|--|---|--|-------------------------------------|



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