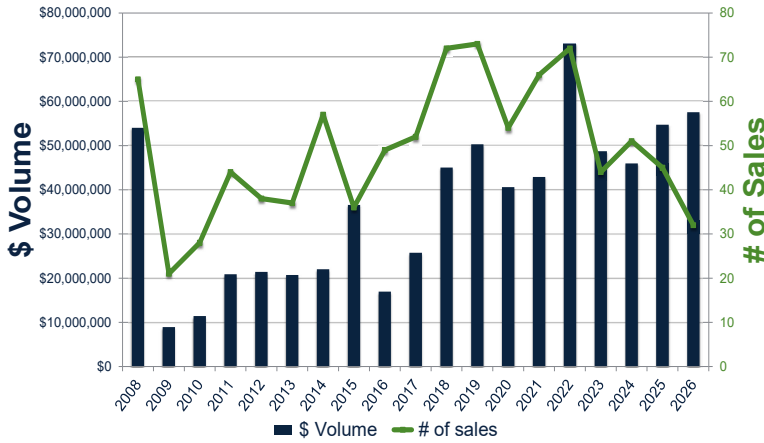
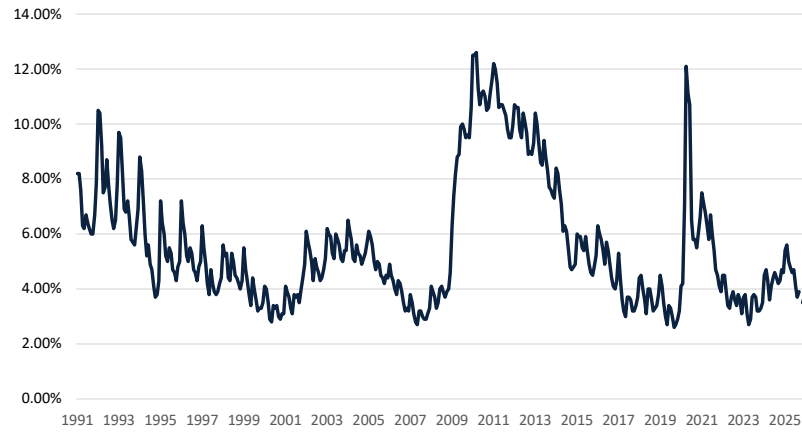


## MESA COUNTY 1ST QUARTER COMMERCIAL SALES



## MESA COUNTY UNEMPLOYMENT RATE



## IN FOCUS: THE BUSINESS INCUBATOR CENTER

The Business Incubator Center is celebrating 40 years of "Helping Businesses Take Root"



### What is the Business Incubator Center?

- The Business Incubator Center (BIC) has been supporting the launch, growth, stabilization, and long-term success of local businesses in Mesa County and the surrounding area.
- BIC's 47-acre campus consists of 65,000 sqft in 6 buildings: Manufacturing, Technology, Services, Commercial Kitchen, Makerspace, Training & Conferences.
- BIC has over 79 startups operating on-site, helps 1,000+ small businesses and entrepreneurs each year, and has graduated 1,350+ companies with greater than 80% 5-year survival rate.

**33%**

OF MESA COUNTY BUSINESSES HELPED

**14,139**

TOTAL JOBS CREATED

**\$201.4M**

IN CAPITAL FORMATION

**\$676M**

IN INCREASED SALES

## 2026 1<sup>ST</sup> QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
LAQUINTA - 108 UNITS	2.8	2761 CROSSROADS BLVD	\$12,000,000	1/6/2026	HOTEL PPU	59,571	\$201.44
Chipotle	0.6	3233 I 70 BUSINESS LOOP	\$2,600,000	1/15/2026	QUICK SERVICE RESTAURANT	2,304	\$1,128.47
GRAND VISTA HOTEL - 158 UNITS	2.9	2790 CROSSROADS BLVD	\$8,140,000	2/13/2026	FULL SERVICE HOTEL PPU	177,880	\$45.76
La-Z-Boy Furniture	1	865 NORTH AVE	\$1,800,000	2/20/2026	DISCOUNT STORE LARGE	29,959	\$60.08
OFFICE							
Downtown Office Building	0.1	619 MAIN ST	\$1,152,000	1/16/2026	MEDIUM OFFICE	6,250	\$184.32
Proietti Orthodontics	0.4	2558 PATTERSON RD	\$2,238,000	1/21/2026	MEDICAL OFFICE	4,835	\$462.87
INDUSTRIAL							
ACS Industrial Building	3.8	789 VALLEY CT	\$1,290,000	1/6/2026	MEDIUM SHP/OFF	7,400	\$174.32
Chronos Shop & Office	2.5	742 SCARLET ST	\$2,000,000	1/16/2026	LG SHOP/OFFICE	8,424	\$237.42
Bear Iron Works	6.6	2796 S HIGHWAY 50	\$1,800,000	2/24/2026	MEDIUM SHP/OFF	6,384	\$281.95
LAND						\$/ACRE	\$/SQFT
Escalante Creek Conservation Land	4,101.5	36503 39 RD & 2711 36 4/10 RD	\$12,050,000	2/27/2026	N/A	\$2,938	\$0.07

*Indicates a Bray Commercial involved sale*

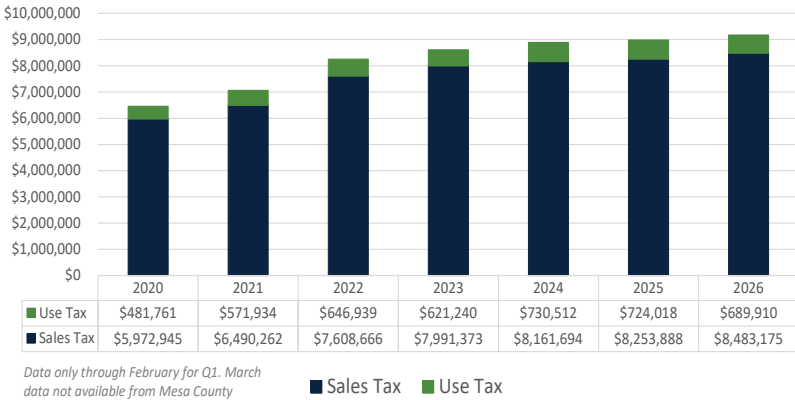


[www.braycommercial.com](http://www.braycommercial.com)

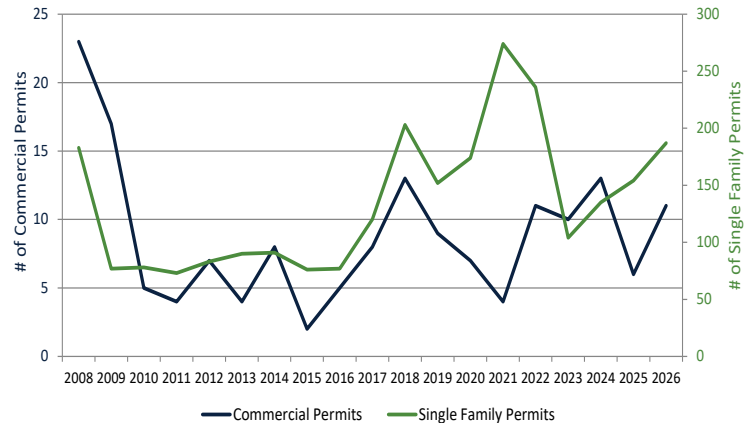


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## MESA COUNTY YEAR-TO-DATE SALES TAX



## FIRST QUARTER BUILDING PERMITS COMMERCIAL & RESIDENTIAL



## IN FOCUS: LUNCH LOOPS BIKE PARK REBUILD

The Grand Valley Trails chapter of COPMOBA is reconstructing and modernizing the Lunch Loops Bike Park into a safer, more sustainable and progression-focused space for riders across the valley.



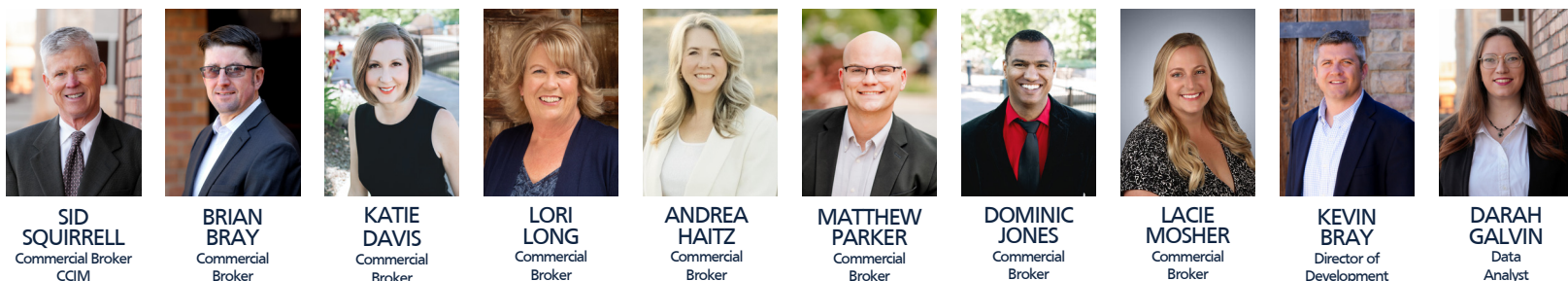
### A high quality rebuild will:

- Provide a safe place for youth riders to develop skills
- Support local programs, clinics, and events
- Create a place to practice skills before encountering on trail features
- Welcome visiting riders and families to the Grand Valley

### Improvements Include:

- New jump lines designed to help riders progress their skills:
  - Beginner rollers and small jumps
  - Beginner+ features that introduce airtime
  - Intermediate lines with larger jumps and more speed
- Expanded Start Platforms
- Dual Sloam Improvements
- Skills & Drop Zone

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



<b>SID SQUIRRELL</b> Commercial Broker CCIM	<b>BRIAN BRAY</b> Commercial Broker	<b>KATIE DAVIS</b> Commercial Broker	<b>LORI LONG</b> Commercial Broker	<b>ANDREA HAITZ</b> Commercial Broker	<b>MATTHEW PARKER</b> Commercial Broker	<b>DOMINIC JONES</b> Commercial Broker	<b>LACIE MOSHER</b> Commercial Broker	<b>KEVIN BRAY</b> Director of Development	<b>DARAH GALVIN</b> Data Analyst
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