

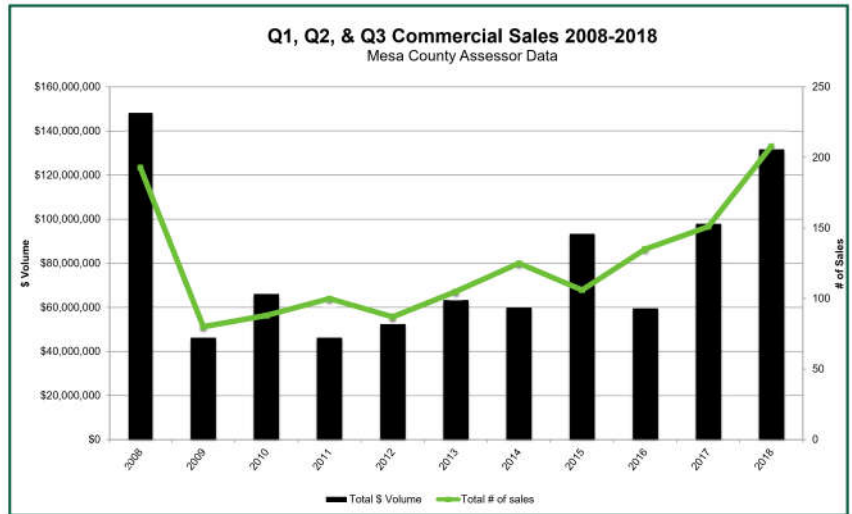
### SALES ACTIVITY 3Q 2018

(\$/SQFT) Trailing 12 Months

	Average	Median	Range
Retail	\$229.69	\$97.78	\$17-\$1750
Office	\$139.15	\$129.37	\$23-\$488
Warehouse	\$95.96	\$77.59	\$18-\$322
Land	\$3.89	\$1.57	\$0-\$34.39

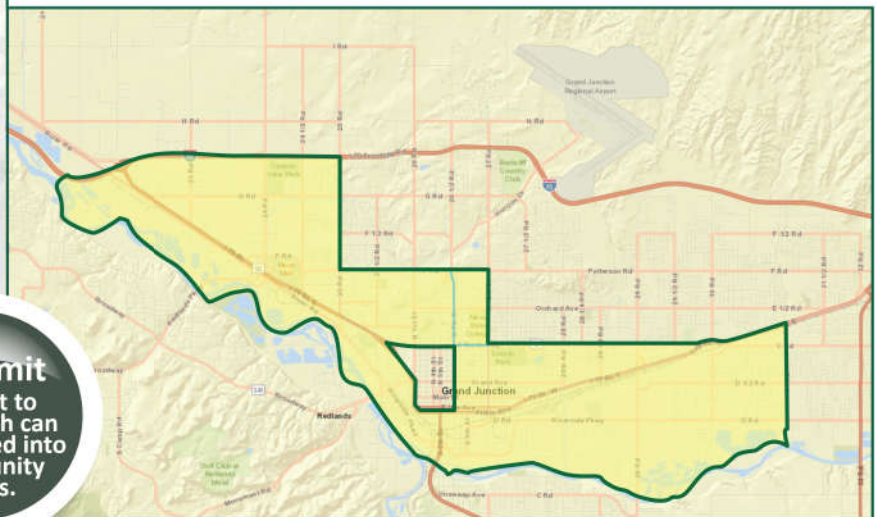
### MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



### IN FOCUS: OPPORTUNITY ZONES

- Investors will be able to put recently realized capital gains into projects or companies in opportunity zones in order to slowly erase the tax obligations on those gains
- New investment grown tax free provided it's held in opportunity zones for at least 10 years
- Money sent to developing areas of communities in each state.



\*Investors have 180 days from when they sell assets to put taxable gains into opportunity zones in order to utilize the tax breaks

**\$6.1 Tr**  
**Total**  
amount of all  
unrealized  
capital gains

**180 Days**  
Investors have 180  
days from when  
they sell assets  
to put taxable  
gains\*

**5- Zones**  
in Grand Junction  
(No zones in Fruita  
or Palisade)

**No Limit**  
No limit to  
how much can  
be invested into  
opportunity  
zones.

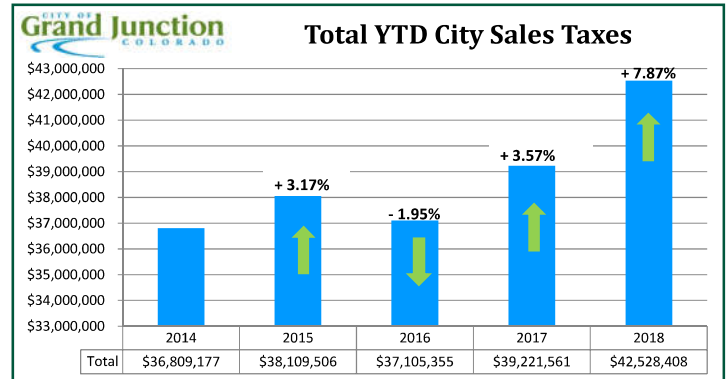
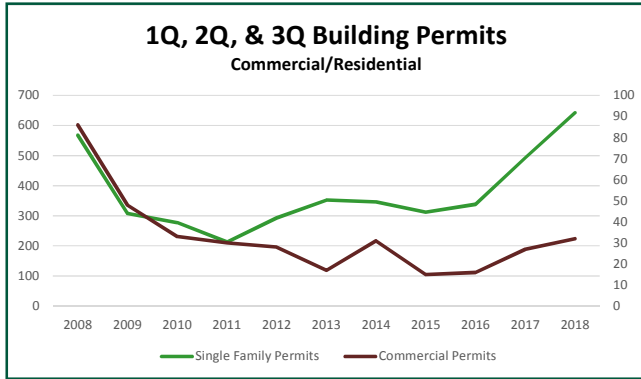
### 2018 3RD QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Burger King	0.4	3206 I 70 BUSINESS LOOP	\$1,350,000	7/18/2018	REST-FAST FOOD	2642	\$510.98
Verizon Wireless	0.5	2826 NORTH AVE	\$1,205,000	8/2/2018	MEDIUM RETAIL	2200	\$547.73
Pineapple Place Event Venue	0.1	510 MAIN ST	\$550,000	9/17/2018	MEDIUM RETAIL	5625	\$97.78
Historic Downtown Building	0.3	601 PITKIN AVE	\$370,000	9/7/2018	MEDIUM RETAIL	7640	\$48.43
<b>Office</b>							
Grand Junction Orthopedics	4.7	627 25 1/2 RD	\$8,180,000	8/31/2018	MEDICAL OFFICE	25400	\$322.05
Work Partners	1.3	2646 PATTERSON RD	\$1,500,000	7/2/2018	MEDIUM OFFICE	10138	\$147.96
Kinderhaus	1.2	2880 ELM AVE	\$900,000	7/16/2018	PRESCHOOL	7207	\$124.88
<b>Industrial</b>							
Minova USA	3.7	2306 HIGHWAY 6 AND 50	\$2,065,000	7/2/2018	MFG/LARGE	24554	\$84.10
BOS solutions	2.5	742 SCARLET ST	\$1,325,000	7/12/2018	LG SHOP/OFFICE	8424	\$157.29
Warehouses & Land	12.3	2522 HIGHWAY 6 AND 50	\$2,700,000	8/16/2018	EX LG WAREHOUSE	50000	\$54.00
<b>Land</b>							
Industrial Land In Fruita	5.06	614 RAPTOR RD	\$880,000	9/10/2018	MFG LAND	\$173,913	\$3.99
<b>MultiFamily</b>							
Entrada Apartments	1.1	416 INDEPENDENT AVE	\$1,944,400	7/24/2018	9+ MULTI	18	\$108,022.22
Mesa Vista Apartments	4	1800 MAIN ST	\$7,335,000	9/7/2018	9+ MULTI	93	\$78,870.97

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial, CMU, Mars Hospitality, and Colorado Office of Economic Development. 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.

## BUILDING PERMITS

## YTD SALES + USE TAX



## IN FOCUS: MAVERICK TEACHING HOTEL

**Provide hands-on working experience for students from Hospitality management, business, and culinary arts**

60 Room Boutique Style hotel    Upper level restaurant with 360° views    Central Focus on being a part of campus

**Partnered with Mars Hospitality who currently owns Holiday Inn in GJ and multiple hotels in CO, UT, WY**

Mars Hospitality proves opportunities for students to move up further in Hotel Chains    All jobs offered first to CMU students

## OUR TEAM

 <b>SID SQUIRREL</b> Commercial Broker	 <b>SAM SUPLIZIO</b> Commercial Broker	 <b>BRIAN BRAY</b> Commercial Broker	 <b>KEVIN BRAY</b> Development	 <b>NANCY WATKINS</b> Commercial Broker
 <b>THERESA ENLBRECHT</b> Commercial Broker	 <b>BECCA POSNER</b> Commercial Broker	 <b>KYLE SERRANO</b> Business Broker	 <b>BRYAN WIMAN</b> Business Broker	 <b>CHRIS THOMPSON</b> Commercial Property Manager

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