

# Commercial Report

4th Quarter 2012

Mesa County



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## 2012 Sales Activity (\$/sqft) Trailing 12 Months(TTM)

	AVG	MEDIAN	RANGE
Retail	\$99.47	\$80.28	25-324
Office	\$100.91	\$100.52	48-159
Wrhs/Ind	\$66.07	\$51.90	18-183
Land	\$5.36	\$2.75	.25-35.48

## News

**Patterson:** Construction began in December 2012 on the DECA Health building at 201. W. Park Ave. The pain management center will boast 18,000 sqft of medical offices and is expected to be completed early September 2013.

**North Ave:** The City hopes to finalize a contract for a \$1.19M grant to complete plans for the corridor from 1st St. to 29 Road and to construct improvements from 12th to 23rd

**Hwy 6 & 50:** The City plans to begin improvements to the 22 Road re-alignment as early as March 2013 to make way for CDOT's construction of a diverging diamond interchange at Exit 26 off I-70. The improvements are being made in anticipation of the development of a Pilot and a Love's truck stop at this location. The total cost including the truck stops is projected to be around \$16M.

## Activity

Retail



Office



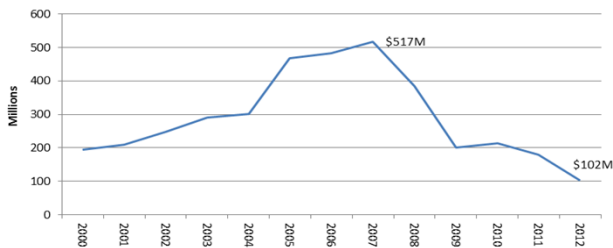
Warehouse/  
Industrial



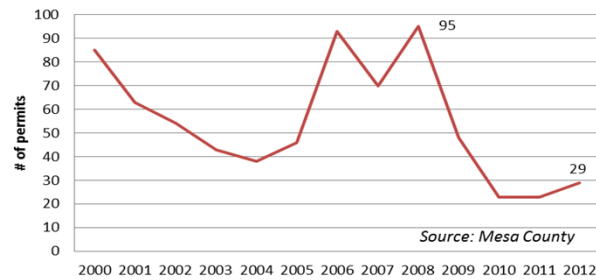
Land



## Total Valuations ALL Permits

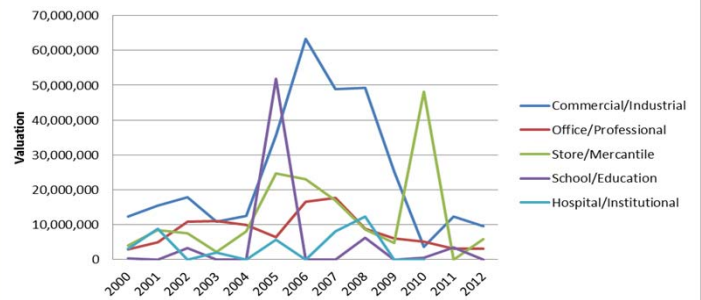


## Commercial/Industrial Permits



## Commercial Construction Activity 2000-2012

### Commercial Permit Valuation by Type



## 2012 4th Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Valley Lumber	1.73	432 North Ave.	\$900,000	12/31/2012	Retail	13,200	\$68.18
Certified Electric Supply	0.20	503 Colorado Ave.	\$350,000	12/5/2012	Retail	6,000	\$58.33
Grand Central Plaza	0.10	200 W. Grand Ave. #7	\$310,000	11/19/2012	Comm Condo	4,818	\$64.34
<b>Office</b>							
Former Union Station	0.30	293 E. South Ave.	\$315,000	12/21/2012	Office	4,580	\$68.78
Former CPA Office	0.70	573 32 Road	\$325,000	12/18/2012	Office	6,700	\$48.51
Former Medical Office	0.20	136 N. 7th St.	\$639,500	10/26/2012	Office	5,592	\$114.36
<b>Wrhs/Ind/Other</b>							
Carlson Memorials	0.1	237 South Ave.	\$378,500	12/24/2012	Med Shop/Office	7,800	\$48.53
Fruita	0.7	859 E. Grand Ave.	\$265,000	11/20/2012	Med Shop/Office	9,297	\$28.50
Comm. Condo	0.3	2471 Riverside Pkwy #C	\$460,000	10/1/2012	Comm Condo	4,000	\$115.00
<b>Land</b>							
Orchard Mesa Pad Sites	7.3	226 Lynwood	\$450,000	12/14/2012	Land	7.3	\$1.42
Former Weigh Station	10.1	2195 Hwy 6 & 50	\$2,750,000	12/4/2012	Land	10.1	\$6.25
Behind Egg & I	2.2	201 W. Park Dr.	\$800,000	11/28/2012	Land	2.2	\$8.35
Maverik	2.7	2902 and 2906 D Rd	\$960,000	11/19/2012	Land	2.7	\$8.22

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, 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.