



# Commercial Report

3rd Quarter 2013

Mesa County



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## Sales Activity 3Q 2013 (\$/sqft) Trailing 12 Months(TTM)

	AVG	MEDIAN	RANGE
Retail	\$120.69	\$87.61	\$32-\$393
Office	\$114.70	\$120.68	\$48-\$226
Wrhs/Ind	\$81.59	\$59.86	\$15-\$174
Land	\$5.15	\$4.40	\$0.72-\$16.52

## News

**North Ave:** The City of Grand Junction is moving forward with the redesign of the North Avenue Corridor from 1st St. to 29 Road. Design work to be completed in 2014 with the first phase of construction between 12th and 23rd to begin in 2015. The project is being funded by a \$1.2M Dept of Transportation grant.

**Highway 6&50:** Construction continues on the diverging diamond project at Hwy 6&50 and I-70 where the new on-ramp will be the first of its kind in the state. 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.

**Downtown:** The \$8M Avalon theater renovation which began in June of 2013 expects to re-open June 1, 2014.

## Activity

Retail



Office



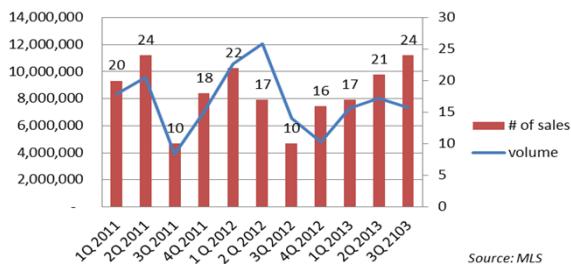
Warehouse/  
Industrial



Land

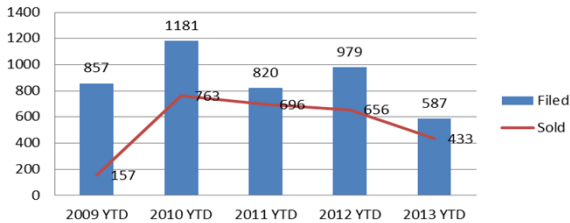


## Commercial Sales



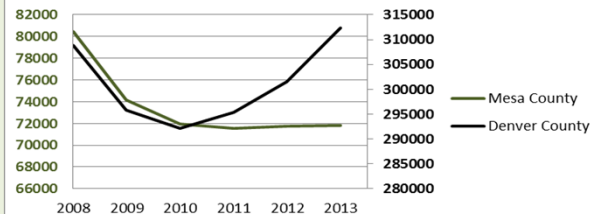
## YTD Foreclosure Filings and Sales

All Property Types  
Jan - Sept



## Monthly Employment Data

Mesa County vs Denver County  
August 2008-2013



## Department of Labor Employment Data

## 2013 3rd Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
4 Unit Shopping Center	0.50	2681 Unawweep Ave.	\$840,000	08/20/13	Retail	6,875	\$122.18
Comfort Dental, Starbucks	6.20	2502 Highway 6 & 50	\$11,350,000	8/12/13	Retail	35,345	\$321.12
Niko's Barber, Storage	0.50	541 N. 1st Street	\$500,000	8/8/13	Barber/Storage	9,624	\$51.95
<b>Office</b>							
Office next to Library	0.40	536 Ouray Ave.	\$450,000	09/10/13	Office	8,000	\$56.25
12th Street Condos	0.00	2139 N 12TH ST #4	\$178,000	07/21/13	Office Condo	1,475	\$120.68
West Crete and 25 1/2 Rd.	0.00	2524 W PINYON AVE.	\$659,500	07/03/13	Office	5,580	\$118.19
<b>Wrhs/Ind/Other</b>							
Alasta Solar	0.4	1111 S. 7th St.	\$315,000	09/16/13	Medium Shop	3,816	\$82.55
Multi-Tenant Building	1.0	566 W. Crete Circle	\$738,000	08/14/13	MFG/Large	17,920	\$41.18
Multi-Tenant Building	0.6	576 25 Road	\$700,000	07/30/13	Lg Shop/Office	13,530	\$51.74
JF Strotham Distillery	2.8	2862 North Ave.	\$1,100,000	07/29/13	Medium Shop	6,305	\$174.46
Big-O Tires	0.4	215 N. 3rd. Street	\$370,000	07/15/13	Medium Shop	7,392	\$50.05
<b>Land</b>						Acres	\$/Sqft
North Ave. by Pizza Hut	0.8	North Ave at 14th St.	\$260,000	07/08/13	Land	0.7	\$8.95
Bond St. Industrial	2.0	2132 Bond St.	\$200,000	08/04/13	Land	2.0	\$2.30

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.