

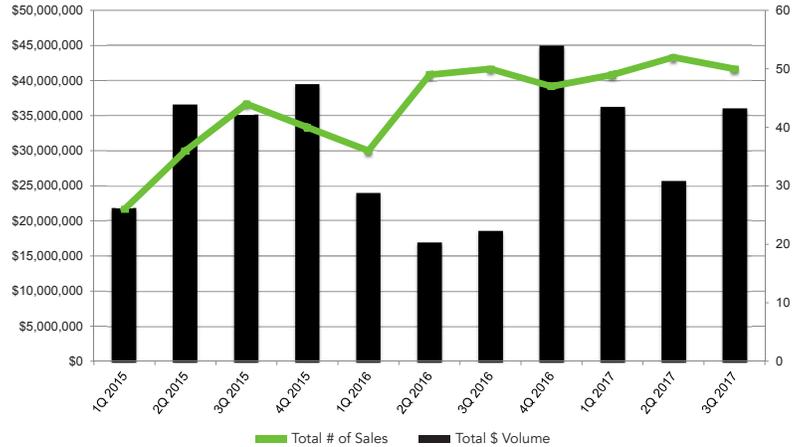
SALES ACTIVITY 3Q 2017

(\$/sqft) - Trailing 12 Months (TTM)

	Average	Median	Range
Retail	\$144.61	\$121.99	\$26-\$1102
Office	\$115.07	\$104.18	\$36-\$251
Warehouse	\$66.67	\$65.58	\$11-\$154
Land	\$4.28	\$2.67	\$0.09-\$21.75

MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



FOCUS ON BALLOT QUESTIONS 3A + 3B

Total cost for commercial property owners approx. \$216 annually per \$100k of assessed value.

MILL Property Tax Increase totaling \$6.5M annually for 10 years

BOND Increase to District Debt totaling \$118.5M

\$3.2M



Add 5 school days

\$2M



Instruction materials

\$40M



Replace Orchard Mesa Middle School

\$55M



Priority 1 Maintenance

\$11M



Technology upgrades

\$1M



Ongoing maintenance

\$300K



Technology Support

\$10M



Gym at Palisade High School
Gym at Dual Immersion Academy

\$2.5M



Add security features at schools across district

\$IMPACT

\$155M

EDCC estimated total economic Impact for 2 years

2017 3RD QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Callahan Mortuary	3.8	2515 PATTERSON RD	\$3,950,000	8/3/2017	-MORT/FUNERAL-	13342	\$296.06
Ramada Inn	3.1	752 HORIZON DR	\$3,075,000	7/18/2017	-HOTEL-	51262	\$59.99
Sushi Rok	0.9	707 HORIZON DR	\$1,400,000	9/15/2017	-RESTAURANT-	4914	\$284.90
Gecko Car Wash	0.9	2996 D RD	\$750,000	7/26/2017	-CARWASH-	4136	\$181.33
Safeway Strip Mall	2.6	683 HORIZON DR	\$2,400,000	9/1/2017	-NBRHD SHOP CTR-	16175	\$148.38
Office							
Grand Valley Primary Care	0.7	603 28 1/4 RD	\$2,202,700	8/4/2017	-MEDIUM OFFICE-	9797	\$224.83
Warehouse							
CadBlu	1.0	562 W CRETE CIR #101-#105	\$950,000	7/13/2017	-LG SHOP/OFF-	10716	\$88.65
FedEx Ground	13.9	715 23 RD	\$6,800,000	8/1/2017	-EX LG SHOP/OFF-	47874	\$142.04
Minova	3.7	2306 HIGHWAY 6 AND 50	\$1,200,000	8/25/2017	-MFG/LARGE-	24554	\$48.87
Land							
24 Road Commercial Land	2.7	656 MARKET ST	\$315,000	9/1/2017	-FUTURE HOTEL-	\$116,667	\$2.27
Commercial Pad Site	0.8	2608 N 12TH ST	\$800,000	8/31/2017	-FUTURE RETAIL-	\$1,000,000	\$21.75

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial, Citizens for D51, GJEP, and EDCC
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