

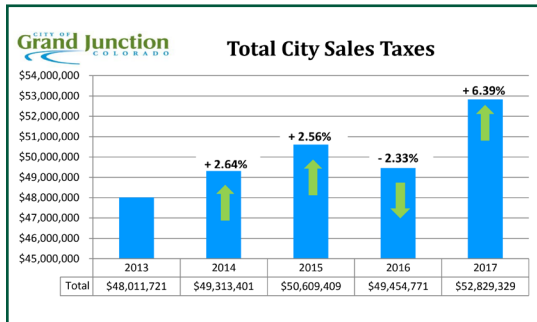
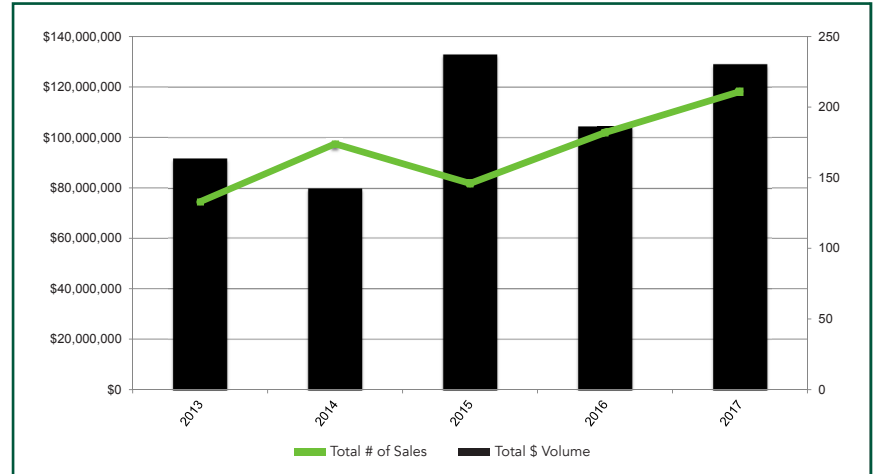
## SALES ACTIVITY 4Q 2017

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

	Average	Median	Range
Retail	\$147.51	\$106.31	\$31-\$1102
Office	\$112.38	\$108.39	\$36-\$225
Warehouse	\$70.53	\$69.34	\$14-\$142
Land	\$4.70	\$2.71	\$0.09-\$34.39

## MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



## FOCUS ON ECONOMIC DEVELOPMENT: NEW ENERGY



### EXPANDED FOCUS IN KEY INDUSTRIES



**CREATIVE  
TECH**



**OUTDOOR  
RECREATION**



**AVIATION &  
AEROSPACE**



**Robin Brown**  
New Executive  
Director -  
Grand Junction  
Economic  
Partnership

Previously, Robin lead the Avalon Cornerstone Project - the capital campaign to renovate and expand the Avalon Theatre and was a co-director for the Downtown Business Improvement District. A veteran of the US Army, Robin was a helicopter pilot and served two tours in Iraq.

"In addition to our legacy industries, we're broadening our focus to include outdoor recreation, technology, and aviation/aerospace. We are the only Work Ready Community in the state of Colorado, which is a huge advantage to our businesses and recruitment efforts." - Robin Brown

## 2017 4TH QUARTER NOTABLE SALES

	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
<b>Retail</b>							
Motel 6	2	776 HORIZON DR	\$2,600,000	11/8/2017	MOTEL	26676	\$97.47
Gerber Collision and Glass	2.24	569 25 1/2 RD	\$1,470,000	11/15/2017	LG SHOP/OFFICE	13830	\$106.29
Advanced Auto Parts	0.7	2893 NORTH AVE	\$2,025,000	11/16/2017	AUTO PARTS STORE	6891	\$293.86
All Sports Honda	1.8	555 25 RD	\$950,000	11/20/2017	SMALL DLRSHIP	14000	\$67.86
<b>Office</b>							
Office Building	1.9	2350 G RD	\$1,650,000	11/28/2017	LG OFFICE	13050	\$126.44
Western Slope Childrens Center	0.3	259 GRAND AVE	\$475,000	11/28/2017	MEDIUM OFFICE	4525	\$104.97
<b>Warehouse</b>							
Warehouse Space	17	2403 RIVERSIDE PKWY	\$3,500,000	10/10/2017	LG SHOP/OFFICE	35472	\$98.67
Midwest Hose	1.8	757 VALLEY CT	\$1,100,000	11/7/2017	LG SHOP/OFFICE	15000	\$73.33
Self Storage	1.2	2914 HIGHWAY 50	\$850,000	11/30/2017	MINI-STORAGE	18690	\$45.48
Clifton C-2 Zoned	1.1	567 & 569 32 1/2 RD	\$365,000	12/18/2017	EX LG SHOP/OFF	20048	\$18.21
<b>Land</b>						\$/Acre	\$/Sqft
Palisade Land off Exit 42	10	780 37 3/10 RD	\$1,595,000	10/11/2017	FUTURE RETAIL	\$159,500	\$3.66
Residential Development Land	9.1	3707 G RD	\$395,000	12/13/2017	RES DEVELOPMENT	\$43,407	\$1.00
Powderhorn Expansion Land	46	47850 E 1/4 RD	\$240,000	12/18/2017	VACANT LAND	\$5,217	\$0.12
Johnsons House of Flowers	0.7	1350 NORTH AVE	\$450,000	12/26/2017	FUTURE RETAIL	\$642,857	\$14.76

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