

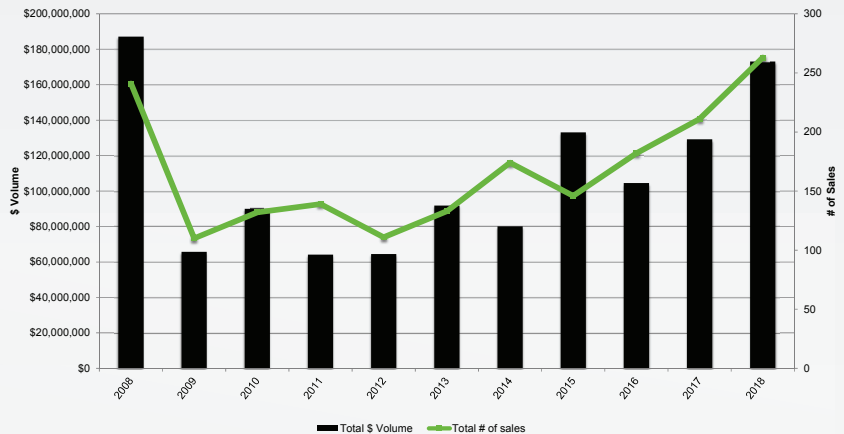
COMMERCIAL REPORT

MESA COUNTY — GRAND JUNCTION, FRUITA, PALISADE, CLIFTON, DEBEQUE, COLLBRAN

SALES ACTIVITY 4Q 2018 — (\$/SQFT) TRAILING 12 MONTHS

	Average	Median	Range
Retail	\$204.26	\$105.62	\$17 –\$1080
Office	\$131.38	\$135.14	\$23–\$322
Warehouse	\$102.01	\$82.76	\$24–\$322
Land	\$6.71	\$2.28	\$0.19–\$53.43

MESA COUNTY COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



IN FOCUS: WHAT DOES 2019 HOLD?

84+
LOTS IN EXISTING
SUBDIVISIONS

800+
LOTS IN NEW
SUBDIVISIONS

22+
NEW COMMERCIAL
PROJECTS

6
NEW OR EXPANDING
MULTI-FAMILY /
MULTI-USE PROJECTS

✓
SEEING DRIVE FROM
OPPORTUNITY ZONE

✓
NEW/EXPANDING RESIDENTIAL
PROJECTS DRIVING NEED FOR NEW
COMMERCIAL PROJECTS

2018 4TH QUARTER NOTABLE SALES

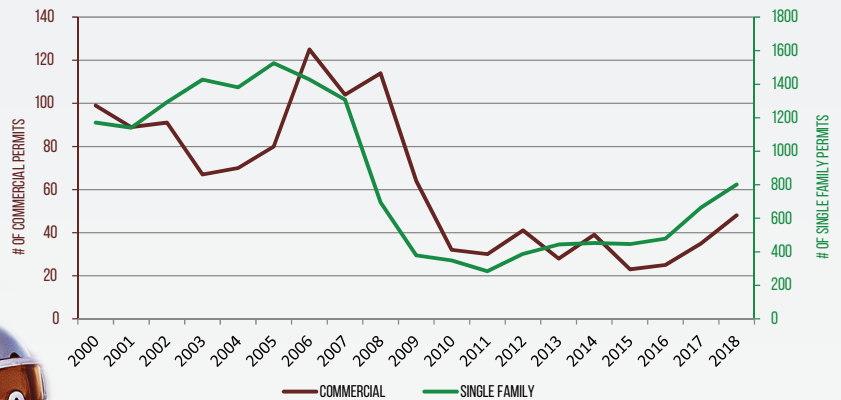
Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Palisade Café	0.2	113 W THIRD ST	\$465,000	10/30/18	MEDIUM RETAIL	2364	\$196.70
Fruita Commercial Center	1	532 RAPTOR RD	\$3,250,000	11/20/18	RETAIL CENTER	5363	\$606.00
Arby's	0.7	2468 HIGHWAY 6 AND 50	\$1,748,500	11/27/18	REST-FAST FOOD	3109	\$562.40
Tennis Center	3	535 25 1/2 RD	\$528,500	11/30/18	CLUBHOUSE	2000	\$264.25
Office							
Clifton IBEW Building	6.8	3210 E RD	\$1,000,000	12/5/18	HALL	10500	\$95.24
Palisade Pharmacy Building	0	707 ELBERTA AVE #101	\$360,000	12/12/18	MEDICAL OFFICE	2041	\$176.38
1st St Office Building	0.4	1401 N 1ST ST	\$888,000	12/27/18	MEDIUM OFFICE	6410	\$138.53
Industrial							
Jobsite Building	5.7	841 21 1/2 RD	\$3,850,000	11/1/18	EX LG SHOP/OFF	69600	\$55.32
Brady Trucking	3.7	356 27 1/2 RD	\$1,775,000	11/5/18	LG SHOP/OFFICE	13790	\$128.72
Nov Fluid Control	3.6	3186 HALL AVE	\$1,420,200	11/30/18	LG SHOP/OFFICE	16600	\$85.55
Luster Storage	6.5	2739 HWY 50 & 232 27 1/4 RD	\$4,300,000	11/8/18	STORAGE SHEDS	4516	\$952.17
Land						\$/Acre	\$/Sqft
Blue Moon Parking Lot	0.2	N/A	\$299,000	11/19/18	VACANT LAND	\$1,495,000	\$34.32
SW Corner of D & 29 Rd	1.9	399 29 RD	\$750,000	11/30/18	VACANT LAND	\$394,737	\$9.06

COST OF LIVING INDEX

	Grand Junction	Denver
Overall	100*	128
Housing	101	185
Health Care	104	107
Grocery	100.6	98.3
Misc	98	104
Transportation	100	97
Utilities	89	94

* Average
Source: Grand Junction Economic Partnership

BUILDING PERMITS



IN FOCUS:



INVESTMENTS + PARTNERS

- ZOMA
- PACIFIC GROUP Resorts INC.

MISSION: AFFORDABLE

- 55% of sales to new pass holders
- Learn to Ski Free

NEW ADDITIONS

- Adding new snow-makers
- Two new mountain bike trails for summer use

ALTERNATIVE HOMES

- Tiny Homes
- Located at base area on private resort owned land
- Community spaces
- Master plan developed based on interest
- Construction to begin Summer 2019
- Available for rent or purchase

OUR TEAM

SID SQUIRRELL Commercial Broker	SAM SUPLIZIO Commercial Broker	BRIAN BRAY Commercial Broker	THERESA ENGBRECHT Commercial Broker	NANCY WATKINS Commercial Broker	KYLE SERRANO Business Broker	BECCA POSNER Commercial Broker	BRYAN WIMAN Business Broker	CHRIS THOMPSON Property Manager