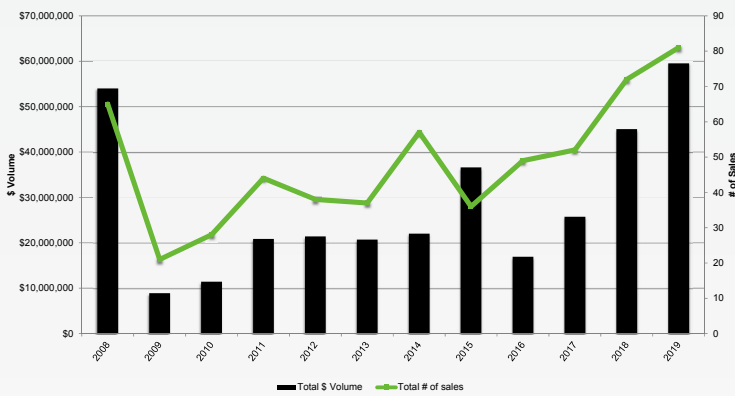


1Q SALES ACTIVITY — (\$/SQFT) TRAILING 12 MONTHS

	Average	Median	Range
Retail	\$172.79	\$98.67	\$17-\$1043
Office	\$127.37	\$130.68	\$23-\$322
Industrial	\$95.66	\$81.57	\$23-\$306
Land	\$8.48	\$3.80	\$0.11-\$53.43

1Q MESA COUNTY COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



IN FOCUS: THE DASH LOCAL SHUTTLE

The DASH LOCAL SHUTTLE

Connecting you to local dining, shopping, art, hotels, and events throughout Grand Junction

Catch a free ride:

- Thursday** 4:15pm – 12:15am
- Friday** 4:15pm – 12:15am
- Saturday** 4:15pm – 12:15am



source: DASHGJ.COM

operated by: Grand Valley Transit

1Q NOTABLE SALES — 2019

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Wellington Pointe	1.0	2510 N 12TH ST	\$3,800,000	1/11/19	COMUNTY SHP CTR	7,184	\$528.95
Mercantile Building	0.1	546 MAIN ST	\$912,500	2/1/19	COMUNTY SHP CTR	16,786	\$54.36
Starbucks	0.7	1350 NORTH AVE	\$2,336,000	2/21/19	BAGEL/COFFEE	2,240	\$1,042.86
Cedar Square	1.1	2648 PATTERSON RD	\$1,700,000	2/28/19	RETAIL CENTER	15,456	\$109.99
OFFICE							
New Strive Building	1.8	790 WELLINGTON AVE	\$6,770,000	3/22/19	MEDICAL OFFICE	29,454	\$229.85
ANB Bank	0.4	2699 PATTERSON RD	\$775,000	3/26/19	BANK	4,385	\$176.74
INDUSTRIAL							
Distribution Warehouse	7.6	567 S 15TH ST	\$1,300,000	1/28/19	EX LG SHOP/OFF	55,634	\$23.37
Action Publishing	6.1	2415 BLUE HERON RD	\$2,000,000	2/15/19	LG SHOP/OFFICE	15,332	\$130.45
Diesel Services	3.5	2192 H RD	\$2,000,000	3/1/19	EX LG SHOP/OFF	27,063	\$73.90
LAND						\$/Acre	\$/Sqft
Downtown Land	0.2	734 MAIN ST	\$325,000	1/28/19	VACANT LAND	\$1,573,057	\$36.11
Downtown Land	1.4	950 GRAND AVE	\$1,100,000	3/22/19	-SCHOOL-	\$796,227	\$18.28
MULTIFAMILY						Units	\$/Unit
Aspen Ridge Alzheimer's Center	3.0	622 28 1/4 RD	\$5,425,000	3/7/19	RETIRE/NURSING	56	\$96,875.00

IN FOCUS: MEASURE 2B

GJ POLICE DEPARTMENT

- 18** Additional Police Officers with equipment and training for all
- 8** Additional Dispatchers
- 5** Civilian Support Positions which includes another Code Enforcement Officer

GJ FIRE DEPARTMENT

- 3** FULLY STAFFED AMBULANCES
- 3** FULLY STAFFED FIRE ENGINES
- 3** CIVILIAN ADMINISTRATIVE POSITIONS
- 3** STATIONS AT STRATEGIC LOCATIONS
 - 1) 27 & G Road
 - 2) 23 & H Road
 - 3) 31 or 32 & D Roads



- Funding starting in 2020
- 0.5% sales tax increase
- Approved by more than 1200 votes

source:answeringthecallgj.com



1Q COST OF LIVING INDEX

	Grand Junction	Fruita	Denver	Palisade	Boulder
Overall	93.4	110	144	112	187
Housing	92.5	139	226	140	381
Health Care	97.5	94	96	94	96
Grocery	100.8	106.8	95.5	106.8	95.5
Misc	90.4	95	103	96	108
Transportation	103	97	134	102	110
Utilities	84.9	105	96	101	93

Source: Grand Junction Economic Partnership

1Q BUILDING PERMITS — COMMERCIAL/RESIDENTIAL



OUR TEAM

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