



# Commercial Report

3rd Quarter 2012

Mesa County



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## 2012 3Q Sales Activity (\$/sqft)

	AVG.	MEDIAN	RANGE
Retail	\$109.77	\$85.00	\$42-\$144
Office	\$29.00	\$29.00	\$29
Warehouse	\$29.41	\$28.04	\$18-\$120
Land	\$4.59	\$4.59	\$4.59

## News

**Coming soon:** Tractor Supply Company slated to open in November after renovations to the former Office Depot building at 2449 Highway 6 and 50. Sprouts Grocery (merged with Sunflower Markets) in the Rimrock Center next to Hobby Lobby expected to open January 2013.

**Downtown:** Kannah Creek brewery plans to expand its operations with the opening of a new 14,000 square foot production facility at the intersection of the Riverside Parkway and 9th st.

**North Ave:** The North Avenue Owners Association working with the City of Grand Junction to place \$25,000 grant towards safety improvements along the corridor.

**CMU:** Colorado Mesa University began construction on the first phase of Renaissance Village, a student housing project with 209 beds at 1600 Cannell Avenue.

## Activity

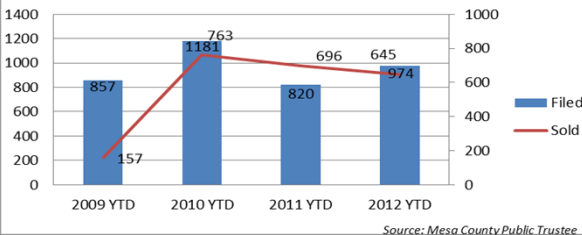
Retail	↔
Office	↔
Office/ Warehouse	↔
Industrial	↔
Land	↓

## Commercial Sales

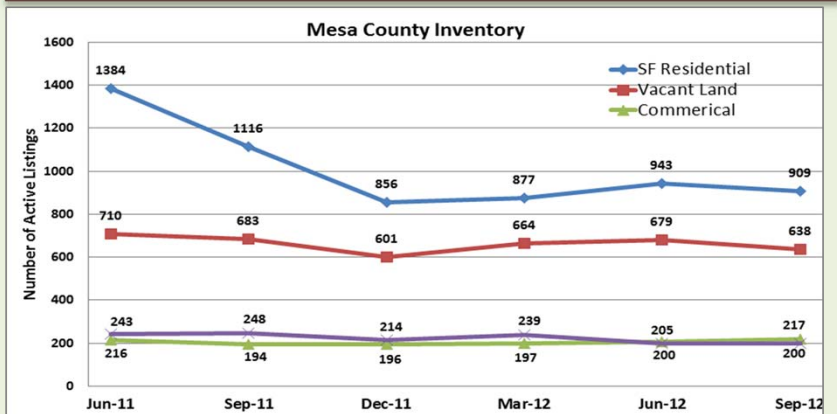


## Foreclosures

January through September - All Property Types  
2009-2012



## Mesa County Inventory



## 2012 3rd Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Former Oak Tree Furniture	0.10	2412 Patterson Rd. #8	\$472,500	9/14/2012	Retail	3,328	\$141.98
Cottonwood Plaza	0.00	2493 Hwy 6&50 #5 & 6	\$255,000	8/15/2012	Comm Condo	3,000	\$85.00
America's Mattress	0.1	2470 Patterson Rd. #2	\$346,500	8/8/2012	Comm Condo	2,409	\$143.84
<b>Warehouse/Other</b>							
Warehouse with yard	1.2	2944 I-70 Bus. Loop	\$325,000	9/27/2012	Warehouse	17,580	\$18.49
ABDM Storage	2.9	3133 E 1/2 Rd.	\$1,750,000	8/23/2012	Mini-Storage	44,400	\$39.41
The Crossings	7.2	2135 E. Main St.	\$3,985,000	8/14/2012	Ex-Lg Warehouse	146,988	\$27.11
<b>Office</b>							
Oddfellows Building Fruita	0.1	156 S. Park Square	\$112,500	9/4/2012	Office	3,840	\$29.30
<b>Land</b>							
Fruita	0.5	2687 S. Hwy. 50	\$100,000	8/30/2012	Land	0.5	\$4.59

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.