



# Commercial Report

3rd Quarter 2014

Mesa County



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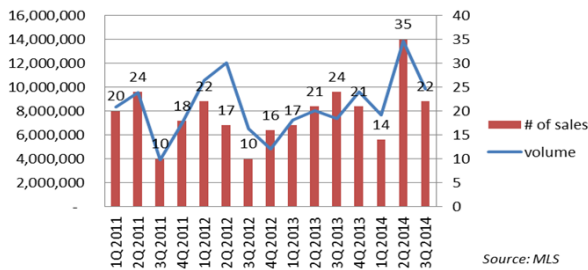
## Sales Activity 3Q 2014 (\$/sqft) Trailing 12 Months (TTM)

	AVG.	MEDIAN	RANGE
Retail	\$95.07	\$97.50	\$12-\$240
Office	\$122.62	\$123.96	\$33-\$244
Warehouse	\$79.70	\$64.00	\$16-\$208
Land	\$2.89	\$1.38	\$.23-\$12

## News

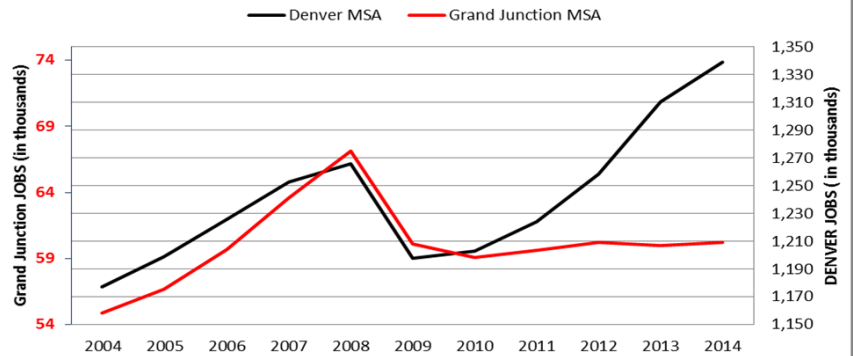
- **North Avenue-** The City recently made interim improvements to medians from 1st to 12th with plans to do others in addition to the major re-construction of the 12th to 23rd section that will commence Spring of 2015.
- **Community Hospital-** Shaw Construction began work on Community Hospital's new location at 2351 G Road. The new facility will cost approximately \$49 million to build. When completed the new building will have 44 private rooms with the ability to expand.
- **New business-** Walmart plans to bring their new Neighborhood Market concept to Grand Junction with plans to construct a 42,000 sqft market and gas station.

## Commercial Sales

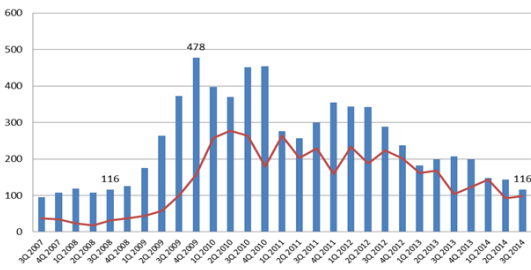


## Monthly Employment Data 2004-2014

### Monthly Employment Data by Metropolitan Statistical Area Month of August 2004-2014



## Mesa County Foreclosures All Property Types



## 2014 3rd Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Former Country Inn	5.00	718 Horizon Dr.	\$1,800,000	07/18/14	Motel	78,300	\$22.99
Monument Inn	1.20	1600 North Ave.	\$600,000	07/07/14	Motel	37,182	\$16.14
Former Ashley Furniture	3.40	615 N. 1st St.	\$1,950,000	09/17/14	Ex Lg Box Retail	50,008	\$38.99
Hillcrest Plaza	1.70	104 Orchard Ave.	\$1,280,000	09/12/14	Shopping Center	23,490	\$54.49
Palisade Dollar General	1.20	607 Elberta Ave. Palisade	\$1,915,000	07/29/14	Medium Retail	9,240	\$207.25
<b>Office</b>							
Rocky Mountain Health	0.10	2777 Crossroads Blvd. #2,3	\$1,105,000	09/17/14	Office	8,743	\$126.39
Sunplex Building	0.00	650 25 Road #201	\$438,000	07/01/14	Office	2,733	\$160.26
<b>Wrhs/Ind/Other</b>							
Liberty Storage	2.1	592 25 Road	\$1,350,000	08/18/14	Medium Shop/Off.	31,730	\$42.55
Hwy 68.50, west of Del Taco	1.4	1548 Independent Ave.	\$670,000	07/21/14	Large Shop/Off.	13,636	\$49.13
River Road and Redlands Pkwy	3.7	596 23 1/2 Road	\$1,200,000	07/29/14	Medium Shop/Off.	6,250	\$192.00
<b>Land</b>							
	1.4	2281 Logos Court	\$175,000	09/03/14	Land	1.4	\$2.87
	2.5	25 Road, north of F 1/2	\$110,000	09/25/14	Land	2.5	\$1.01
<b>Multi-Family</b>							
Prospect Park	0.5	1222 Elm Drive	\$2,350,000	08/01/14	Multi-9&Up	15,840	\$148.36

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

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