



Commercial Report

3rd Quarter 2014

Mesa County



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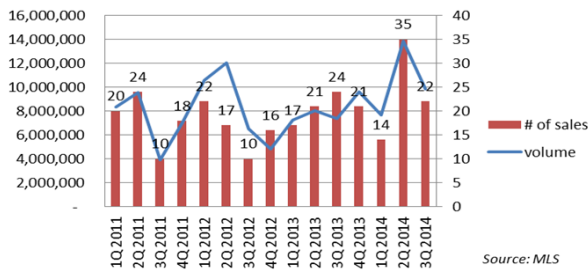
Sales Activity 3Q 2014 (\$/sqft) Trailing 12 Months (TTM)

	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

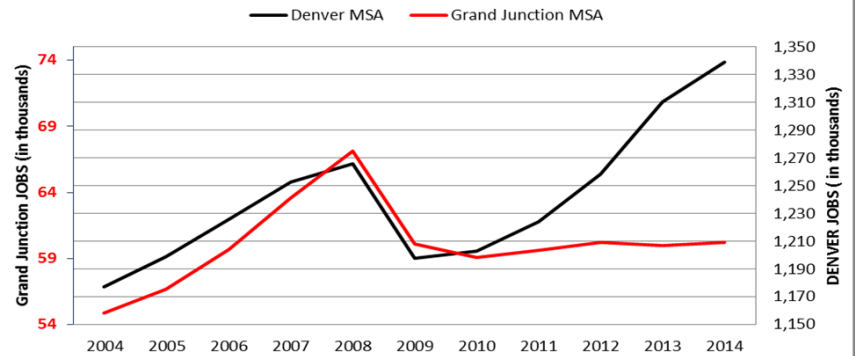
- **North Avenue-** The City recently made interim improvements to medians from 1st to 12th with plans to do others in addition to the major re-construction of the 12th to 23rd section that will commence Spring of 2015.
- **Community Hospital-** Shaw Construction began work on Community Hospital's new 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

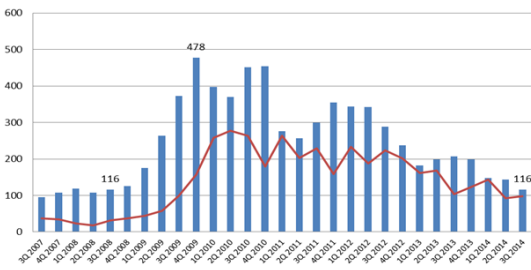


Monthly Employment Data 2004-2014

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
Office							
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
Wrhs/Ind/Other							
Liberty Storage	2.1	592 25 Road	\$1,350,000	08/18/14	Medium Shop/Off.	31,730	\$42.55
Hwy 6&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
Land							
	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
Multi-Family							
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

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.