Commercial & Property Price Guide 2026

(512) 337-9854

coloradoriverpainting.com

For property managers, builders, remodelers and owners • Updated October 2026

Turns, punch lists and repaints priced so you can budget before you call. We work from your scope, your schedule and your access rules, and every change goes in writing.

- **Paperwork same day** — COI with you as additional insured
- **One point of contact** — The owner answers for every job
- **Your schedule** — Vacant-unit and after-hours work
- **Written change orders** — No surprise line items on the invoice
- **Photo closeout** — Before and after photos with each invoice
- **Veteran-owned** — Disabled veteran-owned and fully insured

APARTMENT MAKE-READY, PER UNIT

Unit	Touch-up	Walls refresh	Full reset
Studio	$175 – $300	$500 – $800	$900 – $1,400
1 bedroom	$200 – $350	$650 – $1,050	$1,100 – $1,800
2 bedroom	$250 – $450	$850 – $1,400	$1,400 – $2,300
3 bedroom	$300 – $550	$1,100 – $1,800	$1,800 – $2,900

Touch-up: Spot-paint scuffs and patches in the property's standard color

Walls refresh: All walls, 1 color, vacant unit, sprayed or rolled

Full reset: Walls, ceilings, doors and trim, minor drywall repair

Recurring turns: we lock a written per-unit price sheet for your property after one walk. Volume pricing starts at 10 or more turns a year.

SINGLE-FAMILY RENTAL TURNS (VACANT, WALLS)

Home size	Walls only	Walls + trim + doors
1,200 sq ft	$2,200 – $3,300	$3,200 – $4,600
1,600 sq ft	$2,800 – $4,200	$4,000 – $5,800
2,000 sq ft	$3,400 – $5,000	$4,800 – $7,000

HOW AN ACCOUNT WORKS

1 Walk or plans

Send a unit list, plans or a walk date. We visit within a few business days.

2 Written price sheet

Per-unit or per-project pricing, scope, products and schedule in writing.

3 Work order to closeout

We work from your ticket or PO and close out with photos and an invoice.

Builders & Commercial Repaints

Bid from plans or a site walk • Updated October 2026

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NEW CONSTRUCTION & REMODEL

Scope	Typical
New-construction interior	$1.75 – $3.25 / sq ft floor
Remodel area repaint	$2.25 – $4.00 / sq ft floor
Punch list / touch-up	$75 / painter-hour
Drywall repair	from $150 per patch
Minimum visit	$450

New construction: spray-applied primer and finish on walls, ceilings, trim and doors. Final number comes from your plans.

COMMERCIAL INTERIOR REPAINTS

Space	Typical
Office or retail walls	$1.50 – $3.00 / sq ft wall
Small office suite (3,000 sq ft)	$5,000 – $10,000
Common areas and corridors	Bid per walk
After-hours or weekend	+20–30%
Doors and frames	$125 – $175 each

Occupied spaces: low-odor products, daily cleanup and phased work around your tenants.

ACCOUNT TERMS

- Net 15 on approved accounts; new accounts may require a deposit to start
- Certificate of insurance and W-9 on request, same business day
- Written change orders before any added work
- Lifetime workmanship warranty on the work we apply
- Response to new requests within one business day

WALK IT ONCE, PRICE IT RIGHT

One site walk sets your price for the year.

Every property has its own paint colors, wall texture, access rules and wear patterns. One walk with your maintenance lead lets us lock a per-unit price sheet you can budget against, instead of re-quoting every turn.

- We log your standard colors and sheens
- We note access, parking and hours
- We price touch-up, refresh and full reset
- You approve one sheet for all turns

Send a unit list or plans to get your price sheet

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