

Sales Activity 1Q 2013 (\$/sqft) Trailing 12 Months(TTM)

	AVG	MEDIAN	RANGE
Retail	\$109.55	\$80.56	\$25-\$392
Office	\$97.21	\$96.94	\$48-\$159
Wrhs/Ind	\$71.58	\$50.00	\$15-\$375
Land	\$6.81	\$5.49	\$.72-\$35
Industrial Lanc	\$3.88	\$1.87	\$1-\$9

News

Energy: WPX's recent Niabrara discovery well produced 1 bcf in 100 days, the same volume a typical well recovers in 25-30 years. The discovery has potential to double WPX's reserves in the area.

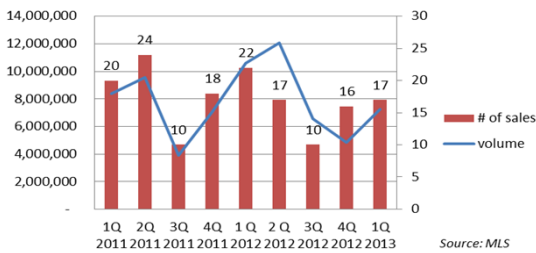
North Ave: The City of Grand Junction finalized a \$1.2M DOT grant and has begun moving forward on the redesign of the corridor from 1st St to 29 Rd which will include construction of improvements between 12th St and 23rd St.

Hwy 6 & 50: The City has begun improvements to the 22 Road alignment to make way for CDOT's construction of a diverging diamond interchange at Exit 26 off I-70. The improvements are being made in anticipation of the development of a Pilot and a Love's truck stop at this location. The total cost including the truck stops is projected to be around \$16M.

Activity

Retail	↔
Office	↔
Warehouse/ Industrial	↑
Land	↔

Commercial Sales



January 2013 Vacant Building Survey

Commercial Area (Properties w/in City Limits)	2011		2012		2013
	Jan '11	July '11	Jan '12	Jun '12	Jan '13
Appleton (North of I-70, 21-26 Rd)	10%	9%	9%	11%	4%
City Center (Between Patterson/Colo River, 25-29 Rd)	8%	8%	8%	8%	7%
Horizon Drive	5%	4%	4%	3%	3%
Northwest GJ (Between I-70/Colo River, 21-26 Rd)	3%	6%	6%	6%	6%
Redlands (South of Colo/Gunnison Rivers to 19 Rd)	8%	14%	13%	13%	15%
North Ave Corridor (Subset of City Center)	11%	14%	13%	12%	12%
Orchard Mesa	3%	2%	5%	5%	9%

22 Road Diverging Diamond Interchange



2013 1st Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Bottle Shop Liquors	0.30	725 Pitkin	\$166,600	3/27/2013	Liquor	1,630	\$102.21
Kids Gear	0.10	534 N. 1st St.	\$250,000	3/14/2013	Retail	3,314	\$75.44
Former La Belle Amie	0.00	344 Main St.	\$500,000	3/6/2013	Salon	3,113	\$160.62
Walgreens	1.60	240 W. Park Dr.	\$5,658,000	3/1/2013	Retail	14,406	\$392.75
Azteca Mexican Restaurant	0.60	2516 Broadway	\$500,000	1/18/2013	Restaurant	3,176	\$157.43
Office Outfitters	0.10	749 Main St.	\$590,000	1/11/2013	Retail	7,414	\$79.58
Gene Taylors	2.90	445 W. Gunnison	\$1,950,000	1/4/2013	Retail	53,000	\$36.79
Office							
12th St. Plaza Offices	0.00	2139 12th St. #9	\$191,000	3/15/2013	Comm Condo	1,475	\$129.49
Wrhs/Ind/Other							
Commercial Park	3.6	3186 Hall Ave.	\$800,000	3/6/2013	Ex Lg Wrhse	19,156	\$41.76
Palisade	0.5	121 S. Bower	\$260,000	3/12/2013	Med Shop/Office	7,226	\$35.98
Industrial	0.3	391 Indian Rd.	\$375,000	2/22/2013	Med Shop/Office	4,050	\$92.59
Land							
28 3/4 and North Ave.	0.8	2878 North Ave.	\$435,000	3/29/2013	Land	0.8	\$12.48
End of 8th St.- Industrial	0.8	821 1st Ave.	\$195,000	3/15/2013	Land	0.8	\$5.60
Gene Taylor Property	0.4	no address	\$100,000	1/4/2013	Land	0.4	\$5.74
Gene Taylor Property	1.0	302 Ouray	\$250,000	1/4/2013	Land	1.0	\$5.74

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

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