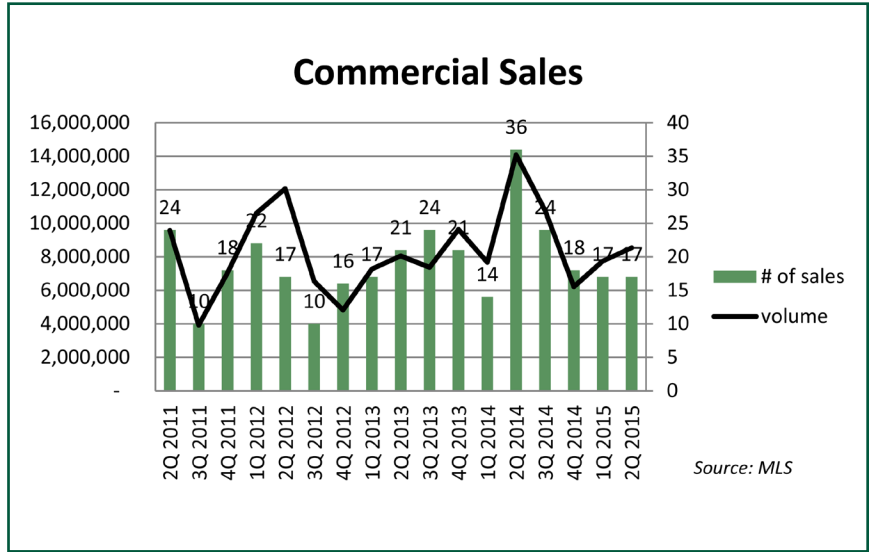
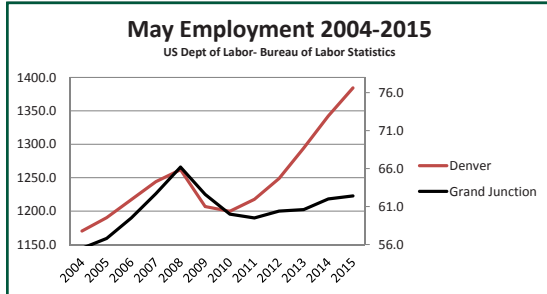


SALES ACTIVITY 2Q 2015

(\$/sqft) - Trailing 12 Months (TTM)

	AVG.	MEDIAN	RANGE
Retail	\$116.11	\$97.50	\$29-\$335
Office	\$121.37	\$126.20	\$28-\$296
Warehouse	\$80.42	\$68.63	\$10-\$247
Land	\$3.12	\$2.78	\$0.96-\$8.45



Source: MLS

FOCUS ON ECONOMIC DEVELOPMENT

BrandPrint Project for Grand Junction/Mesa County - Competitive Location Report prepared by: Chabin Concepts/DSG Advisors

Strengths

- Higher Education Model
- Strong Regional Medical
- Solid Anchors for Diversification
- Outdoor Recreation
- Sports Facilities
- Downtowns
- Niche Markets
- Tourism
- Quality of Place- Natural geography a rare asset

Weaknesses

- Broadband speed and cost
- Lack of brand identity
- Workforce availability unclear
- Transportation costs

Opportunities

- Leverage unique facilities and sites for outside attraction
 - downtowns
 - sporting facilities
- Expanding "Colorado Wine Country" brand to the broader "outdoor destination"



2015 2ND QUARTER NOTABLE SALES

Business	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Atrium Retirement	8.7	3260 N 12th Street	\$26,793,700	05/19/15	Retire/Nursing	123,146	\$217.58
Mesa View Retirement	3.9	601 Horizon Place	\$17,961,800	05/11/15	Retire/Nursing	79,816	\$225.04
Retail							
The Sleep Factory	0.10	445 Colorado Ave	\$247,500	04/16/15	Retail	2,875	\$86.09
Office							
Unifirst Mortgage Building	0.1	610 Rood Ave	\$875,000	05/27/15	Office	6,699	\$130.62
Free Press Building	0.2	145 N. 4th Street	\$400,000	05/27/15	Office	9,636	\$41.51
Warehouse / Industrial							
Great Homes	0.9	3032 I 70 Business Loop	\$511,000	06/11/15	LG Shop/Office	17,500	\$29.20
Excel Fire Protection	2.7	834 21 1/2 Rd	\$1,340,000	06/01/15	LG Shop/Office	14,720	\$91.03
Glacier Ice Arena	4.5	2515 Riverside Pkwy	\$1,005,340	05/29/15	Recreation	36,673	\$27.41
EC Electric	2.8	2535 & 2541 W Pinyon Ave	\$1,300,000	04/29/15	Med Shop/Office	10,116	\$128.51
Mesa Moving	4.8	637 Railroad Blvd	\$2,255,000	04/29/15	LG Shop/Office	24,792	\$90.96
Land						Acres	\$/Sqft
Parkway Industrial	4.5	2765 Winair Drive	\$300,000	04/10/15	Land	4.5	\$1.53
24 Road	32.0	665 24 Road	\$5,829,600	04/08/15	Land	32.0	\$4.18
Crete Commercial	1.0	567 E. Crete Circle	\$215,000	05/28/15	Land	1.0	\$4.94

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.