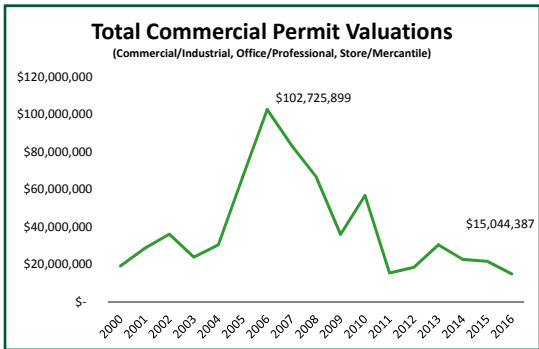


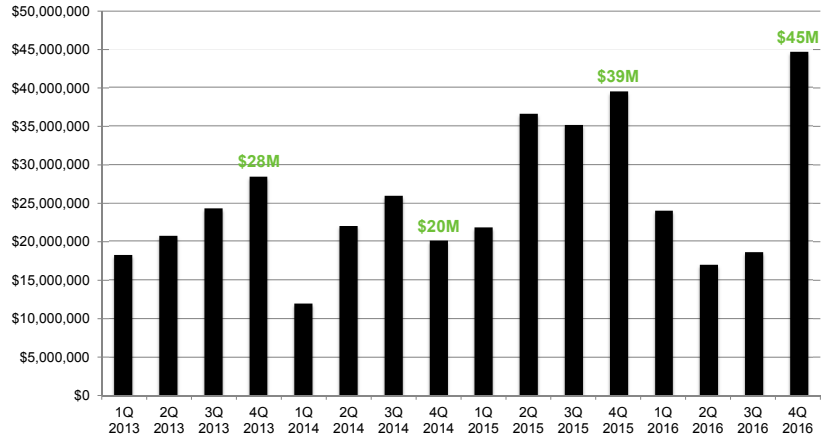
SALES ACTIVITY 4Q 2016

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

	Average	Median	Range
Retail	\$112.76	\$89.60	\$17-\$316
Office	\$120.41	\$117.21	\$35-\$251
Warehouse	\$82.95	\$69.44	\$11-\$283
Land	\$6.54	\$4.21	\$0.86-\$20.15



Mesa County Commercial Sales Volume
Mesa County Assessor Data



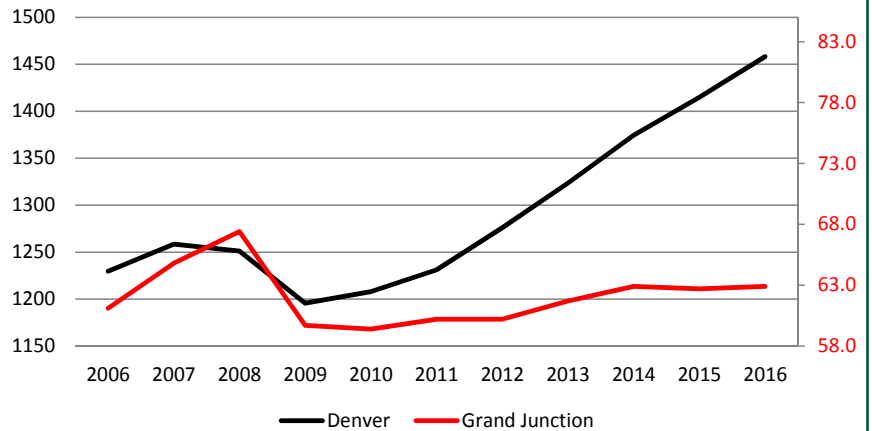
WHAT WILL DRIVE 2017?

Veterans Hospital Events Center
North Avenue Urban Renewal
Foreign Trade Zone
School District 51
University Blvd Riverfront Trails
Recreation Center Trails
Powderhorn Resort Colorado River Colorado National Monument Energy Industry
Colorado Mesa University Palisade Plunge
St. Mary's Hospital Outdoor Recreation
Community Hospital
Palisade Sports Complex

November Employment

(Thousands)

U.S. Dept of Labor- Bureau of Statistics



2016 4TH QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/sqft
Redlands Market Place	2.6	2500 and 2518 BROADWAY	\$2,300,000	12/28/2016	COMUNITY SHP CTR	111,601	\$20.61
C-1, North Ave Plaza- Subway, Great Clips	0.6	2885 NORTH AVE	\$750,000	12/20/2016	MEDIUM RETAIL	4,530	\$165.56
Former US Tech	0.9	2465 PATTERSON RD	\$875,000	11/15/2016	EXLRG BOX RETA	15,937	\$54.90
Colorado Backcountry Biker	0.1	150 PARK SQUARE	\$231,000	10/7/2016	MEDIUM RETAIL	3,200	\$72.19
Office							
Seventh Day Adventist Church	0.9	730 MESA AVE	\$4,075,000	12/2/2016	CHURCH	16,224	\$251.17
Warehouse							
Arkos Building on Redlands Parkway	3.7	596 23 1/2 RD	\$965,000	12/31/2016	WAREHOUSE/OFFICE	6,250	\$154.40
North Avenue Warehouse	0.1	2890 NORTH AVE	\$450,000	11/15/2016	LG WAREHOUSE	40,510	\$11.11
Warehouse	2.49	719 ARROWEST CT	\$725,000	10/31/2013	LG SHOP/OFFICE	11,612	\$62.44
Multifamily						Units	\$/unit
Candlewood Mobile Home Park	63	424 32 RD	\$20,115,000	10/24/2016	MOBILE HOME PARK	235	\$85,596
Land						\$/acre	\$/sqft
Land Next to Monument Little League	8.02	25 1/2 RD VACANT LAND	\$1,100,000	12/8/2016	VACANT LAND	\$137,157	\$3.15

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.