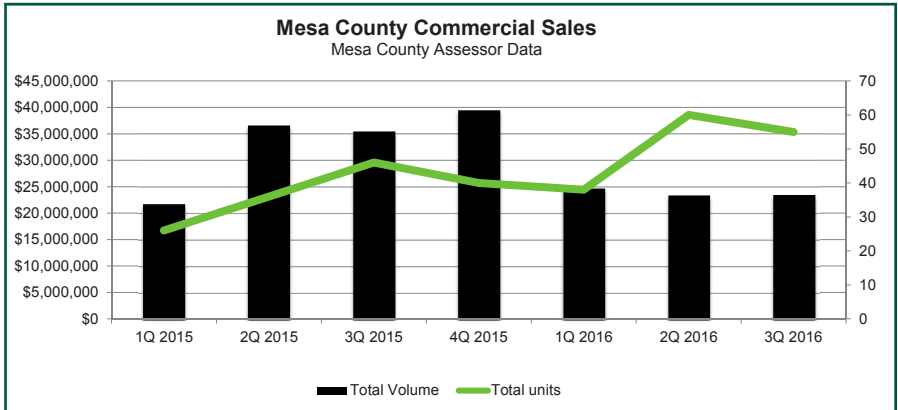


SALES ACTIVITY 3Q 2016

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

	Average	Median	Range
Retail	\$115.42	\$87.26	\$17-\$313
Office	\$111.53	\$107.55	\$34-\$273
Warehouse	\$84.04	\$69.57	\$20-\$283
Land	\$6.01	\$3.18	\$0.86-\$17.92



WWW.GJINCUBATOR.ORG

GROWING BUSINESS A GROWING BUSINESS FOR THE GRAND JUNCTION INCUBATOR

- BUSINESS COACHING**
 Low cost classes and free business coaching around starting a business, scaling a business, marketing, business plans, and bookkeeping.
- ACCESS TO CAPITAL**
 The Business Loan Fund of Mesa County helps new and existing businesses with access to capital.
- GJ MAKERSPACE**
 New GJMakerspace is a true center for prototype development and innovation for community members to work on their ideas and launch their companies.

"Providing combination of programs, the Business Incubator Center has been a foundational part of the economic development engine in Mesa County for almost thirty years...and we're just getting warmed up."

-Jon Maraschin, Executive Director

2016 3RD QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	SqFt	\$/SqFt
All Terrain Motors	0.6	2865 NORTH AVE	\$785,000	8/8/2016	MEDIUM RETAIL	5840	\$134.42
Dragon Treasure Restaurant- Fruita	0.1	576 KOKOPELLI BLVD #A	\$700,000	9/7/2016	COMM CONDO REST/BAR	4339	\$161.33
Adams Vacuum- 5th and Colorado	0.2	457 COLORADO AVE	\$349,000	9/28/2016	MEDIUM RETAIL	5750	\$60.70
The Mercantile Building	0.1	546 MAIN ST	\$750,000	9/22/2016	LARGE BOX RETAIL	16786	\$44.68
Office	Acres	Address	Price	Date	Description	SqFt	\$/SqFt
Western CO Pediatrics- Fruita	0	456 KOKOPELLI BLVD #D	\$237,500	9/20/2016	COMM CONDO MED OFFICE	1891	\$125.59
Retail Condo- Fruita	0	456 KOKOPELLI BLVD #H	\$135,000	9/20/2016	COMM CONDO OFFICES	1289	\$104.73
Retail Condo, next to Enstroms- Fruita	0.1	401 KOKOPELLI BLVD #1-1	\$1,100,000	9/27/2016	COMM CONDO OFFICES	8252	\$133.30
Warehouse	Acres	Address	Price	Date	Description	SqFt	\$/SqFt
Warehouse Condo- Industrial	0	2479 RIVERSIDE PKWY #B	\$81,500	7/27/2016	IND CONDO SHOP/OFFICE	1250	\$65.20
D-51 Warehouse	1.1	2400 E MAIN ST	\$350,000	7/31/2016	LG SHOP/OFFICE	12100	\$28.93
Tetra, C-2, 2 parcels	2.3	2512 W PINYON AVE	\$800,000	8/10/2016	MEDIUM SHOP/OFFICE	8598	\$93.04
Greenhouse, 3 parcels, Palisade	18.3	3891 NORTH RIVER RD	\$1,300,000	8/25/2016	RANCH WITH BSMT	18141	\$71.66
Commercial Condo	0.2	2297 TALL GRASS DR #E&F	\$450,000	8/29/2016	IND CONDO SHOP/OFFICE	5150	\$87.38
Land	Acres	Address	Price	Date	Description	SqFt	\$/SqFt
Vacant Parcel Monument Village Shop Center	0.9	2144 BROADWAY	\$235,000	9/27/2016	LAND		\$6.01
Vacant Parcel behind Redlands Marketplace	0.2	Power Rd	\$90,000	8/23/2016	LAND		\$8.83

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.