

SALES ACTIVITY 1Q 2016

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

	AVERAGE	MEDIAN	RANGE
Retail	\$ 154	\$ 100	\$33-\$527
Office	\$ 110	\$ 122	\$41-\$218
Warehouse	\$ 74	\$ 70	\$22-\$195
Land	\$ 2.99	\$ 2.57	\$.18-\$9.30

FOCUS ON BUSINESS: RETENTION & EXPANSION

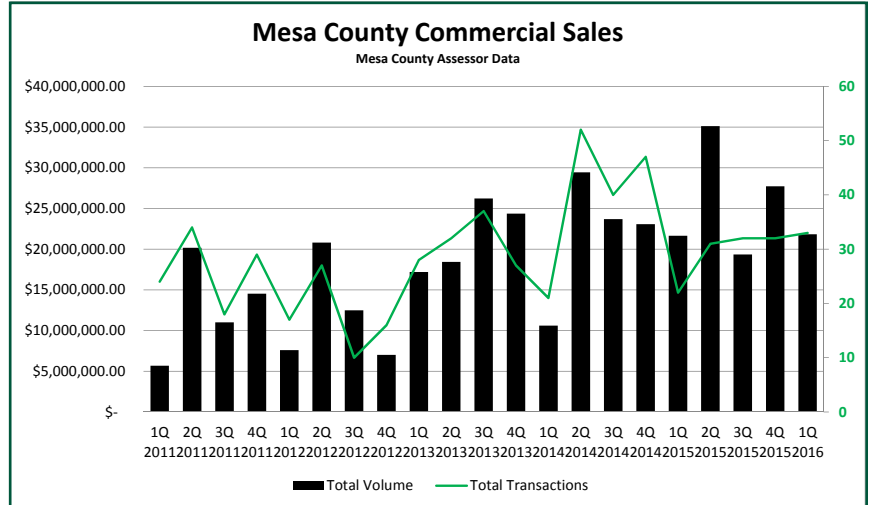


Grand Junction Area
CHAMBER
OF COMMERCE

The goal of our Business Retention and Expansion efforts here in the area are set up to provide assistance which will help legacy and traded sector businesses, as well as the industries as a whole to expand and retain their operations. This effort is highly focused on employment and investment in Grand Junction/Mesa County.

The aim of this concerted effort is to identify the needs of our businesses in the areas of workforce and skill gap needs. This is the largest challenge for industries in the global and local economies. We want to expand, and in some cases help create, a business climate which honors our existing businesses and addresses issues and constraints to them growing their businesses.

"All off these efforts are driven by a vision, adhered to by all of our Economic Development partners including the City of Grand Junction and Mesa County, to create economic prosperity in our area and diversify to ensure the sustainability of our economy." C.J. Rhyne - Business Retention/Expansion Specialist, Grand Junction Area Chamber of Commerce



2016 1ST QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	SqFt	\$/sqft
Roper Music Building	0.1	128 N 5th St	\$ 540,000	3/23/2016	Medium Retail	16,425	\$ 33
Cottonwood Mall Condo	0	2493 Highway 6 & 50 #3	\$ 115,000	3/11/2016	Commercial condo retail	1,500	\$ 77
Formerly Girl Friends	0.1	316 Main Street	\$ 280,000	1/7/2016	Medium Retail	3,125	\$ 90
AutoZone	1.2	3201 Highway 6 & 24	\$ 2,140,000	3/8/2016	Medium Retail	6,840	\$ 313
Family Dollar	1.1	2776 Acrin Avenue	\$ 920,000	3/7/2016	Medium Retail	9,180	\$ 100
Daylight Donuts	0.3	1410 North Avenue	\$ 435,000	2/29/2016	Medium Retail	3,900	\$ 112
Best Buy	3.4	585 24 1/2 Road	\$ 7,379,700	2/22/2016	Ex Lrg Box Retail	30,634	\$ 241
Home Again Furniture	0.6	2463 Highway 6 & 50	\$ 1,000,000	2/11/2016	Large Box Retail	19,760	\$ 51
Office	Acres	Address	Price	Date	Description	SqFt	\$/sqft
Sunplex off of Patterson	0.1	607 25 Road	\$ 450,000	3/31/2016	Office Condo	2,849	\$ 158
Foresight Park	0.9	610 25 Road	\$ 775,000	2/29/2016	Medium Office	5,991	\$ 129
Warehouse	Acres	Address	Price	Date	Description	SqFt	\$/sqft
Old Grand Junction Train Depot	0.6	119 Pitkin Aveune	\$ 350,000	3/29/2016	Medium Warehouse	7,506	\$ 47
High Noon Solar (3 parcels)	0.4	571, 571 1/2 569 Westgate Dr #4	\$ 250,000	2/29/2016	Commercial Shop/office	5,991	\$ 42
Build-to-suit	0.5	635 W White Avenue	\$ 800,000	3/29/2016	Office Warehouse	7,500	\$ 107
Land	Acres	Address	Price	Date	Description	SqFt	\$/sqft
Industrial Office land	4	606 E Foresight Cir	\$ 1,600,000	2/16/2016	Land		\$ 9.18
Multi use land	3	650 Market Street	\$ 592,761	3/30/2016	Land		\$ 4.54

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.