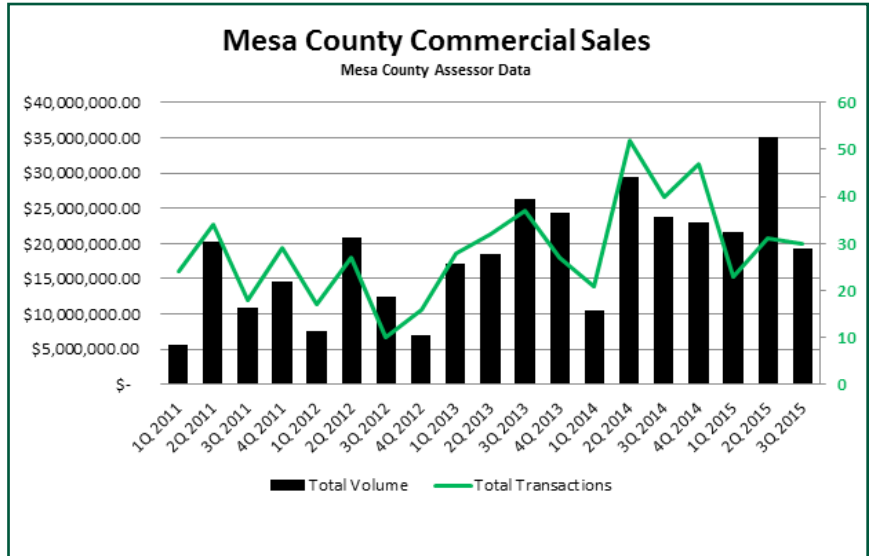
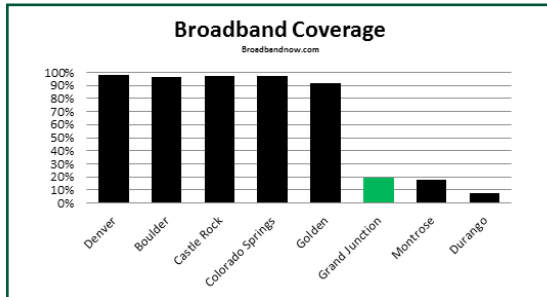


SALES ACTIVITY 3Q 2015

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

	AVG.	MEDIAN	RANGE
Retail	\$158.18	\$111.05	\$37-\$527
Office	\$115.45	\$124.15	\$23-\$296
Warehouse	\$79.84	\$82.82	\$21-\$247
Land	\$3.99	\$2.16	\$0.17-\$8.45



FOCUS ON BROADBAND

"Governments should look at investment in broadband as a national priority on the grounds that having broadband access for virtually everyone creates opportunities for the development of the economy that wouldn't otherwise be available" - Vint Cerf

Downtown Pilot Project

The Downtown DDA has initiated a pilot project to put Grand Junction on the map by becoming a "Gigabit Downtown". Broadly referred to as fiber infrastructure, the goal is to have internet download and upload speeds of 1 gigabyte per second at affordable rates throughout the downtown.



City Focus

The City recently hired a firm to evaluate and develop a broadband plan including:

- Current Infrastructure
- Infrastructure Needs



Regional Partnerships \$200,000 DOLA grant

Mesa County and Garfield County have teamed up to garner the award of a \$150,000 (\$50,000 match) DOLA Grant that will help the two counties determine what can be done on a regional basis to bring our broadband infrastructure up to speed.



2015 3RD QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Patterson near Subway	0.0	2412 PATTERSON RD	\$430,000	09/29/15	SMALL RETAIL	2,048	\$209.96
Graff Dairy	0.7	581 29 RD	\$150,000	09/23/15	MEDIUM RETAIL	2,328	\$64.43
Former Mesa Theater	0.1	538 MAIN ST	\$425,000	09/10/15	THEATRICAL BLDG	9,800	\$43.37
Verizon Wireless	0.5	2826 NORTH AVE	\$666,800	09/03/15	MEDIUM RETAIL	2,200	\$303.09
Office							
Century 21 Office Building	0.4	737 HORIZON DR	\$220,000	08/12/15	MEDIUM OFFICE	9,766	\$22.53
Sunplex Comm Condos	0.0	607 25 RD #201	\$549,000	07/15/15	COMM CONDO OFFICES	2,916	\$188.27
Wrhs/Ind/Other							
Building leased to ATD	4.3	2139 BOND ST	\$5,254,000	08/07/15	MEGA WAREHOUSE	130,800	\$40.17
Comm Condo	0.0	560 S COMMERCIAL DR #3	\$120,000	08/03/15	COMM SHOP/OFFICE	1,345	\$89.22
Land							
Off of H, near airport	1.5	820 NORTH CREST DRIVE	\$167,500	09/29/15	LAND	1.5	\$2.56
25 Road at F 1/4	5.9	25 ROAD at F 1/4	\$1,200,000	09/17/15	LAND	5.9	\$4.67
Near 1st and Patterson	2.8	2594 PATTERSON RD	\$1,050,000	09/01/15	LAND	2.8	\$8.61

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.