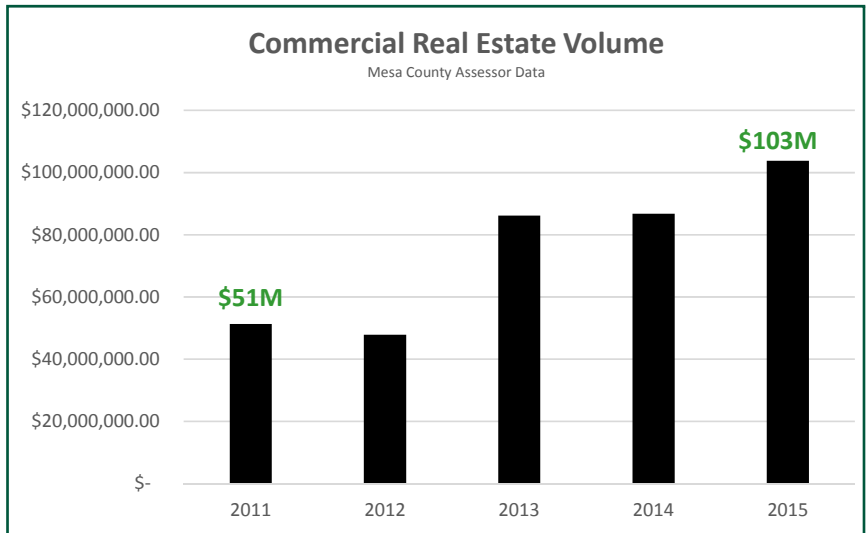
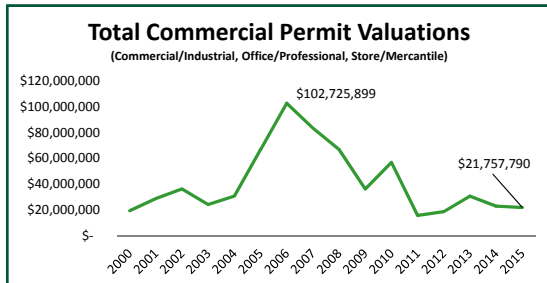


SALES ACTIVITY 4Q 2015

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

	AVG.	MEDIAN	RANGE
Retail	\$165.00	\$108.49	\$36-\$527
Office	\$112.25	\$107.65	\$28-\$296
Wrhs/Ind	\$82.14	\$85.11	\$21-\$247
Land	\$3.66	\$2.65	\$0.18-\$17.92



FOCUS ON ECONOMIC DEVELOPMENT

"Creating jobs here in the Grand Valley is our utmost priority at GJEP. That is why we are so excited that Mesa County is the first and only county in Colorado and the nation to be able to offer the Jump-Start tax holiday to new and expanding businesses."

~ Kristi Pollard, Executive Director of the Grand Junction Economic Partnership



Calling You Home

GJEP aims to entice CMU alumni and former residents to move back to the Grand Valley with a new campaign that highlights just how great it is to live, work and play here. www.grandvalleyco.com



Jumpstarting the Local Economy

New and expanding businesses in Mesa County may be eligible for a tax holiday for up to eight years via the Rural Jump-Start tax credit program. Applications accepted as of January 19. Visit www.jumpstartmesaco.com for more info.



Mesa County Economic Growth - Slow but Steady

The average annual wage in Mesa County increased by 2% in Q4 2015 over same time, last year. Year-over-year non-farm employment inched up 0.5% and retail sales grew 5.4%

2015 4TH QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	S.F.	\$/Sqft
Bogart Lane Condo	0.0	533 Bogart Lane	\$220,000	12/30/15	Comm Condo	2,142	\$102.71
Monument Cleaners	1.0	421 E. Hwy 6&50	\$111,000	12/23/15	Small Retail	2,500	\$44.40
ClearTalk Wireless	0.7	1210 North Ave.	\$590,000	09/23/15	Small Retail	1,885	\$313.00
Frontier Plaza	0.2	2460 Patterson Rd #1	\$500,000	11/09/15	Comm Condo	8,711	\$57.40
Convenience Store	2.0	176 29 Road	\$1,000,000	10/30/15	Medium Retail	5,000	\$200.00
Golds Gym	5.3	700 Maldonado St.	\$12,259,400	10/27/15	Athletic facility	56,700	\$216.22
Spa/Nails	0.5	2446 Patterson Rd	\$850,000	10/05/15	Beauty	4,386	\$193.80
Office							
Veterinarian	0.0	2245 3/4 Broadway	\$210,000	12/18/15	Vet Clinic	3,845	\$54.62
Patterson Center Condo	0.0	2470 Patterson Rd #10	\$358,000	12/11/15	Comm Condo	1,802	\$198.67
Offices 28th at Patterson	1.0	603 28 1/4 Road	\$2,137,300	10/26/15	Medium Office	9,797	\$218.16
Frontier Plaza	0.1	2460 Patterson Rd #2	\$400,000	10/05/15	Comm Condo	5,852	\$68.35
Wrhs/Ind/Other							
Shop/Office	0.8	2575 Highway 6 & 50	\$725,000	11/30/15	Shop/Office	7,590	\$95.52
Capco Warehouse	13.0	1328,1331 Winters Ave.	\$7,126,600	11/15/15	Ex Lrg Shop/Office	98,867	\$72.08
Land							
						Acres	\$/Sqft
Near Eastgate Shop Ctr	2.3	2844 1/2 North Ave.	\$450,000	11/02/15	Land	2.3	\$4.59
Industrial Land	1.9	778 Valley Court	\$217,000	10/15/15	Land	1.9	\$2.62
Commercial Land	1.6	435 S. 11th Street	\$135,000	10/01/15	Land	1.6	\$1.94

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.