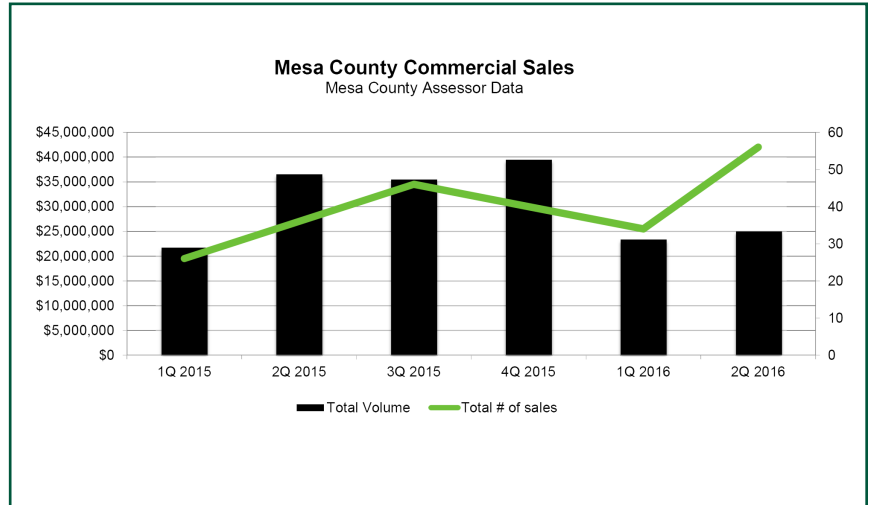
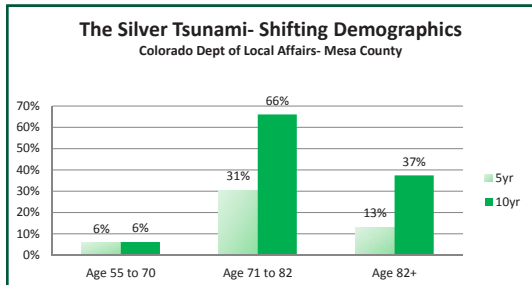


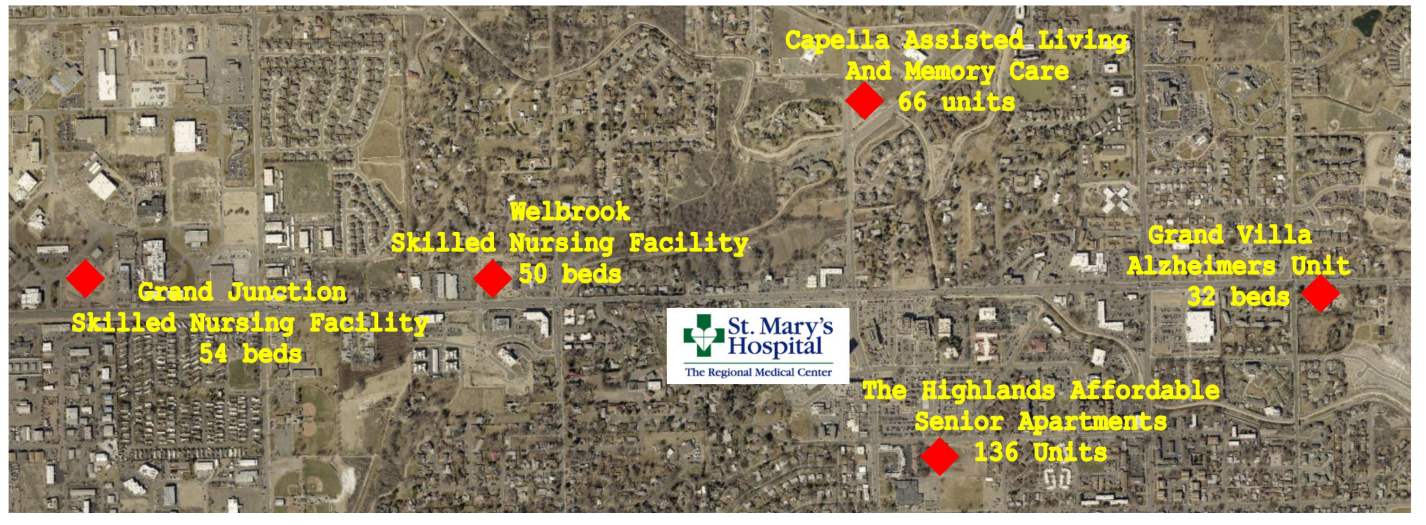
SALES ACTIVITY 2Q 2016

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

	Average	Median	Range
Retail	\$133	\$86	\$27-\$313
Office	\$104	\$93	\$32-\$218
Warehouse	\$76	\$67	\$24-\$283
Land	\$2.93	\$2.05	\$0.18-\$14.96



NEW SENIOR HOUSING AND CARE FACILITIES UNDER DEVELOPMENT



2016 2ND QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/sqft
Coffee, Fresh & Shoes	0.1	644 Main Street	\$ 515,000.00	06/29/16	Medium Retail	5,902	\$ 87.26
560 Salon and Spa	0.0	354 Main Street	\$ 400,000.00	06/16/16	Commercial Condo	4,846	\$ 82.54
Former Palisade Café	0.0	113 W Third Street	\$ 90,000.00	06/15/16	Restaurant	1,250	\$ 72.00
Fruita McDonalds	1.1	555 Jurassic Court	\$ 1,175,000.00	06/14/16	Restaurant/ Fast Food	4,052	\$ 289.98
Roasted Espresso	0.1	502 Colorado Ave	\$ 145,000.00	06/01/16	Bagel/Coffee	601	\$ 241.26
Haggle of Vendors	0.1	510 Main Street	\$ 470,000.00	06/29/16	Medium Retail	5,625	\$ 83.56
Office	Acres	Address	Price	Date	Description	Sqft	\$/sqft
Wellington Medical	1.9	790 Wellington	\$ 944,445.00	5/13/2016	Commercial Condo	30,000	\$ 31.48
Medical Office Space	0.4	1301 N 7th Street	\$ 530,000.00	05/13/16	Medical Office	3,520	\$ 150.57
Former Mesa County building	0.4	750 Main Street	\$ 900,000.00	05/12/16	Large Office	18,781	\$ 47.92
Warehouse	Acres	Address	Price	Date	Description	Sqft	\$/sqft
GE Oil and Gas	1.7	2263 Logos Court	\$ 750,000.00	06/15/16	Lg Shop/ Office	14,000	\$ 53.57
Shop and Yard	4.2	2201 H Road	\$ 1,250,000.00	05/25/16	Lg Shop/ Office	9,500	\$ 131.58
CommCondo near High School	0.0	407 Glenwood Avenue #1160	\$ 75,000.00	04/28/16	Commercial Condo	1,209	\$ 62.03
Land	Acres	Address	Price	Date	Description	Sqft	\$/sqft
Fruita	1.3	101 and 197 Jurassic Ave	\$ 115,000.00	01/27/16	Land		\$ 2.05
Future Downtown Hotel Site	0.4	228 and 230 Ute Avenue	\$ 230,000.00	05/31/16	Land		\$ 14.96
24 Road across from City Market	2.6	TBD 24 Road	\$ 592,000.00	04/01/16	Land		\$ 5.25

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.