

SALES ACTIVITY 1Q 2017

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

	Average	Median	Range
Retail	\$119.72	\$112.93	\$17-\$368
Office	\$112.92	\$104.73	\$35-\$251
Warehouse	\$84.21	\$69.44	\$11-\$283
Land	\$6.38	\$4.99	\$0.09-\$20.15

IN FOCUS: THE O.R.C.



The Outdoor Recreation Coalition, started in 2015, is connecting the dots between the economic impact of Grand Valley's unique outdoor recreation opportunities and the businesses that are locating here to have it in their backyard.

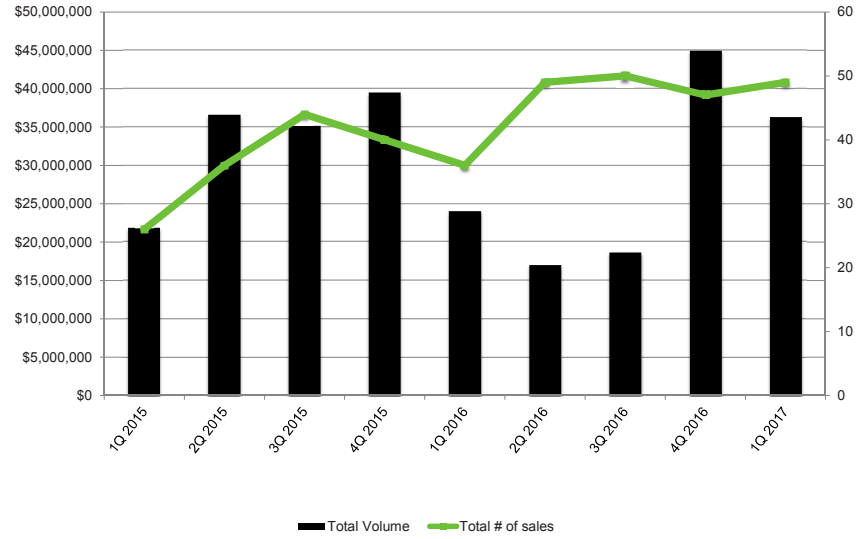
120% The outdoor recreation industry annual salary is 120% of the average annual wage in Mesa County.

\$300 MILLION + 2,000 JOBS

The outdoor recreation industry contributes 2,000 jobs and \$300 million to the local economy.

MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



"Over 90% of local outdoor manufacturers' sales are out-of-area sales. The local outdoor manufacturing industry is hiring locally and selling goods all over the world."

-Sarah Shrader, President, Outdoor Recreation Coalition of the Grand Valley, and Owner, Bonsai Design



2017 1ST QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Johnsons House of Flowers	0.4	1401 GLENWOOD AVE	\$240,000	3/15/2017	MEDIUM RETAIL	4,560	\$52.63
Mattress Firm	0.7	800 MALDONADO ST	\$3,582,000	2/3/2017	MEDIUM RETAIL	9,724	\$368.37
A Pawn Shop	0.8	225 S 2ND ST	\$775,000	1/13/2017	LG SHOP/OFFICE	5,000	\$155.00
West Gate Inn	6.2	2210 HIGHWAY 6 AND 50	\$1,880,000	1/3/2017	HOTEL/RESTAURANT	58,202	\$32.30
Former Subaru	2.2	2496 HIGHWAY 6 & 50	\$2,983,000	2/1/2017	DEALERSHIP	13,422	\$222.25
Office							
Crosspoint Church	3	2697 HIGHWAY 50	\$700,000	3/29/2017	MEDICAL OFFICE	14,624	\$47.87
St. Regis Building Comm Condo	0	359 COLORADO AVE #204	\$140,000	3/29/2017	OFFICE	1,136	123.24
Bonsai Design	0.3	201 SOUTH AVE	\$400,000	1/31/2017	MEDIUM OFFICE	4,800	\$83.33
Compass Park Building	3.4	2754 COMPASS DR	\$5,200,000	1/11/2017	EX LG OFFICE	78,019	\$66.65
Land						\$/acre	\$/sqft
City Market Pad Site	1.0	2510 N 12TH ST	\$800,000	2/13/2017	VACANT LAND	\$800,000	\$18.28
Unique							
Monument RV Resort/Mini Storage-Fruita	63	607 HIGHWAY 340	\$4,725,000	2/16/2017	R.V. PARK--MINI- STORAGE--RANCH--SM OFFICE		

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial
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