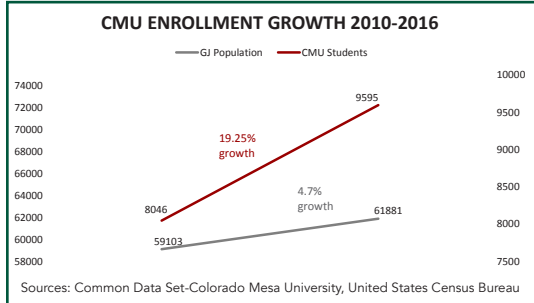


SALES ACTIVITY 2Q 2017

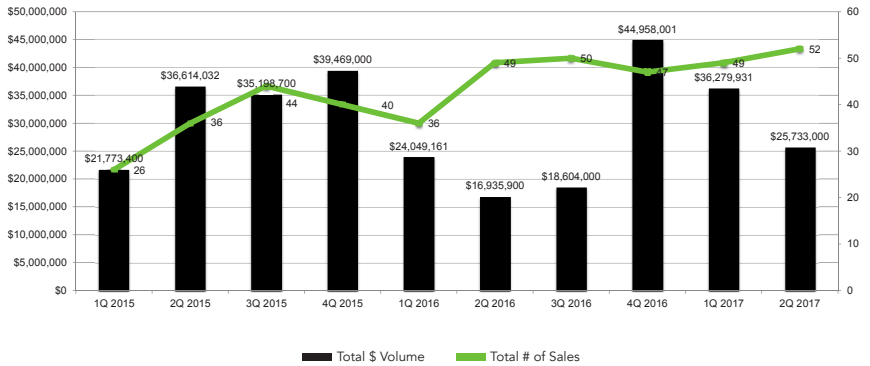
(\$/sqft) - Trailing 12 Months (TTM)

	Average	Median	Range
Retail	\$139.44	\$120.53	\$17-\$1102
Office	\$114.16	\$106.76	\$36-\$251
Warehouse	\$76.37	\$69.70	\$11-\$281
Land	\$5.19	\$3.15	\$0.09-\$20.15



MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



FOCUS ON ECONOMIC DEVELOPMENT

- Colorado Mesa University provides approx. \$450 million economic impact to our community.
- CMU20000 believes there is an opportunity to benefit the entire community with a better educated workforce, more job opportunities and a more diversified, stable and growing economy.
- CMU20000 is pushing for street improvements and a name change of North Avenue to University Blvd as part of a larger initiative to broaden and enhance the visibility of the University



For more information or to participate, please visit www.cmu20000.com



Economic Impact Per Student:

\$47,170

X

5000

CMU20000 Student Enrollment Goal

=

\$235,000,000

Economic Impact

2017 2ND QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Shiner's Car Wash	1.1	2460 HIGHWAY 6 AND 50	\$1,200,000	4/27/2017	CARWASH--QUICK LUBE	6105	\$196.56
Sonic Drive-In	1	3203 1/2 HIGHWAY 6 AND 50	\$1,881,000	4/14/2017	RES-FAST FOOD	1707	\$1,101.93
Peach Tree Shopping Center	8.1	3225 I 70 BUSINESS LOOP	\$2,150,000	6/20/2017	SHOPPING CENTER	42659	\$50.40
Zephyr Downtown Retail	0.1	554 MAIN ST	\$512,500	6/27/2017	MEDIUM RETAIL	6593	\$77.73
Office							
Fox Building	0.1	326 MAIN ST	\$1,235,000	4/28/2017	LG OFFICE & PARKING LOT	16410	\$75.26
Parkway Dental	0.4	710 BUNTING AVE	\$740,000	6/29/2017	MEDICAL OFFICE	6281	\$117.82
Warehouse							
Superior One	1.3	709 23 2/10 RD	\$900,000	5/25/2017	LG SHOP/OFFICE	10075	\$89.33
Mini-Storage Facility	1.5	501 CENTENNIAL RD	\$1,322,300	4/5/2017	MINI-STORAGE	19840	\$66.65
84 Lumber	7.8	764 VALLEY CT	\$1,225,000	5/25/2017	EX LG WAREHOUSE	42440	\$28.86
MultiFamily							
Student Housing	0.3	1510 GLENWOOD AVE	\$1,070,000	4/3/2017	MULTIFAMILY HOUSING	5312	\$201.43
Land							
Apple Glen Subdivision	15	2366 H RD	\$750,000	4/3/2017	DEVELOPMENT GROUND	\$50,000	\$1.15
Wells Fargo Drive-Thru	1.2	261 UTE AVE	\$200,000	6/7/2017	BANK-TELLER BLD	\$166,667	\$3.99

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.