

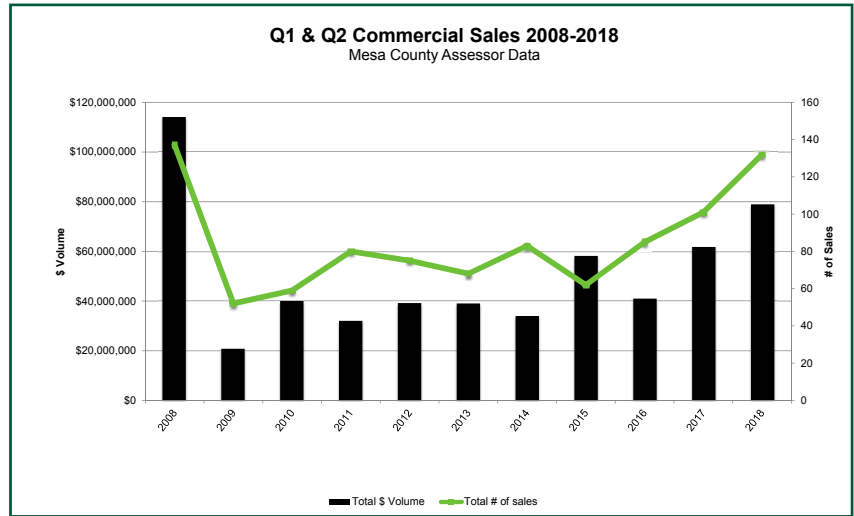
SALES ACTIVITY 2Q 2018

(\$/SQFT) Trailing 12 Months

	Average	Median	Range
Retail	\$216.41	\$106.29	\$17-\$1750
Office	\$131.15	\$129.93	\$40-\$239
Warehouse	\$91.11	\$79.52	\$16-\$322
Land	\$4.90	\$2.30	\$0.12-\$34.39

MESA COUNTY COMMERCIAL SALES

Mesa County Assessor Data



IN FOCUS:



GRAND JUNCTION REGIONAL AIRPORT



"It is an exciting time for the Grand Valley and the Grand Junction Regional Airport—the economy is improving, passenger traffic is on the rise, and infrastructure improvements are underway. The airport has strong leadership and vision from the Board and incredible dedication from its employees," Padalecki said.

Angela Padaleki
Executive Director

Angela Padaleki became Executive director of GJRA in January 2018. Padalecki grew up in Loveland and spent a semester her freshman year at Mesa State College before returning across the Continental Divide to complete her education at Colorado State University. She then worked for the federal government and helped to set up the Consumer Financial Protection Bureau, which was established as part of the Dodd-Frank legislation that passed in 2012. She joined DIA in 2013 and was the Director of Airline Affairs before joining the team at GJRA.

Plans call for building a new 10,500 Ft runway, since the current is about 60 years old and below FAA standards.



The FAA awarded Grand Junction Regional Airport two grants totaling \$5.2 million as part of the plan to build a new runway.

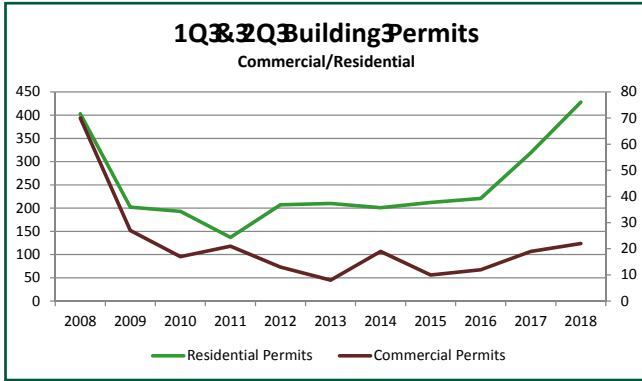
2018 1ST QUARTER NOTABLE SALES

Retail	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Hill Crest Plaza	1.7	104 ORCHARD AVE	\$1,815,000	4/25/2018	MULTI-UNIT RETAIL	23,490	\$77.27
Church	2.1	2140 BROADWAY	\$1,800,000	5/15/2018	MEDIUM RETAIL	23,355	\$77.07
Dairy Queen	1	598 KOKOPELLI BLVD	\$1,500,000	5/18/2018	REST-FAST FOOD	3,260	\$460.12
Office							
Wellington Medical Facility	1.9	790 WELLINGTON AVE	\$7,000,000	6/29/2018	MEDICAL OFFICE	29,340	\$238.58
Cobb Building	0.3	521 ROOD AVE	\$827,000	5/10/2018	MEDIUM OFFICE	5,102	\$162.09
Nickle	0.4	1635 N 1ST ST	\$485,500	5/29/2018	MEDIUM OFFICE	3,381	\$143.60
Industrial							
Cameron Process Systems	7.7	2175 RAILROAD AVE	\$2,200,000	6/4/2018	EX LG SHOP/OFF	22,500	\$97.78
MRC	1.9	640 S 12TH ST	\$2,164,000	4/27/2018	MFG/LARGE	33,750	\$64.12
Copeland Supply	5	1882 HIGHWAY 6 AND 50	\$850,000	5/22/2018	MANUFACTURING	11,100	\$76.58
Velvet Hammer Body Shop	6.7	3061 HIGHWAY 50	\$550,000	5/31/2018	MEDIUM SHP/OFF	1,800	\$305.56
J & S Fencing	0.9	2886 I 70 BUSINESS LOOP	\$315,000	5/31/2018	MANUFACTURING	978	\$322.09
Land						\$/Acre	\$/Sqft
Development Land	26.9	680 24 1/2 RD	\$1,842,400	5/1/2018	DEV LAND	\$68,491	\$1.57
Industrial Land In Fruita	0.5	401 JURASSIC AVE #B	\$328,000	6/18/2018	MFG LAND	\$656,000	\$15.06
MultiFamily						Units	\$/Unit
33 Unit Apartment Building	1.9	2260 N 13TH ST	\$2,600,000	5/29/2018	9+ MULTI	33	\$78,788

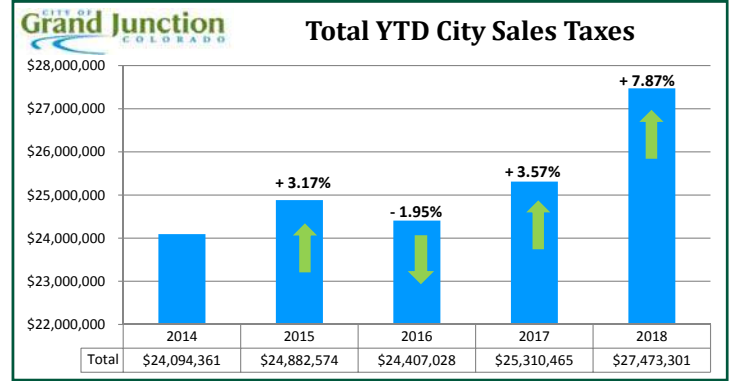
Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial, Bureau of Land Management, Grand Junction Regional Airport

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.

BUILDING PERMITS



YTD SALES + USE TAX



IN FOCUS: PALISADE PLUNGE

June 19th the BLM approved the "Palisade Plunge", a 32-miles single track mountain biking trail that will descend nearly 6,000 feet from the Grand Mesa to Palisade.

Expected to contribute \$2.5M annually into the local economy as mountain bikers end their descent in Palisade.

- June 19th
- \$2.5 MIL
- 32 Miles
- 6,000+ Feet

Grant requests have been submitted.

Almost 6,000 Ft elevation drop.

A Study is currently underway to determine the actual construction costs.

OUR TEAM

SID SQUIRREL Commercial Broker	SAM SUPLIZIO Commercial Broker	BRIAN BRAY Commercial Broker	KEVIN BRAY Development	NANCY WATKINS Commercial Broker
THERESA ENGBRECHT Commercial Broker	BECCA POSNER Commercial Broker	KYLE SERRANO Business Broker	BRYAN WIMAN Business Broker	CHRIS THOMPSON Commercial Property Manager