

## Sales Activity 2Q 2013 (\$/sqft) Trailing 12 Months(TTM)

|                 | AVG      | MEDIAN   | RANGE      |
|-----------------|----------|----------|------------|
| Retail          | \$105.97 | \$85.57  | \$25-\$392 |
| Office          | \$113.72 | \$116.27 | \$48-\$225 |
| Wrhs/Ind        | \$72.44  | \$54.24  | \$15-\$375 |
| Land            | \$6.41   | \$5.91   | \$.70-\$16 |
| Industrial Land | \$4.04   | \$2.18   | \$1-\$9    |

## News

**Energy:** WPX Energy is deploying 2 more rigs than originally planned in the Piceance basin this year. According to a recent article in the Denver Business Journal, stronger natural gas prices are helping lay the groundwork for 2014 development.

**Horizon Drive:** The City of Grand Junction applied for a \$5M grant to install improvements to Horizon Drive including to roundabouts at the on/off ramps to I-70. The City will not find out until September whether the grant is awarded.

**Hwy 6 & 50:** Work has just started on the diverging diamond intersection at Hwy 6&50 and I-70. The \$4M project will be the first in the state and is expected to be completed towards the end of the year.

## Activity

Retail



Office



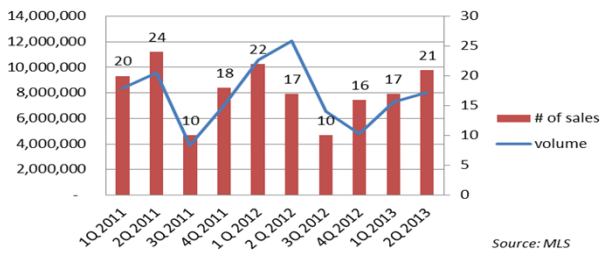
Warehouse/  
Industrial



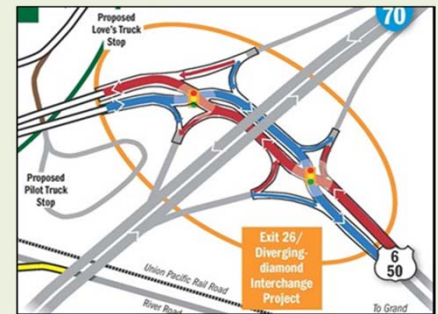
Land



## Commercial Sales



## 22 Road Diverging Diamond Interchange



## January 2013 Vacant Building Survey

| Commercial Area (Properties w/in City Limits)        | Jan '11 | July '11 | Jan '12 | Jun '12 | Jan '13 | Jun '13 |
|--|---------|----------|---------|---------|---------|---------|
| Appleton (North of I-70, 2126 Rd)                    | 10%     | 9%       | 9%      | 11%     | 4%      | 5%      |
| City Center (Between Patterson/Colo River, 25-29 Rd) | 8%      | 8%       | 8%      | 8%      | 7%      | 7%      |
| Horizon Drive  | 5%      | 4%       | 4%      | 3%      | 3%      | 4%      |
| Northwest GJ (Between I-70/Colo River, 2126 Rd)      | 3%      | 6%       | 6%      | 6%      | 6%      | 5%      |
| Redlands (South of Colo/Gunnison Rivers to 19 Rd)    | 8%      | 14%      | 13%     | 13%     | 15%     | 12%     |
| North Ave Corridor (Subset of City Center)           | 11%     | 14%      | 13%     | 12%     | 12%     | 12%     |
| Orchard Mesa   | 3%      | 2%       | 5%      | 5%      | 9%      | 16%     |

## 2013 2nd Quarter Notable Sales

| Retail                 | Acres | Address               | Price       | Date     | Description       | Sqft   | \$/Sqft  |
|------------------------|-------|-----------------------|-------------|----------|-------------------|--------|----------|
| Grand Central Plaza    | 0.00  | 200 W GRAND AVE #7C   | \$145,000   | 06/20/13 | Retail            | 1,693  | \$85.65  |
| Former GJ Scores       | 0.00  | 637 24 1/2 RD         | \$1,850,000 | 5/17/13  | Bowling           | 47,651 | \$38.82  |
| Former Restaurant      | 0.80  | 509 28 1/2 RD         | \$233,500   | 4/30/13  | Restaurant        | 6,270  | \$37.24  |
| Café Trading Post      | 1.80  | 4550 HIGHWAY 6 AND 24 | \$795,700   | 04/12/13 | Restaurant        | 6,090  | \$130.66 |
| Oak Tree Furniture     | 0.10  | 2412 PATTERSON RD #7  | \$450,000   | 04/03/13 | Retail            | 3,304  | \$136.20 |
| <b>Office</b>          |       |                       |             |          |                   |        |          |
| Medical Office         | 0.00  | 288 W PABOR AVE       | \$550,000   | 06/04/13 | Medical Office    | 2,438  | \$225.59 |
| 12th Street Condos     | 0.00  | 2139 N 12TH ST #8     | \$210,000   | 05/07/13 | Medical Condo     | 1,711  | \$122.74 |
| Off of 25 1/2 Rd.      | 0.00  | 2524 W PINYON AVE.    | \$659,500   | 04/24/13 | Office            | 5,580  | \$118.19 |
| 12th Street Condos     | 0.00  | 2139 N 12TH ST #7     | \$200,000   | 04/12/13 | Medical Condo     | 1,475  | \$135.59 |
| <b>Wrhs/Ind/Other</b>  |       |                       |             |          |                   |        |          |
| Industrial Warehouse   | 3.0   | 731 SCARLET ST        | \$4,192,900 | 06/17/13 | EX LG Shop/Office | 24,500 | \$171.14 |
| Large Manufacturing    | 5.6   | 838 21 1/2 RD         | \$965,700   | 05/15/13 | MFG/Large         | 20,689 | \$46.68  |
| Large Shop             | 4.7   | 711 RAPTOR RD         | \$1,120,900 | 04/24/13 | Lg Shop/Office    | 18,726 | \$59.86  |
| <b>Land</b>            |       |                       |             |          |                   |        |          |
|                        |       |                       |             |          |                   | Acres  | \$/Sqft  |
| General Surgeons Land  | 1.8   | 2440 N 11TH ST        | \$530,000   | 05/02/13 | Land              | 1.8    | \$6.76   |
| Pad Site at Home Depot | 0.6   | 2430 PATTERSON RD     | \$445,000   | 04/26/13 | Land              | 0.6    | \$16.52  |