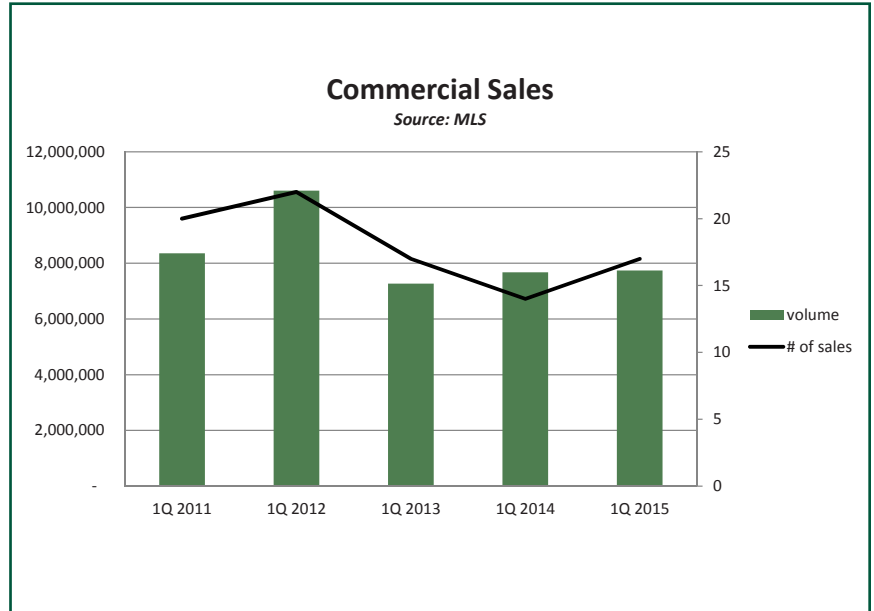
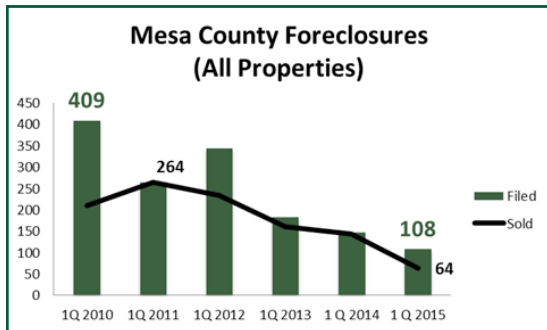


SALES ACTIVITY 1Q 2015

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

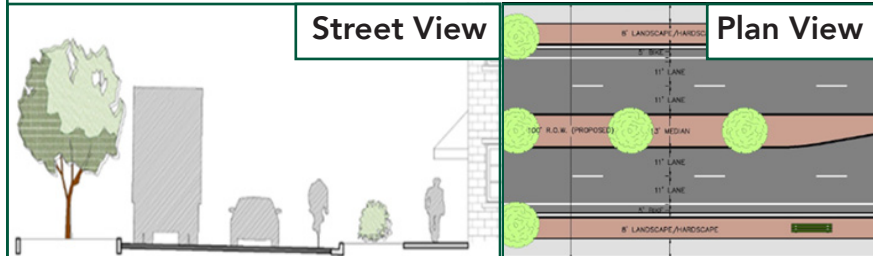
| | AVG. | MEDIAN | RANGE |
|-----------|----------|----------|-------------|
| Retail | \$107.22 | \$90.83 | \$19-\$335 |
| Office | \$123.53 | \$131.91 | \$28-\$296 |
| Warehouse | \$82.90 | \$68.63 | \$22-\$247 |
| Land | \$2.71 | \$1.55 | \$0.43-\$12 |



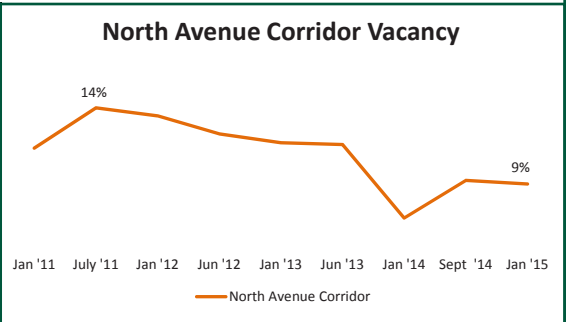
NORTH AVENUE COMMERCIAL CORRIDOR UPDATE

Complete Street Project phase 1 begins Sept 2015 (12th St. to 23rd St)

Improvements include detached sidewalks, landscaping, median improvements, pedestrian lighting, bus pullouts.



- \$10,000 matching façade grants available for North Avenue businesses
- City to begin improvements of medians from 23rd St to 29 Rd



2015 1ST QUARTER NOTABLE SALES

| Retail | Acres | Address | Price | Date | Description | Sqft | \$/Sqft |
|---------------------------------|-------|---------------------------|--------------|----------|---------------|--------|----------|
| Former Carl's Jr. | 0.70 | 2468 Hwy 6 & 50 | \$1,100,000 | 02/17/15 | Fast Food | 3,282 | \$335.16 |
| La Quinta Hotel | 1.80 | 570 Raptor Court | \$3,650,000 | 01/05/15 | Hotel | 50,228 | \$72.67 |
| Kohls, Ulta, Shoe Carnival, etc | 4.70 | 632 Market Street | \$10,000,000 | 1/15/15 | Power Center | 40,786 | \$245.18 |
| Office | | | | | | | |
| Commercial Condo near Kohls | 0.00 | 2412 Patterson Rd #2 | \$435,000 | 03/13/14 | Comm Condo | 1,468 | \$296.32 |
| Wellington Medical Office | 0.00 | 1120 Wellington Ave. #204 | \$230,000 | 02/17/15 | Medical Condo | 2,192 | \$104.93 |
| Wrhs/Ind/Other | | | | | | | |
| Schlumberger Subdivision | 10.4 | 781+783 22 Road | \$3,150,000 | 03/27/15 | Shop/Office | 24,482 | \$128.67 |
| ServePro | 0.8 | 943 D Road | \$435,000 | 01/16/15 | Shop/Office | 20,912 | \$20.80 |
| Land | | | | | | | |
| Patterson, near 1st St. | 2.9 | 2594 Patterson Road | \$1,050,000 | 03/31/15 | Land | 2.9 | \$8.31 |
| Land in front of Regal Theatre | 7.5 | 651+653 Market Street | \$1,792,000 | 01/26/15 | Land | 7.5 | \$5.49 |

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.