

Commercial Report

1st Quarter 2014

Mesa County

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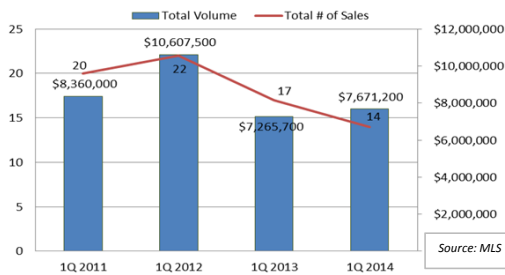
Sales Activity 1Q 2014 (\$/sqft) Trailing 12 Months(TTM)

	AVG.	MEDIAN	RANGE
Retail	\$128.95	\$109.89	\$12-\$372
Office	\$108.59	\$117.41	\$33-\$226
Warehouse/Ind	\$79.44	\$54.35	\$4-\$277
Land	\$5.45	\$3.42	\$1-\$16
Multi-Family	\$59.16	\$54.98	\$52-\$77

News

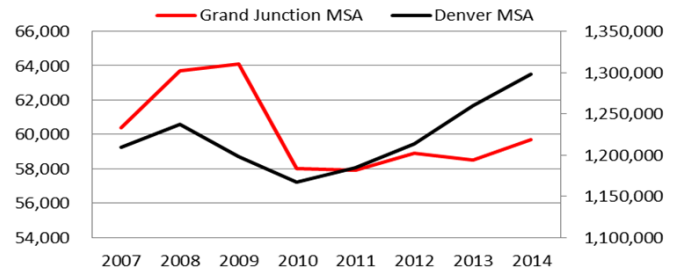
- Since losing a reported 6,200 jobs (10% drop) from the 2009 peak, the Grand Junction MSA has added 1,800 jobs making up 29% of the jobs lost. In comparison Denver has added 187% of the jobs lost from their 2008 peak.
- The Diverging Diamond Interchange at Hwy 50 and I-70 B was recently completed and work has started on the Pilot truck stop on the south side of Hwy 50. The Love's truck stop on the north side of the highway is nearing completion.
- West Star Aviation is requesting approvals to begin work on a new 41,519 sqft hangar for painting large body aircraft
- A rock climbing facility is under construction near Kids Plex on 25 Road and Porter Homes is constructing a new office building next to the redlands Dos Hombres on Branch Dr.

1Q Commercial Sales

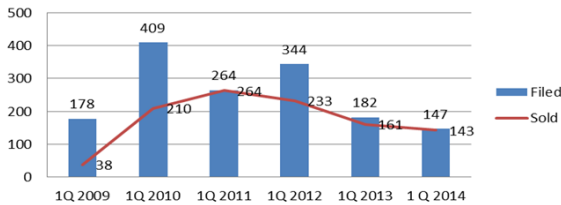


Colorado Department of Labor Statistics

Monthly Employment Data by Metropolitan Statistical Area Feb 2007-2014



1st Qtr Foreclosure Filings and Sales 2009-2014 (All Properties)



2014 1st Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	\$/sqft
Former Big & Tall	0.47	2446 Patterson Rd.	\$625,000	03/14/14	Medium Retail	4,386	\$142.50
Former Alco	2.74	2696 Highway 50	\$675,000	03/04/14	Extra Large Box	29,385	\$22.97
Former Railhead Super Shop	0.35	810 North Ave.	\$475,000	02/26/14	Medium Retail	4,501	\$105.53
Candytime Shopper	0.08	500 Main St.	\$420,000	01/03/14	Medium Retail	4,175	\$100.60
Office							
Blue Star Office Building	1.88	2350 G Rd.	\$549,900	03/31/14	Large Office	13,050	\$42.14
Former Fastrak	0.05	2478 Patterson Rd. #18	\$249,900	02/28/14	Comm. Condo	2,016	\$123.96
Rocky Mountain Health	0.10	2777 Crossroads Blvd. #5	\$649,000	01/13/14	Comm. Condo	5,565	\$116.62
Rocky Mountain Health	0.03	2777 Crossroads Blvd. #7	\$159,900	01/13/14	Comm. Condo	1,280	\$124.92
Warehouse/Industrial							
Railroad Ave.	7.04	2240 & 2250 Railroad Avd.	\$4,025,000	02/26/14	Large Shop/Office	26,790	\$150.24
Industrial Building	1.50	2377 Leland Ave.	\$650,000	01/06/14	Medium Shop/Office	6,832	\$95.14
Multi-Family							
Palisade 4-plexes	0.73	126 E. First St.	\$570,000	3/21/2014	Multi 9 & Up	12	\$47,500.00

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.