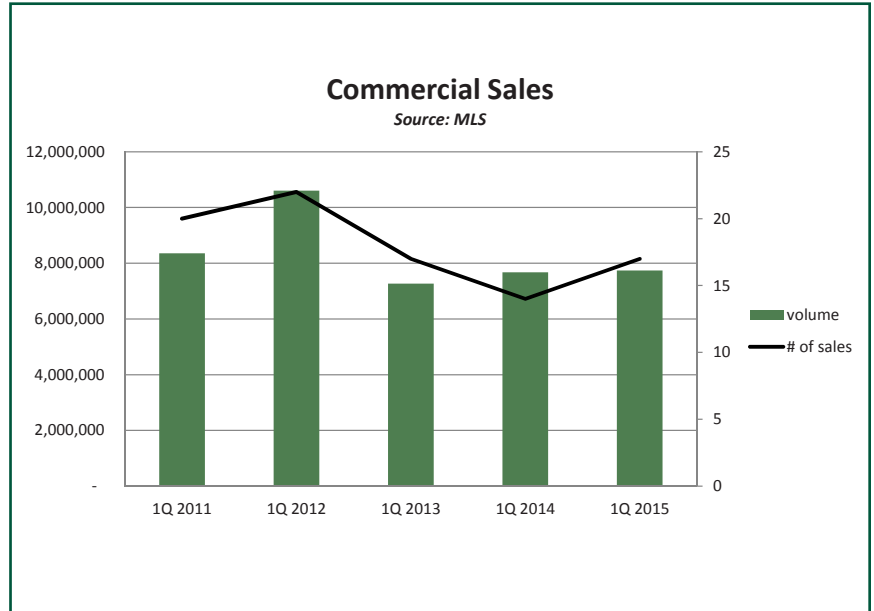
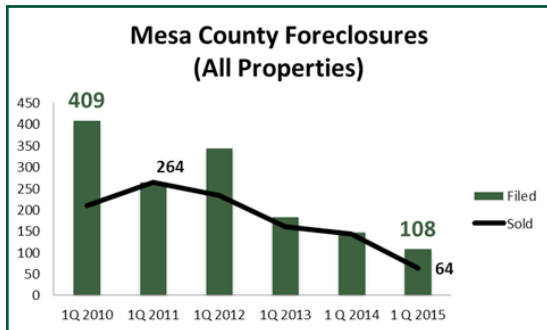


## SALES ACTIVITY 1Q 2015

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

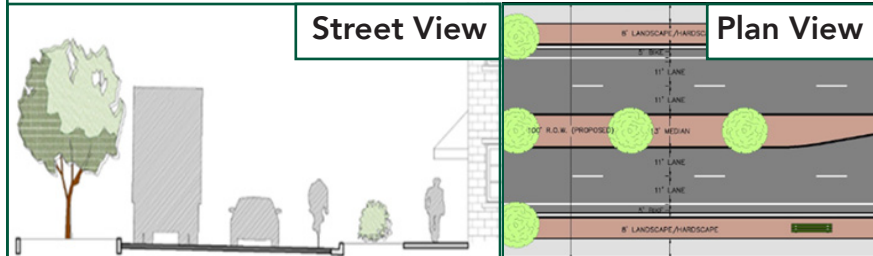
	AVG.	MEDIAN	RANGE
Retail	\$107.22	\$90.83	\$19-\$335
Office	\$123.53	\$131.91	\$28-\$296
Warehouse	\$82.90	\$68.63	\$22-\$247
Land	\$2.71	\$1.55	\$0.43-\$12



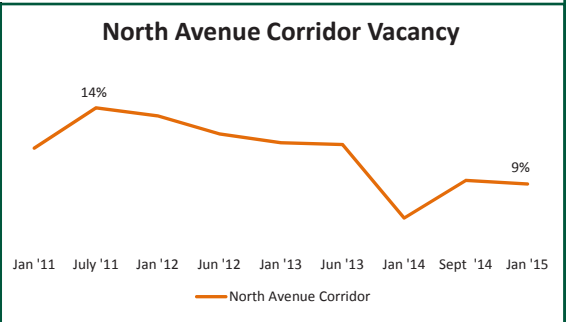
## NORTH AVENUE COMMERCIAL CORRIDOR UPDATE

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
<b>Office</b>							
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
<b>Wrhs/Ind/Other</b>							
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
<b>Land</b>							
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.