



Commercial Report

2nd Quarter 2014

Mesa County



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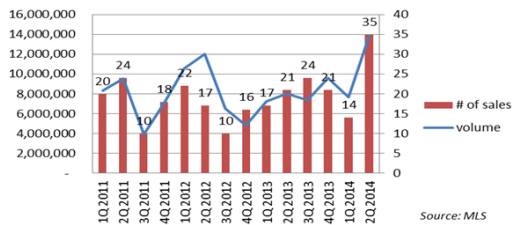
Sales Activity 2Q 2014 (\$/sqft) Trailing 12 Months (TTM)

	AVG.	MEDIAN	RANGE
Retail	\$108.07	\$110.34	\$12-\$321
Office	\$114.93	\$116.62	\$33-\$244
Wrhs/Ind	\$77.26	\$58.76	\$17-\$184
Land	\$2.93	\$1.66	\$0.5-\$10
Multi-Family	\$86.65	\$76.78	\$52-\$218

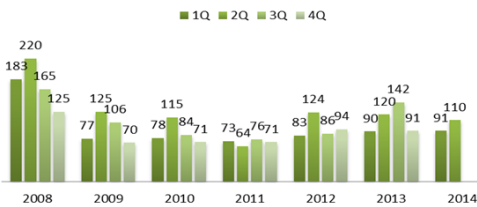
News

- A national retailer is planning a new location on Warrior Way across from Central High School
- Grand Valley Climbing will open the tallest climbing gym in Colorado near 25 and Patterson soon. The gym will have over 14,000 sq ft of climbable surface and will also offer yoga, fitness, and strength training.
- FedEx Ground is building a new 48,000 sqft facility at 23 and G Roads expected to be completed in 2015.
- City Market is looking again at building a new store at their 12th and Patterson property. The proposed development would include additional space for shops and a bank.
- The completion of the Pilot and Loves truck stops complement the recently opened diverging-diamond interchange at Hwy 6 & 50 and I-70 interchange.

Commercial Sales

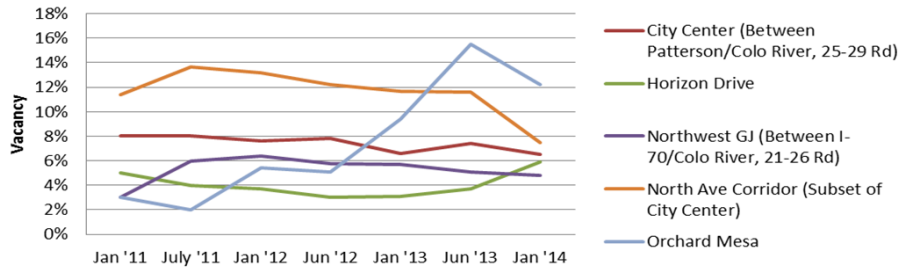


Single Family Building Permits Mesa County



City of Grand Junction Vacancy Survey

City of GJ Vacancy Survey



2014 2nd Quarter Notable Sales

Business	Acres	Address	Price	Date	Description	Sqft	\$/Sqft
Tri State Lube Center	0.6	2769 B 1/2 Road	\$300,000	06/05/14	Quick Lube	1,696	\$176.89
Dream Café	0.1	314 Main Street	\$400,300	06/03/14	Restaurant	2,720	\$147.17
Retail							
All Season's Rental	0.7	2956 Highway 6&24	\$500,000	06/24/14	Medium Retail	4,996	\$100.08
Teller Arms Shopping Center	16.4	2401 North Ave	\$6,650,000	06/18/14	Shopping Center	137,446	\$48.38
Former Powerhouse Gym	0.2	2460 Patterson Rd #5+7	\$540,000	05/01/14	Comm Condo Retail	11,606	\$46.53
Office							
Palisade Building Downtown	0.3	305 Main St., Palisade	\$456,000	06/30/14	Large Office	11,400	\$40.00
Sherwood Plaza Building	0.0	1114 N. 1st Street #1C	\$675,000	06/16/14	Comm Condo Office	2,764	\$244.21
Sunplex Office Building	0.0	607 25 Road #101	\$420,000	04/23/14	Comm Condo Office	2,676	\$156.95
Wrhs/Ind/Other							
Storage Unit	2.2	1966 Hwy 6 & 50 Fruita	\$1,275,000	06/30/14	Storage Units	26,600	\$47.93
Riverview Commercial	2.7	834 21 1/2 Road	\$1,100,000	05/20/14	Large Shop/Office	14,720	\$74.73
West Development Park	1.8	830 S. 12th Street	\$1,350,000	06/13/14	Ex Large Shop/Office	23,532	\$57.37
Land							
T-4 Subdivision	13.9	715 23 Road	\$1,001,200	05/29/14	Land	13.9	\$1.65
Independence Academy School	42.5	651 29 Road	\$975,000	05/27/14	Land	42.5	\$0.53

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.