

110 Spring Hill Drive Units 2 & 3 GRASS VALLEY

100% Leased Dignity Health Ambulance Staging Facility

\$795K (\$144/SF) | 6.52% cap rate | 5,508 SF



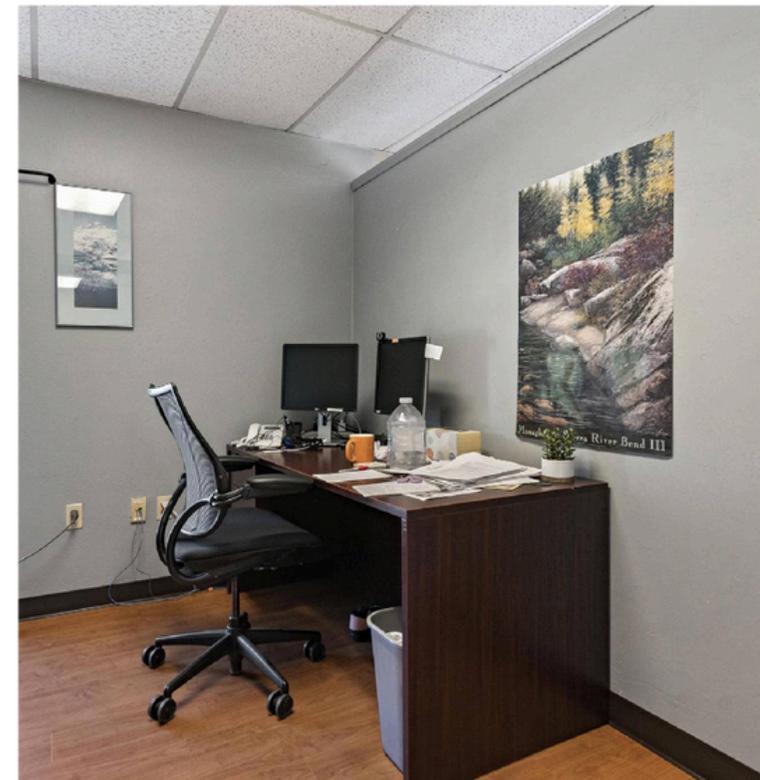
TJ TUCKER
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Executive Summary:

Tucker Commercial is pleased to present 110 Springhill Drive, Units 2-3 — a 5,508 square foot industrial condominium 100% leased to Dignity Health/CommonSpirit, an investment-grade tenant (S&P: A-), offered at \$795,000 (\$144/SF). This well-located asset in the heart of Grass Valley offers durable in-place cash flow with a projected 6.52% cap rate as of October 1, 2025, and long-term tenancy supported by strong credit and a mission-critical build-out.

Dignity Health has occupied the premises for nearly 20 years, using it as a regional ambulatory staging and rest facility. The tenant has invested heavily into the space, which includes approximately 2,000 square feet of warehouse and 3,800 square feet of two-story office. Dignity recently early exercised its latest three-year renewal option — structured at fair market value — resulting in a scheduled rent increase from \$3,959.06/month to \$5,728.32/month effective October 1, 2025. The lease includes 3% annual increases and an additional three-year option to renew at fair market value, ensuring built-in rental growth and long-term income stability.

The offering represents a passive industrial investment with minimal landlord responsibility. The tenant is responsible for all interior repairs and maintenance, while the owners association (OA) manages all exterior components, including roof, building shell, parking lot, landscaping, water/sewer, and hazard insurance. HOA dues are currently \$0.37/SF per quarter, and the entire complex received a new roof approximately four years ago. The landlord's sole obligations are limited to property taxes and OA dues.

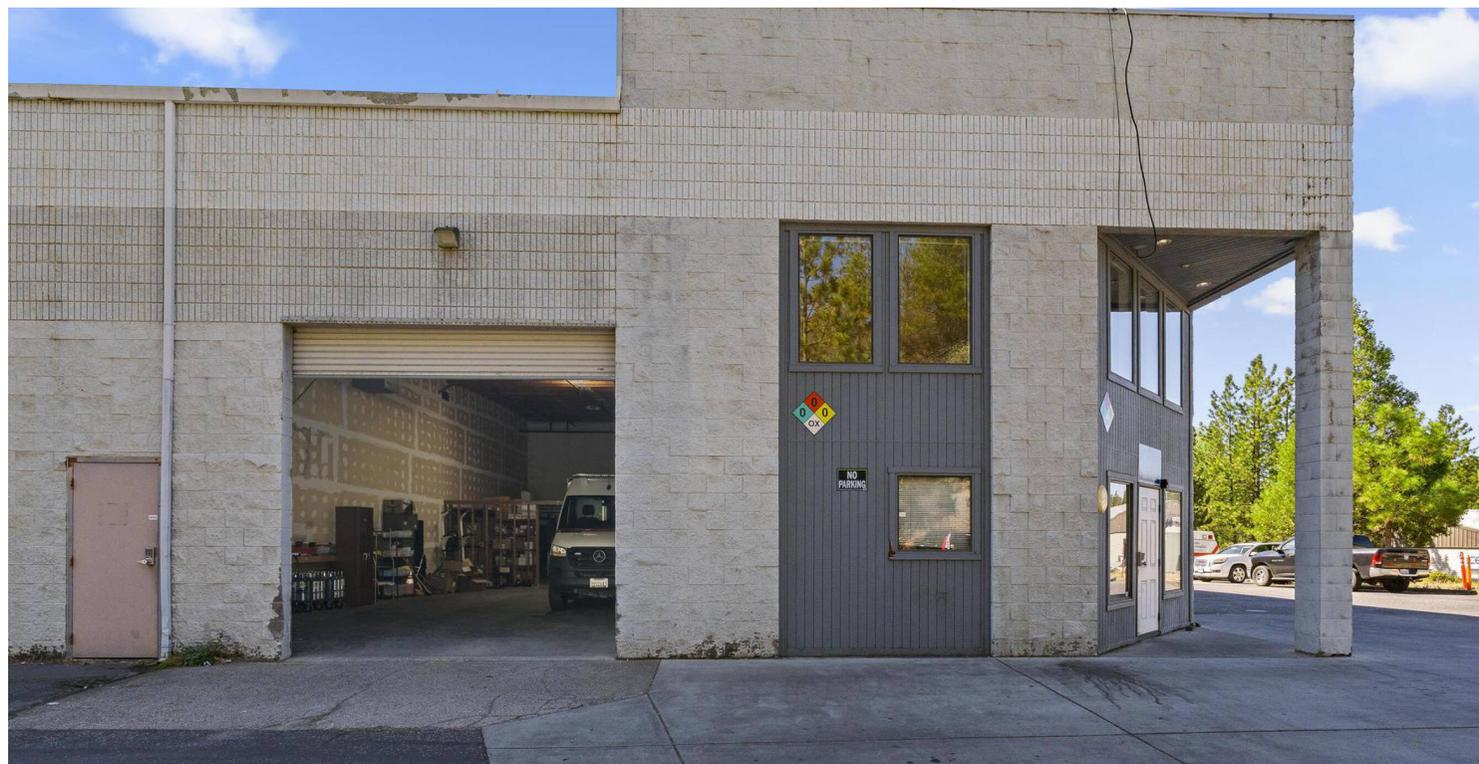


110 Springhill Drive is part of a professionally managed, 43,000 square foot industrial condominium complex originally developed in 1989 for Mountain People's Warehouse (now UNFI). It is one of the few industrial condo projects in Grass Valley with full city utilities, grade-level loading, and fire sprinklers throughout.

With long-term occupancy, strong credit tenancy, stable income growth, low maintenance requirements, and competitive seller financing available with approved financials, this offering presents an extremely rare opportunity to acquire a high-quality, stabilized industrial asset, with investment grade credit in a supply-constrained Northern California market.

Investment Highlights -

List Price	\$795,000.00
List Price/SF	\$144.34
Current Base Rent	\$5,728.32
Current Base Rent/SF/MO	\$1.04
In-Place NOI	\$51,856.84
In Place Cap Rate	6.52%
Average Cap Rate over Term	6.76%
Tenant Tenure	20 years
Lease Termination Date	9/30/28
Annual Escalations	3.00%
Options	One (1) Three (3) year @ FMV





About Grass Valley

Grass Valley is a charming historic town located in the heart of the Sierra Nevada foothills, known for its rich Gold Rush history, well-preserved Victorian architecture. As the largest town in Nevada County, Grass Valley has become a vibrant center for commerce, arts, and outdoor recreation. Its accessible location and proximity to major metro areas make it a popular destination for visitors from cities like Sacramento, Reno, and the San Francisco Bay Area.

Distances to Major Metro Areas:

- **Sacramento, CA: 55 miles**
(approximately 1 hour)
- **Lake Tahoe, CA: 75 miles**
(approximately 1.5 hours)
- **San Francisco, CA: 140 miles**
(approximately 2.5 hours)
- **Reno, NV: 80 miles**
(approximately 1.5 hours)
- **San Jose, CA: 170 miles**
(approximately 3 hours)

A Historic Hub for Video Technology

Grass Valley has a unique and storied connection to the video technology industry. It is home to Grass Valley Group, a pioneering company in broadcast video equipment that was founded in 1959. The company played a crucial role in the development of broadcast video production tools and became synonymous with innovation in the field. Grass Valley Group's video switchers, signal processors, and other equipment have been used by major television networks worldwide, making the town's name known globally in the video tech space. Grass Valley attracted a deep pool of engineering talent and spawned numerous successful companies in the video technology space.

This legacy of innovation continues today, with AJA Video Systems and Telestream, both of which are headquartered in Grass Valley. These companies are at the forefront of video production and broadcasting technology, supplying products used in live television production, post-production, and digital media workflows. Grass Valley's strong heritage in video technology has attracted skilled professionals and tech talent to the area, transforming the town into a small but significant hub for cutting-edge broadcast and video solutions. The video tech industry has contributed to the local economy for decades, fostering a thriving employment base and solidifying Grass Valley's reputation as an innovation-driven community.



New Mill Street Renovations

Grass Valley has recently revitalized its historic Mill Street, transforming the heart of downtown into a pedestrian-friendly plaza that enhances the town's charm while encouraging greater foot traffic and community engagement. The renovations include expanded outdoor dining areas, new landscaping, public art installations, and improved infrastructure to support local businesses and events.

A Gateway to World-Class Outdoor Recreation

Grass Valley is a year-round destination for outdoor enthusiasts who seek adventure in a breathtaking natural setting. The town is surrounded by scenic forests, lakes, and rivers, making it an ideal base for hiking, fishing, boating, and camping. Grass Valley is also home to several renowned mountain biking trails that attract riders from across the country, with easy access to the extensive trail networks in nearby Nevada City and Tahoe National Forest.

The Yuba River & Beyond

Just a short drive from Grass Valley, the Yuba River is a crown jewel of Nevada County, known for its crystal-clear waters and spectacular granite outcroppings. Visitors flock to the South Yuba River State Park for swimming, hiking, and gold panning, while others seek out its world-class whitewater kayaking and fishing opportunities.

Arts, Culture & Community

Grass Valley is a cultural hub in Nevada County, offering a rich tapestry of arts, live performances, and annual events. The town's Center for the Arts hosts a variety of music concerts, theater performances, and visual art exhibitions throughout the year. Grass Valley is also home to beloved local events like the Cornish Christmas, which celebrates the town's mining heritage with traditional music, food, and crafts, and the Bluegrass Festival, which draws thousands of music lovers annually. These events highlight the town's strong sense of community and its ability to blend tradition with modern culture.



FINANCIAL OVERVIEW

Rent Roll:

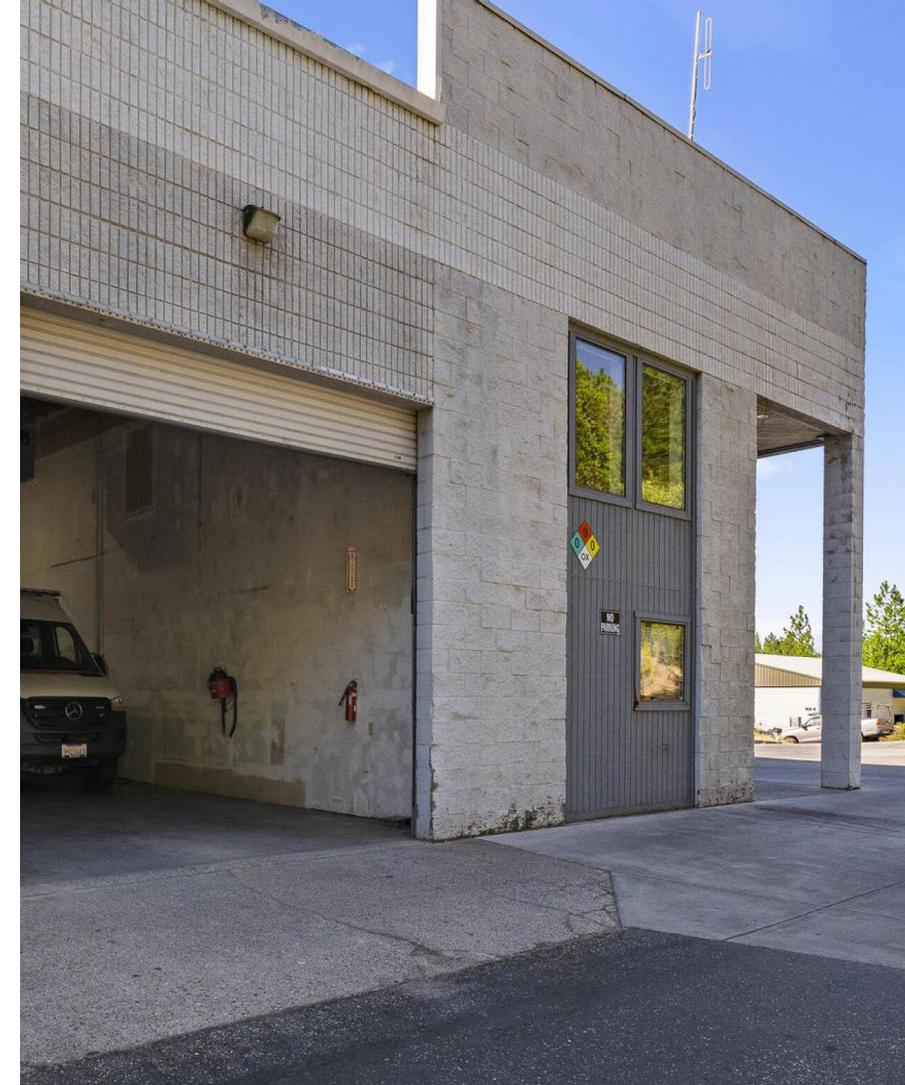
Tenant Name	Rentable Square Feet	Base Rent (Per/SF/MO)	Base Rent Monthly	Prorata Share	Use	Lease Termination Date	Options
Dignity Health	5,508	\$1.04	\$5,728.32	100.00%	Ambulatory Staging	9/30/28	One (1) Three (3) year @ FMV
Totals/Averages	5,508	\$1.04	\$5,728.32				

Rent Roll Summary:

Total Square Footage	5,508
Occupied Square Footage	5,508
Occupancy (%)	100%
Current Weighted Avg. Rental Rate (Base)	\$1.04
Total Base Rental Income	\$68,740
Total Income	\$68,740
Property Expenses	\$16,883
Net Operating Income	\$51,856.84
Cap Rate	6.52%
List Price	\$795,000.00
List Price/SF	\$144.34

Expenses:

OA	\$8,138.00
Taxes	\$8,745.00
Total Expenses	\$16,883.00
Total Expenses	\$3.07





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