



Mixed-Use Development Opportunity

TRUCKEE, CA

Sierra

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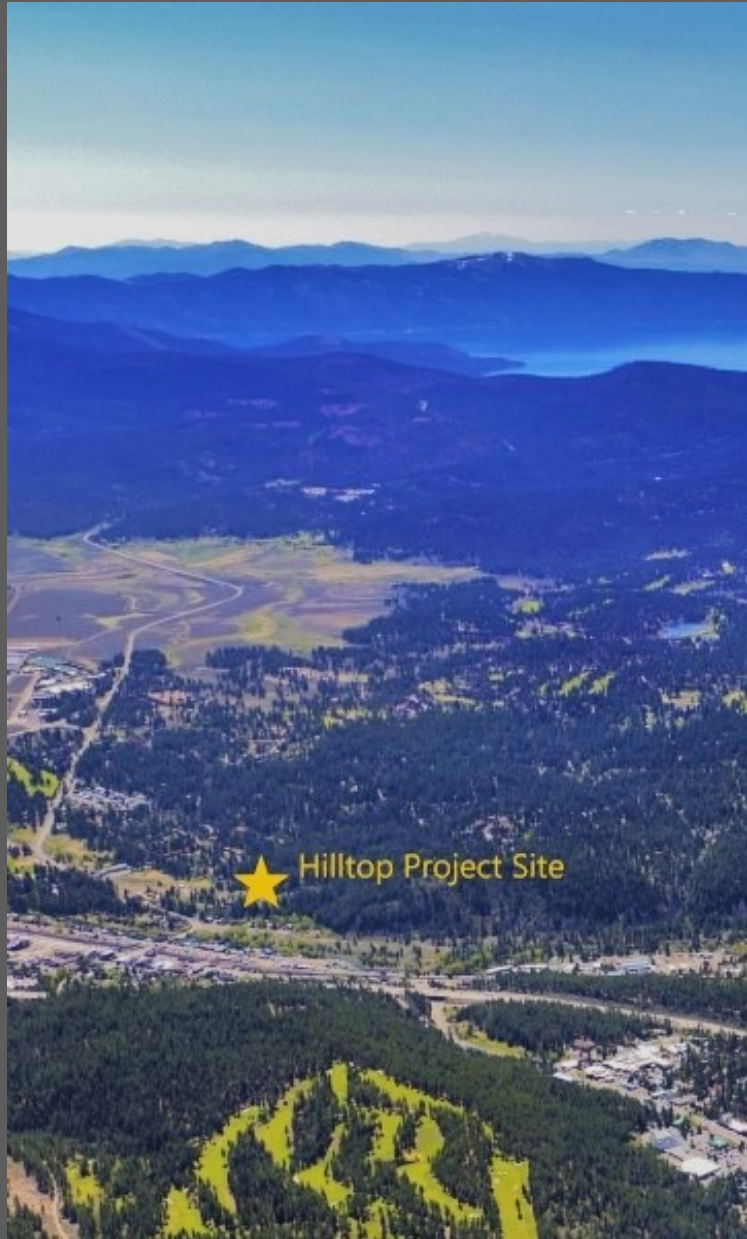
BRE #002018110

Mixed-Use Development Opportunity

PROJECT OVERVIEW

Rare offering consists of 41.16 acres prime development land situated at the historic Hilltop site, perched directly above charming Downtown Truckee and the beautiful Truckee River. This site offers a rich Sierra history, superior location, and Town-approved Master plan for development.

Zoned "Downtown Master Plan" with a large portion dedicated to residential, including a central 129 unit multi-family complex village as well as two separate single family residential neighborhoods further up the hill. The other segment is zoned commercial with a total of 19180 sf of commercial development allowed. The existing Hilltop cabins are included plus potential 9,000 SF bonus footage, a 60-door hotel site, and significant parking. Master plan maps and other details are available upon request.





LOCATION

- Overlooking Historic Downtown Truckee at the business corridor along Brockway Road. Easy access from Interstate 80 and Highway 267, close to Truckee Tahoe Airport Hub
- Truckee is about a 3.5 hour drive from the San Francisco Bay Area, and just 2 hours from Sacramento
- 35 miles to Reno shopping, entertainment, and the Reno-Tahoe International Airport
- Truckee Tahoe Airport is just 5 minutes away, and is suitable for private jet aircraft
- 15 minutes to top destination Ski Resorts
- 20 minutes to Lake Tahoe

THE HISTORY



HILLTOP & TRUCKEE PAST

The year was 1880 when the first mention of snowshoeing and skiing was heard at Hilltop.

Hilltop is most recognized for its wooden ski jump, which was constructed of surplus wood and railroad ties, and for providing one of our nation's first mechanical ski lifts. It quickly became one of our nations first winter recreation destinations.

- * 1910 the first rope tow was installed to take skiers up to the "Hilltop" - The 1911 Winter Carnival brought 250 people to the big event!
- * By 1935, 3000 Carnival visitors were in attendance and more excitement was on the way.
- * In 1938, Highway US 40 opened which transported people to the area, and notably, for the 1960 Winter Olympics in Squaw Valley. 30 countries and 655 athletes competed in those winter games. By 2014, 88 nations and nearly 3000 athletes participated in the Winter Olympics.

Truckee Incorporated in 1993. Long before it was discovered by people from all over the world, it was a small pioneer town of hard working loggers and railroaders. It has since been groomed into a charismatic, welcoming and eclectic town.



LEGENDS OF HILLTOP

Johnny Rablin, coming off the Hilltop ski jump, appears to take flight over Downtown Truckee

Truckee Historical Society

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HILLTOP TODAY



Lake Tahoe Area Skiing



After over 100 years of progress, Hilltop enjoys global recognition. A good example is the Great Ski Race, the main fundraising event for the Tahoe Nordic Search & Rescue Team. Team members along with community supporters organize the race, which continues to be one of the largest Nordic ski races west of the Mississippi. Great Ski Race has gone from 60 racers to more than 1,000 racers and finishers! Each year, the race ends at Hilltop for the infamous apres party. Festivities include plenty of food and beer at the trail's end gathering outside Cottonwood Restaurant at Hilltop, with live music and dancing.

Visitors from near and afar traveling to Truckee recognize the iconic Hilltop marquee. Thousands of people come to enjoy the site's sweeping views and rich history. Home to one of Truckee's best restaurants, the Cottonwood, Hilltop's unique attributes also include historic lodge and bungalow structures, panoramic scenery, and the original ski hill rope-tow mechanicals. High visibility from and views toward Downtown Truckee and the Truckee River, along with convenient highway/airport access and high daily traffic counts, give Hilltop all the key elements for development success!

HILLTOP'S BRIGHT FUTURE



This rare offering will be an original mountain hamlet that is second to none in the United States. The value is limitless when you consider creating a place that will offer residents community, camaraderie, recreation and serenity. Imagine a neighborhood surrounded by open space, trails, and unsurpassed beauty, located in the heart of Truckee.

Hilltop's prime location is within 35 minutes of Reno and its popular International Airport, 5 minutes to year 'round Truckee Tahoe Airport, easy access to Interstate 80, and just 3.5 hours from the San Francisco Bay Area. Well situated along the way to Northstar , Palisades and all Lake Tahoe recreation destinations, Hilltop is more than a development opportunity, it is integrated within the future of California's Sierra destination resort and recreation experience.



PROJECT HIGHLIGHTS

- Nestled in a charming Sierra mountain town setting with sweeping views of Historic Downtown Truckee and the Truckee River
- Integral to the growing Truckee Tahoe resort ski and destination recreation experience
- Prime development land totaling 41.16 acres, situated at the center of the historic Hilltop site
- Opportunity to develop the last remaining "Planned Community" in Truckee
- Town-approved Master plan
- Proposed zoning includes:
 - 250+ multi-family units
 - commercial center
 - hotel site
- Convenient access to Truckee-Tahoe Airport, Interstate 80, close to top area ski resorts and Lake Tahoe

THE OFFERING

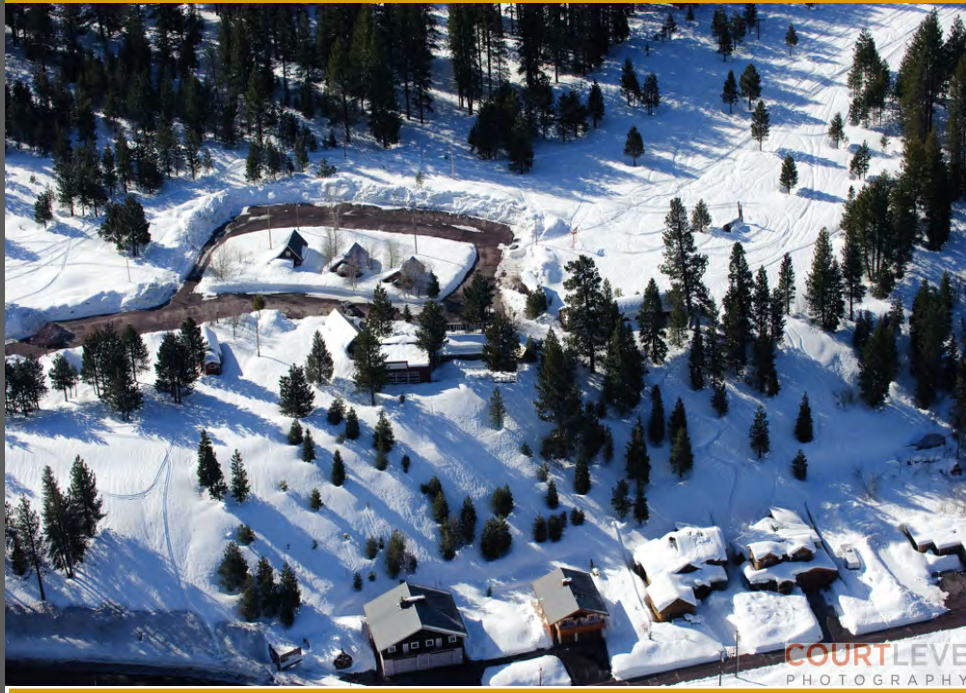


EXECUTIVE SUMMARY

Prime development land offering situated in the center of the highly regarded, historic Hilltop site, perched directly above Truckee's Commercial Row and the beautiful Truckee River. The site offers a rich history, a superior location and a Town approved Masterplan for development on the site (multi-year process).

Property is zoned "Downtown Master Plan" (DMP) with a large portion dedicated to residential use, including a large multi-family complex in the middle of the village plus adjoining separate MFR & SFR residential neighborhoods further up the hill. The other segment is zoned Downtown Commercial with a large area of commercial development allowed, including the nearby Hilltop cabins, with possible bonus commercial footage. The land also includes a 60 door hotel site. The Cottonwood building complex on 1.96 acres is not part of this offering. This is one of two master planned communities in Truckee, approved after years of town and public review. The other development is The Railyard project, now under construction.

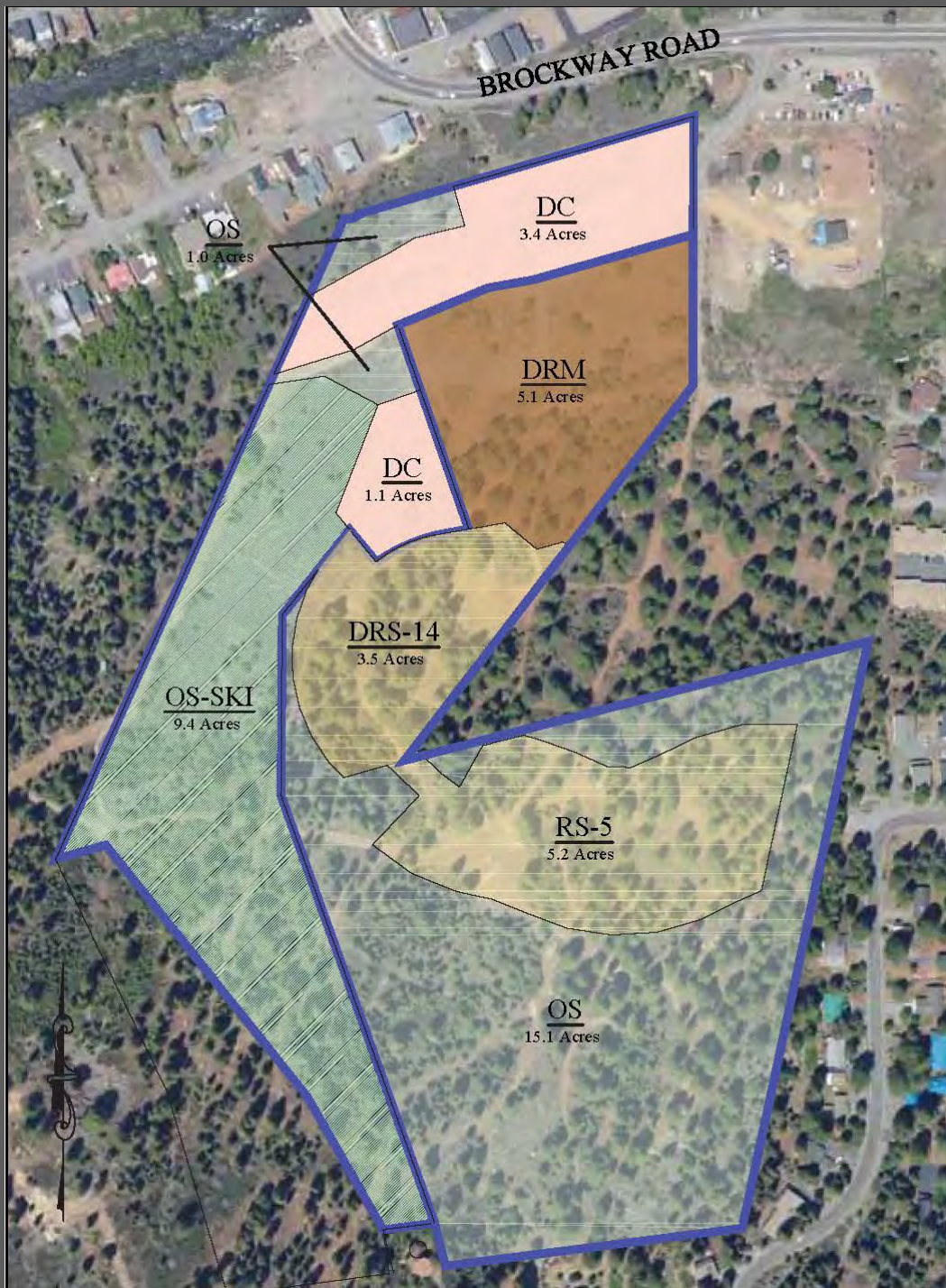
HILLTOP MASTER PLAN



The Hilltop Master Plan incorporates a mixed-use concept that is intended to create a walkable neighborhood/village within the Town of Truckee and sets forth the following:

- 1) Land use designation, building and intensity provisions, and development standards for each of the properties within the Hilltop Master Plan Area.
- 2) Design guidelines integrated to promote related design themes, pedestrian orientation, mixed-use residential/commercial activities and infrastructure.
- 3) Common infrastructure improvements and associated design standards including offers of dedication and easement abandonments, where applicable.
- 4) Open space, trail networks and implementation programs for the Masterplan.
- 5) Environmental policies addressing greenhouse gas emissions, particulate matter emissions, protection of wetlands and open space, and preservation of trees.

The entire Masterplan document is available upon request.



MASTERPLAN ZONING MAP

- DRM = Downtown medium density residential
- DRS = Downtown single family residential
 - RS = Single family residential
 - OS = Open space
- DC = Downtown commercial



Enjoying the Truckee-Tahoe Lifestyle
Spring

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Enjoying the Truckee-Tahoe Lifestyle
Summer

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Autumn

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Winter

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