



SPERRYSM

HIGHLAND COMMERCIAL

12451

LOMA RICA DR
GRASS VALLEY, CA 95945

PRE-DEVELOPED
INDUSTRIAL SITE:
FOUNDATION,
LOADING DOCK,
OFFICE, UTILITIES IN
PLACE

Offering Memorandum



Lock Richards
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CalDRE #01302767

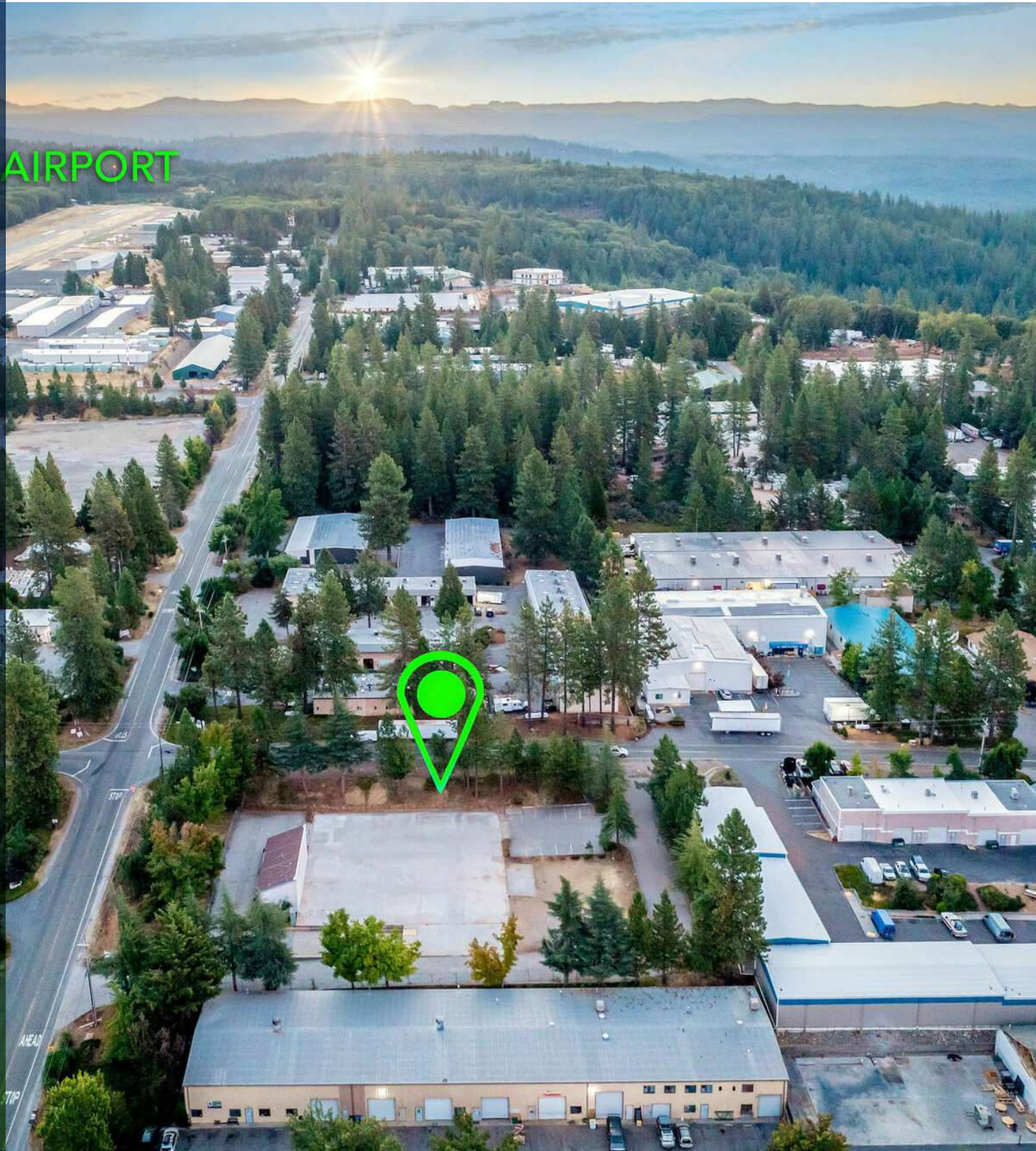


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Highland Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Summary



PROPERTY DESCRIPTION

An exciting opportunity for an owner/user or developer to purchase a "pre-developed" 1.6 acre light industrial corner parcel improved with a ready-to-build +-18,400 SF concrete foundation, two-bay dock-high loading dock, +-1200 SF office building shell, 400 Amp 3-phase main panel, 1500gal septic system, asphalt paved driveway and existing mature landscaping, The value of the existing improvements is estimated at over \$500,000. A metal high-bay building could be designed to fit on the existing slab and completed in a fraction of the time and cost of ground-up construction.

PROPERTY HIGHLIGHTS

- Pre-developed 1.6 acre corner parcel for +-20,000 SF industrial building.
- Over \$500k of existing improvements including foundation, loading dock and in-place utilities.
- Prime location at main intersection in the Loma Rica Industrial Park.
- Coveted M-1 zoning allowing wide array of uses.
- Rare opportunity to gain a new facility at a fraction of the time and expense of typical construction.

OFFERING SUMMARY

Sale Price:	\$698,000
Lot Size:	1.6 acres, 69,696 SF
Zoning:	(Lt. Industrial) M1-SP
Power:	400 amp main, 3 phase
Water:	NID treated
Sewer:	On-site septic system in place

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	408	10,060	17,045
Total Population	993	23,140	39,429
Average HH Income	\$124,059	\$100,355	\$103,617

Location



LOCATION DESCRIPTION

Grass Valley (or Nevada City) is nestled in the Sierra Nevada foothills only one hour from both Lake Tahoe and Sacramento. The region is located below the snow line and above the fog for the perfect 4-season climate. It lies within 90 minutes of 4 major universities (UC Davis, CS Chico, CS Sacramento & UN Reno) and 2 international airports (Sacramento & Reno).

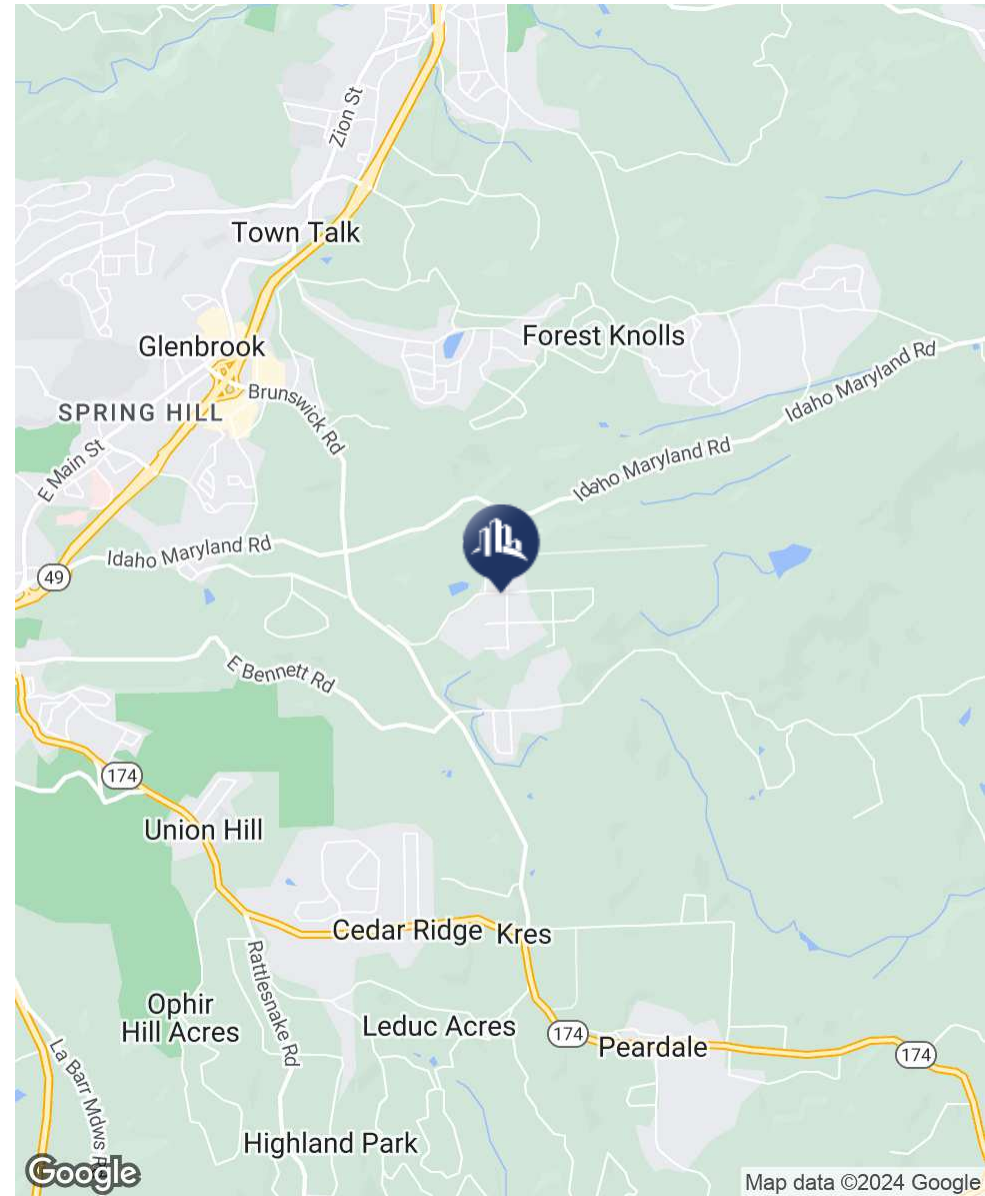
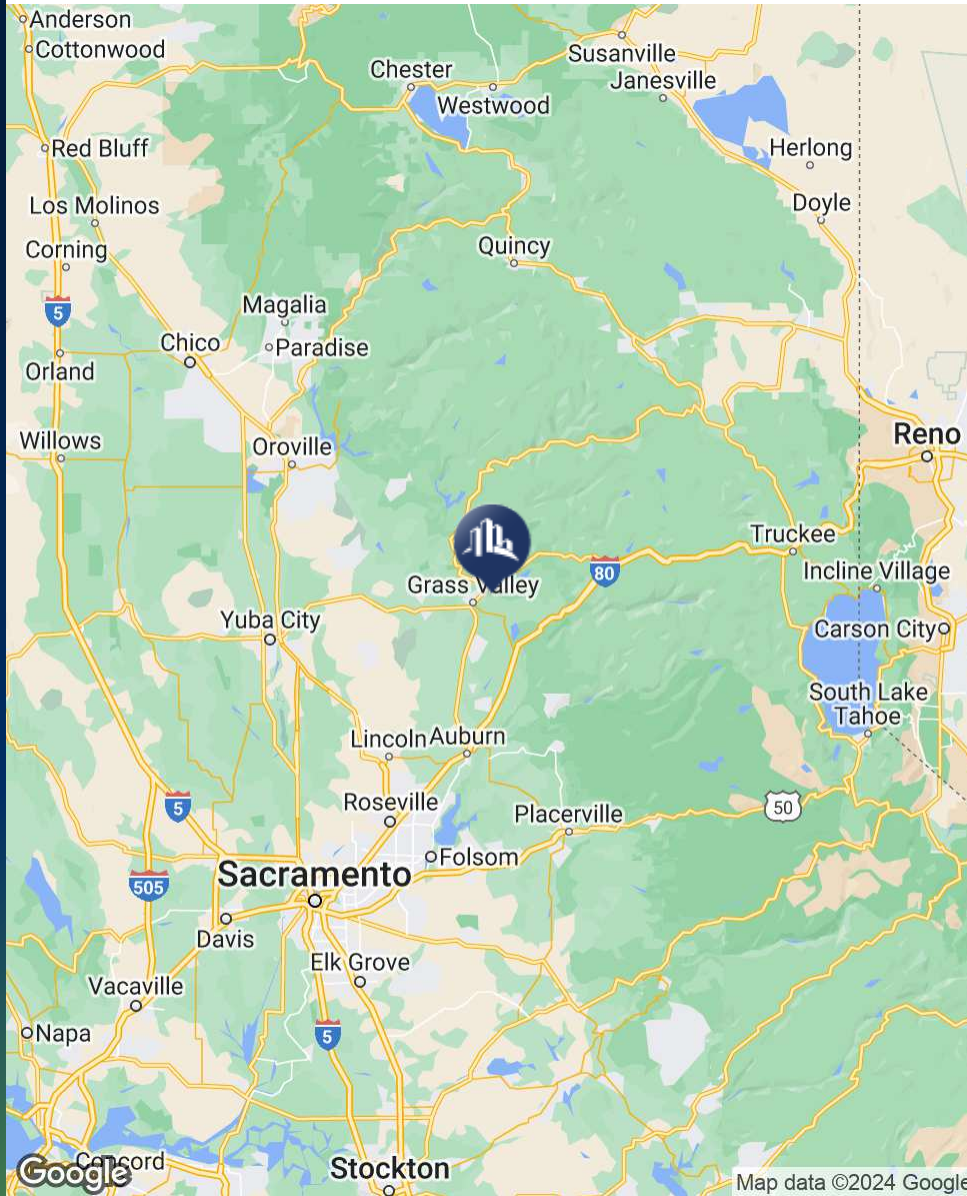
The subject property is located in the Loma Rica Industrial Park, a 250+ acre light industrial business park adjacent to the Nevada County Airport. The park is a primary employment center for Nevada County with more than 20% of all county manufacturing jobs located in this area. The Nevada County Airport is a base for local, personal and recreational flyers and also serves as a transportation facility for business/corporate aviation and fire-fighting operations.

SITE DESCRIPTION

A flat 1.6 acre corner parcel zoned light industrial and improved with a +-1200 SF office shell , a +-18,400 SF buildable slab, a +-1740 SF dock-high loading dock, and all utilities in place on site.

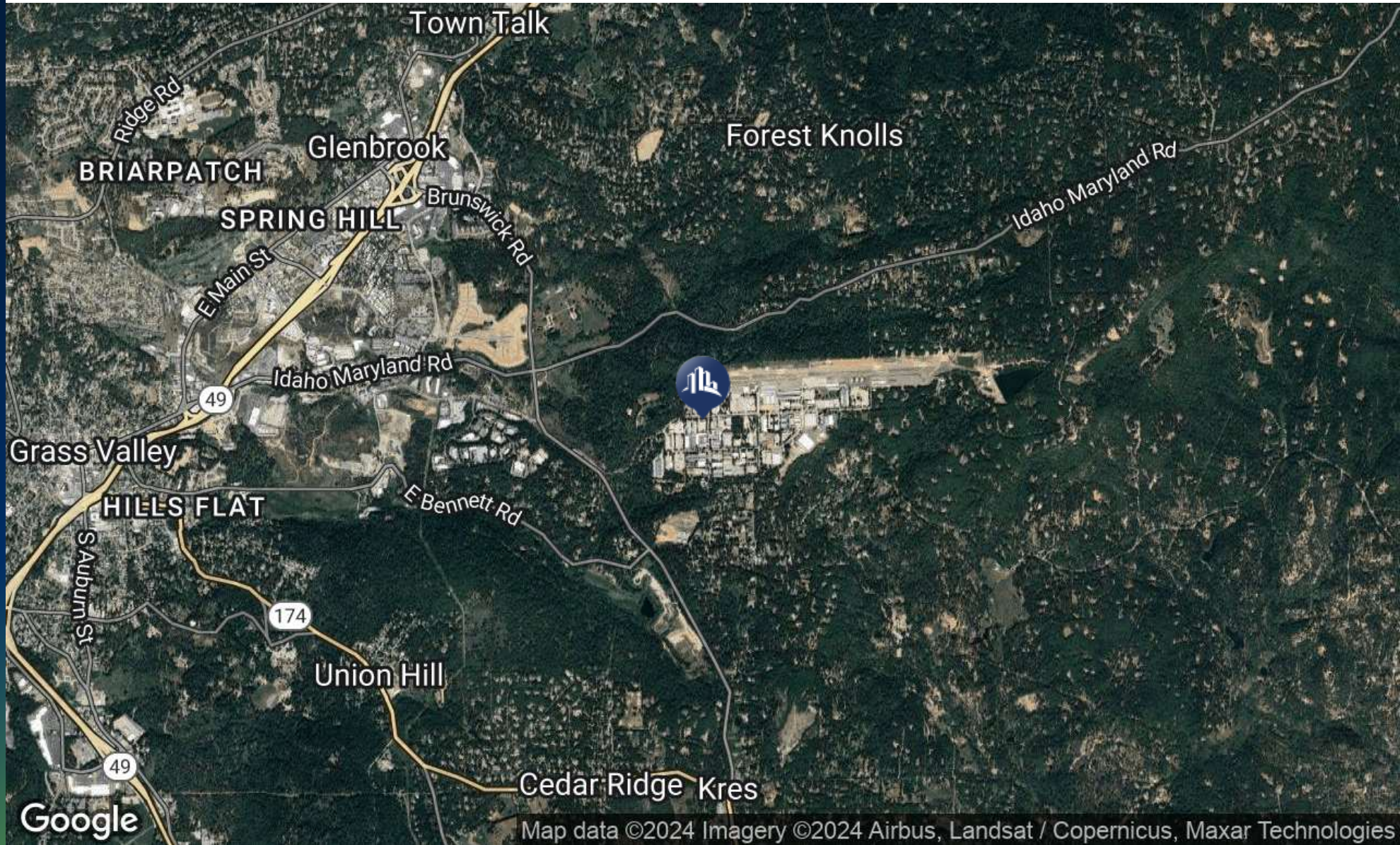
FOR SALE |

Regional /Vicinity Maps



FOR SALE |

Aerial -

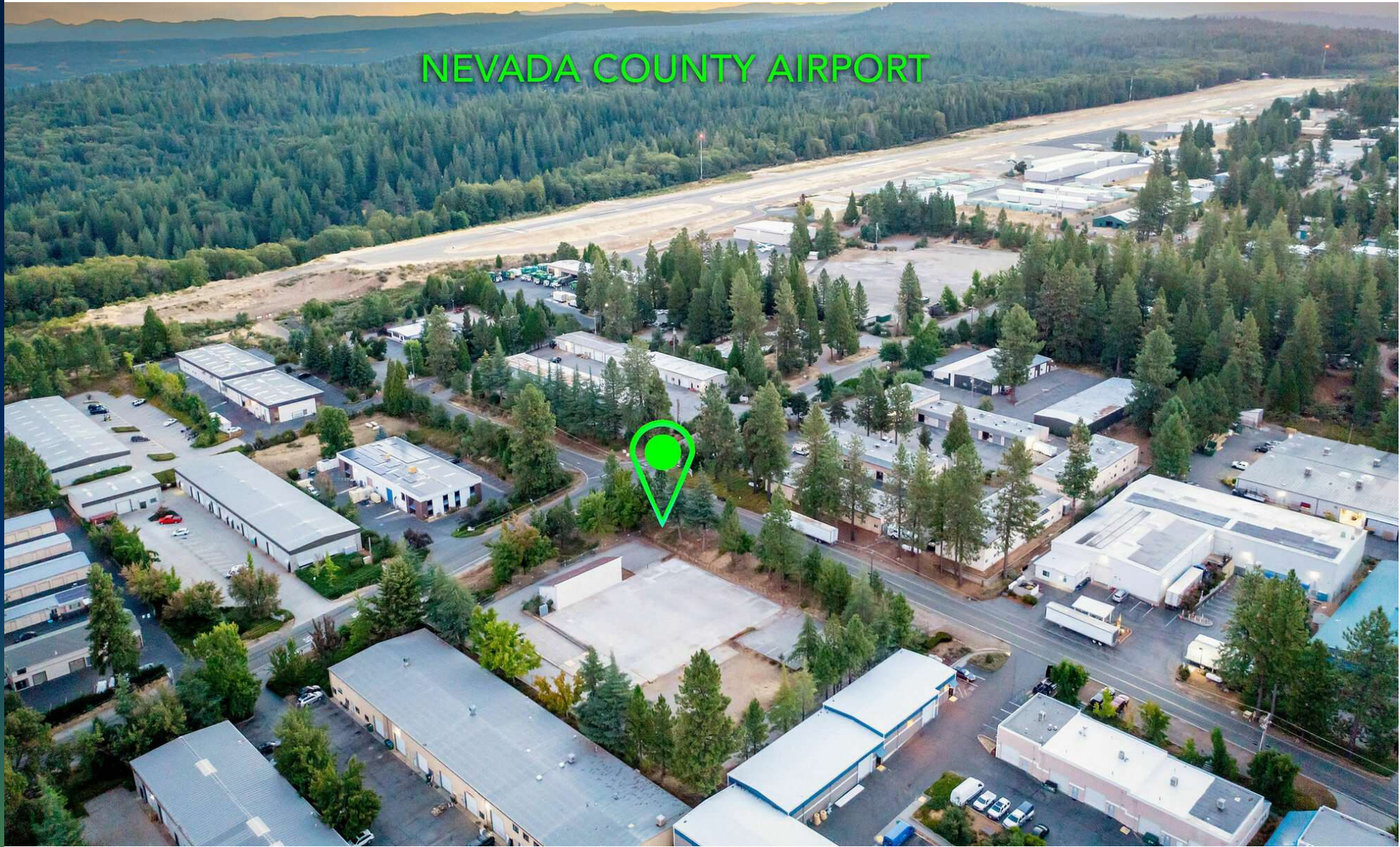


FOR SALE |

Aerial - Loma Rica Ind. Pk.



NEVADA COUNTY AIRPORT



FOR SALE |

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SPERRY - HIGHLAND COMMERCIAL | 11300 WILLOW VALLEY RD | NEVADA CITY, CA 95959

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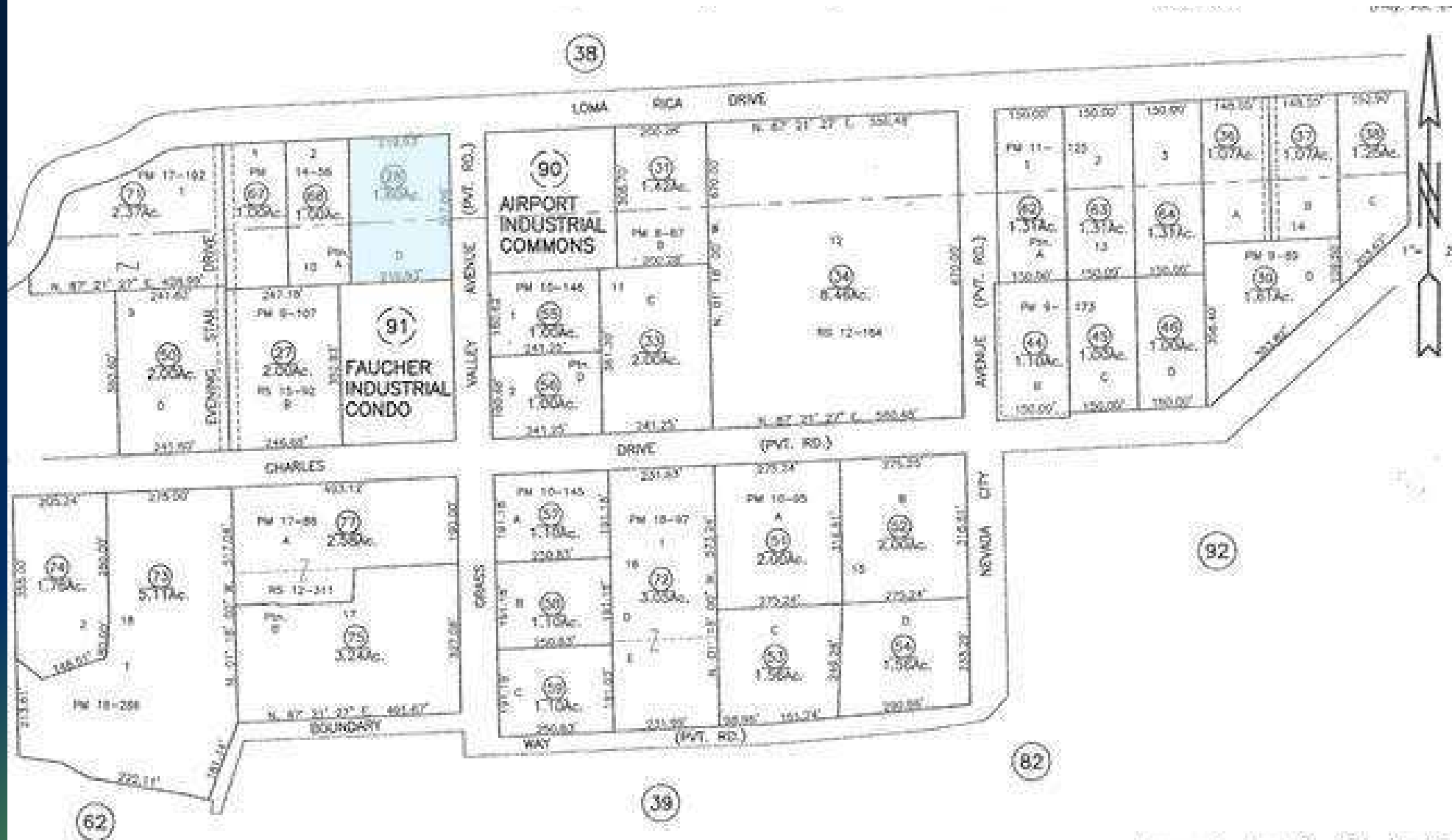
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos



FOR SALE |

APN MAP



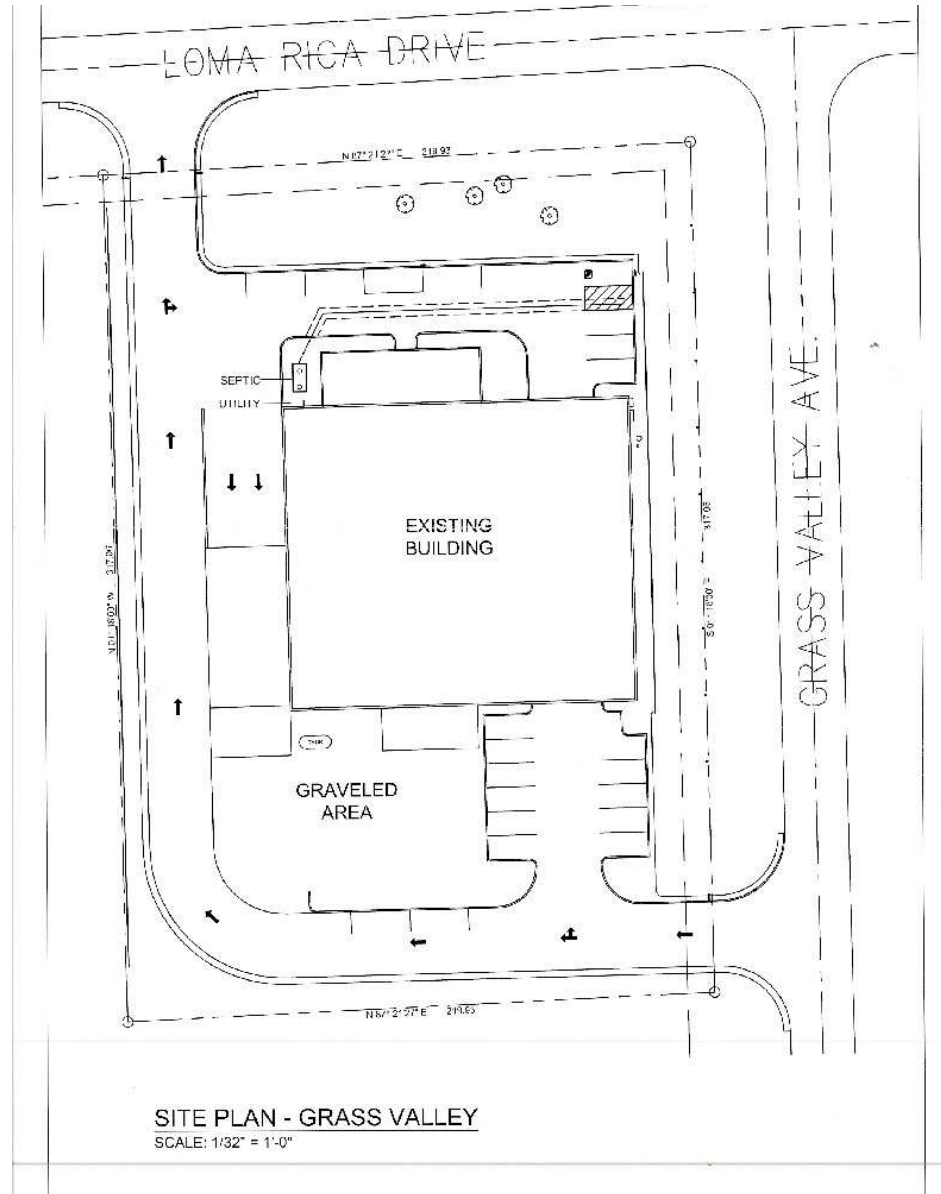
ASSESSOR'S PARCEL MAP
This map was prepared for assessment.

Assessor's Map Bk. 6 -Pg. 37
County of Nevada, Calif.

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FOR SALE |

Site Plan



Demographics Map & Report



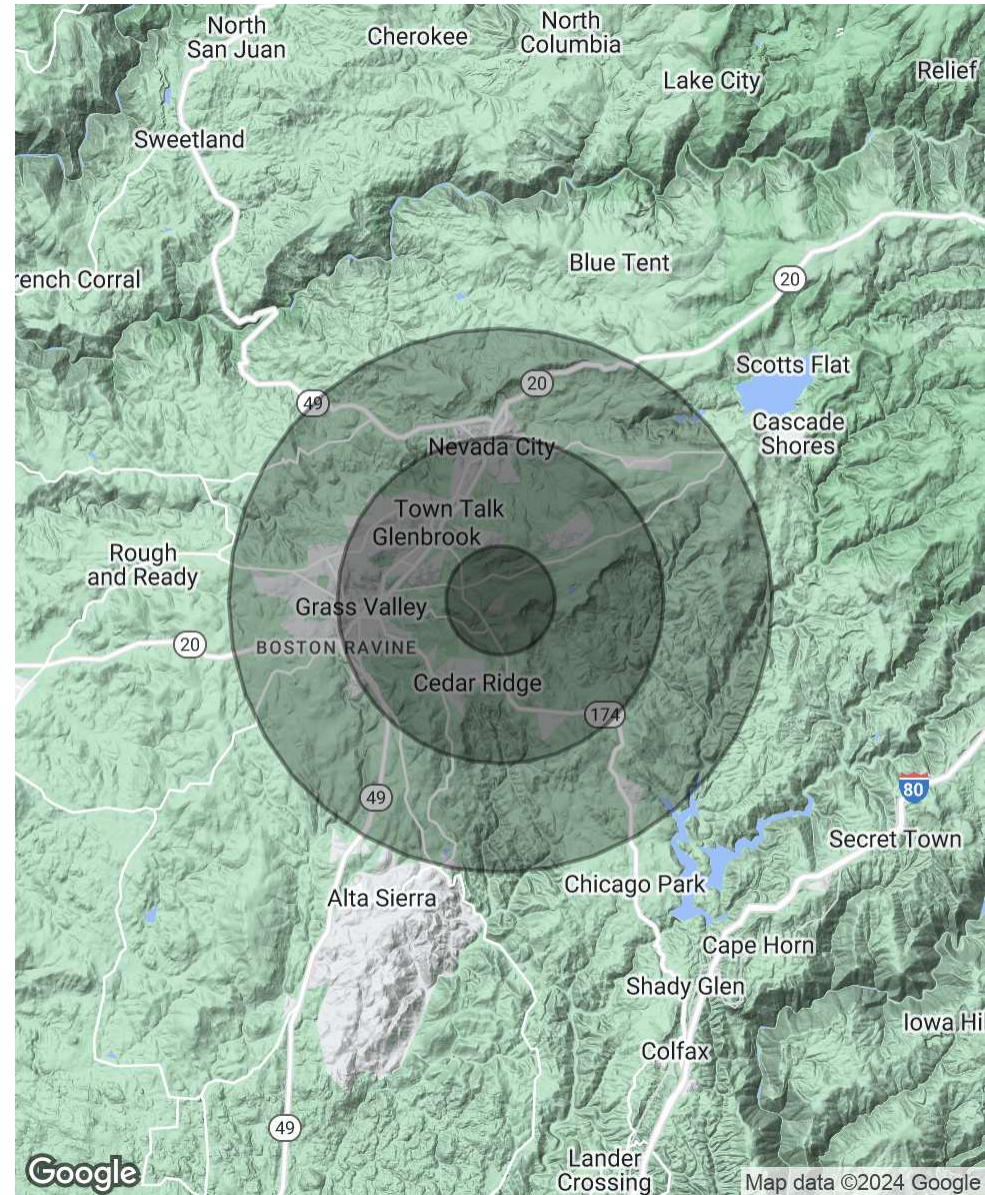
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	993	23,140	39,429
Average Age	50	49	49
Average Age (Male)	48	47	47
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	408	10,060	17,045
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$124,059	\$100,355	\$103,617
Average House Value	\$681,311	\$584,001	\$600,935

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	10.9%	10.9%	10.3%

RACE	1 MILE	3 MILES	5 MILES
% White	83.3%	81.4%	82.1%
% Black	0.6%	0.7%	0.6%
% Asian	1.1%	2.0%	1.8%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	0.9%	1.1%	1.1%
% Other	2.5%	3.5%	3.1%

Demographics data derived from AlphaMap



FOR SALE |

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LOCK RICHARDS

President/Broker

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PROFESSIONAL BACKGROUND

Lock Richards serves as a President and Broker for Highland Commercial, Inc. specializing in the sale and leasing of office, industrial, retail, land & multi-family properties in the Sierra Foothills and Greater Sacramento regions of Northern California. As an active licensed real estate broker since 1990, he has over 30 years of invaluable knowledge and experience and has grown his firm into the region's most respected commercial real estate company.

Prior to joining with Sperry Commercial Global Affiliates, Richards' firm was affiliated with Sperry Van Ness/SVN for 15 years, and Richards consistently earned annual recognition in the top echelon of producers nationally for the company. In his backyard of Nevada County, he has brokered the majority of all commercial land deals and has successfully closed many of the area's highest-profile commercial property transactions. He has completed deals with such prominent companies as Tractor Supply, Dollar General, 2Wire, Tektronix and Linear Technology Corporation.

Prior to moving to Nevada County, Richards spent several years in corporate real estate in the Bay Area. At Beazer Developments and Hanson Properties in San Francisco, he managed several large-scale, formerly industrial properties, transitioning them into successful developments, including a half-million square foot office park in the heart of Silicon Valley (now home to Microsoft Corp.). Richards was also responsible for the project management and disposition of a multi-million dollar portfolio of numerous surplus properties throughout the Western United States.

Richards began his career in Sacramento working in office leasing for Buzz Oates Enterprises / Sylva-Kirk & Company. He also spent several years in office leasing and sales in the East Bay Area at Norris, Beggs & Simpson. Richards graduated from the University of California at Berkeley in 1982.

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Nevada City, CA 95959