

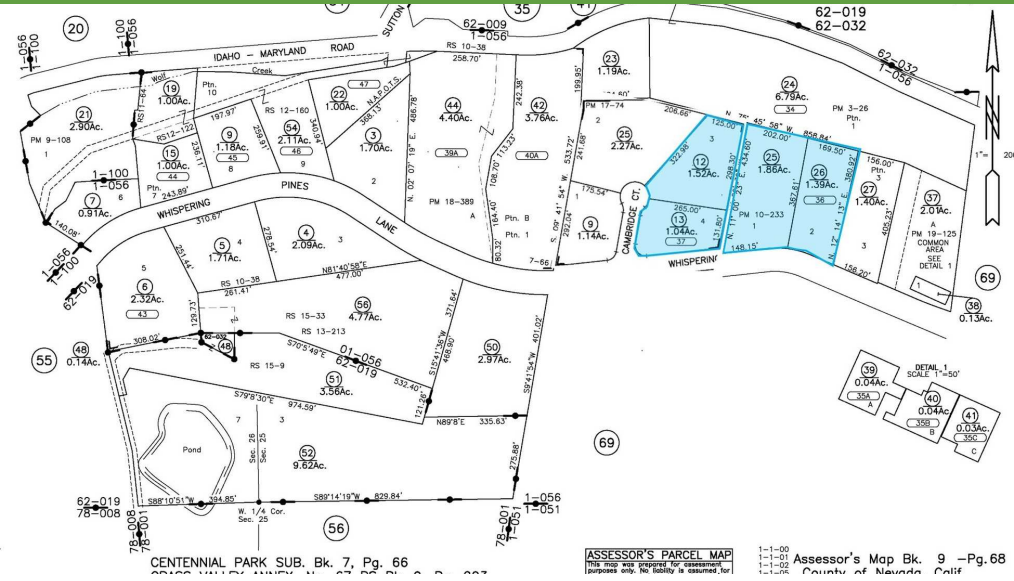
WHISPERING PINES LN / CAMBRIDGE CT, GRASS VALLEY, CA 95945
+-6 ACRE 4-LOT LIGHT INDUSTRIAL / OFFICE LAND - DIVISIBLE!



LOCK RICHARDS
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11300 WILLOW VALLEY RD
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------------------|
| Sale Price: | Starting at \$200,000 |
| Lot Size: | 5.81 Acres |
| Price / Acre: | \$60,241 |
| Zoning: | SP-1A |
| Market: | Grass Valley |
| Submarket: | Whispering Pines Business Park |
| Traffic Count: | 2,139 |

PROPERTY OVERVIEW

A 5.81 acre corner parcel consisting 4 separate contiguous parcels with approximately 1000' of frontage on Whispering Pines Lane and Cambridge Court. Located in the desirable Whispering Pines Business Park and only blocks from the recently approved 450 acre Loma Rica Ranch Development which will consist of up to 700 new homes, supporting retail uses. Underground City utilities already in place! This is an exceptional development site directly in the path of progress. Perfect for office, medical, tech industrial, lab, assembly, warehouse/showroom, restaurant, motel and mixed-use. The property is divisible as follows: i) entire site - 4 parcels; ii) parcels 1 & 2 only (3.25 acres); and iii) parcels 3 & 4 only (2.56 acres). Available engineering feasibility analysis shows the entire property capable of accommodating up to 48,000 buildable square feet; Lots 1 & 2 - 23,000 SF; and Lots 3 & 4 - 21,000 SF.

PROPERTY HIGHLIGHTS

- 4 contiguous lots with 1000' of road frontage.
- Road infrastructure & city utilities in place.
- Office, clean industrial, medical, business serving retail, warehousing, assembly uses.
- Divisible.
- Highly desirable Whispering Pines Business Park location

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LAND LOTS

OF LOTS 4 | TOTAL LOT SIZE 2.56 - 5.81 ACRES | TOTAL LOT PRICE \$200,000 - \$350,000 | BEST USE NEW DEVELOPMENT.

| STATUS | LOT # | ADDRESS | APN | SUB-TYPE | SIZE | PRICE | ZONING |
|-----------|------------|---|-------------------------------------|------------|------------|-----------|--------|
| Available | 1,2,3 & 4 | Whispering Pines Lane and Cambridge Ct. | 009-680-025&026 and 009-690-012&013 | Industrial | 5.81 Acres | \$350,000 | SP-1A |
| Available | 1 & 2 only | Whispering Pines Lane | 009-680-025 & 026 | Office | 3.25 Acres | \$200,000 | SP-1A |
| Available | 3 & 4 only | Cambridge Ct | 09-690-012 & 013 | Office | 2.56 Acres | \$200,000 | SP-1A |

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LAND LOTS // 3



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LOCATION OVERVIEW



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Grass Valley is nestled in the Sierra Nevada foothills only one hour from both Lake Tahoe & Sacramento. Located below the snow line & above the fog for the perfect 4-season climate. Within 90 minutes of 4 major universities (UC Davis, CS Chico, CS Sacto & UN Reno) & 2 intl. airports (Sacto & Reno). Nevada County's economy has effectively transitioned from mining/logging/construction to video tech, digital media & other high-tech industries, balanced by national-caliber arts & entertainment sectors. With superb schools & multiple national awards relating to unbeatable quality of life, the region continues to attract residents & businesses from nearby Sacramento & the Bay Area.

Whispering Pines Business Park is Nevada County's largest master planned business park situated on 155 acres less than a mile east of Highway 49 and centrally located within Grass Valley. Originating in the late 1980's, the area currently contains approximately 600,000 square feet of office and light industrial uses in approximately 50 buildings. National tenants include Linear Technology, General Dynamics and Texas Instruments.

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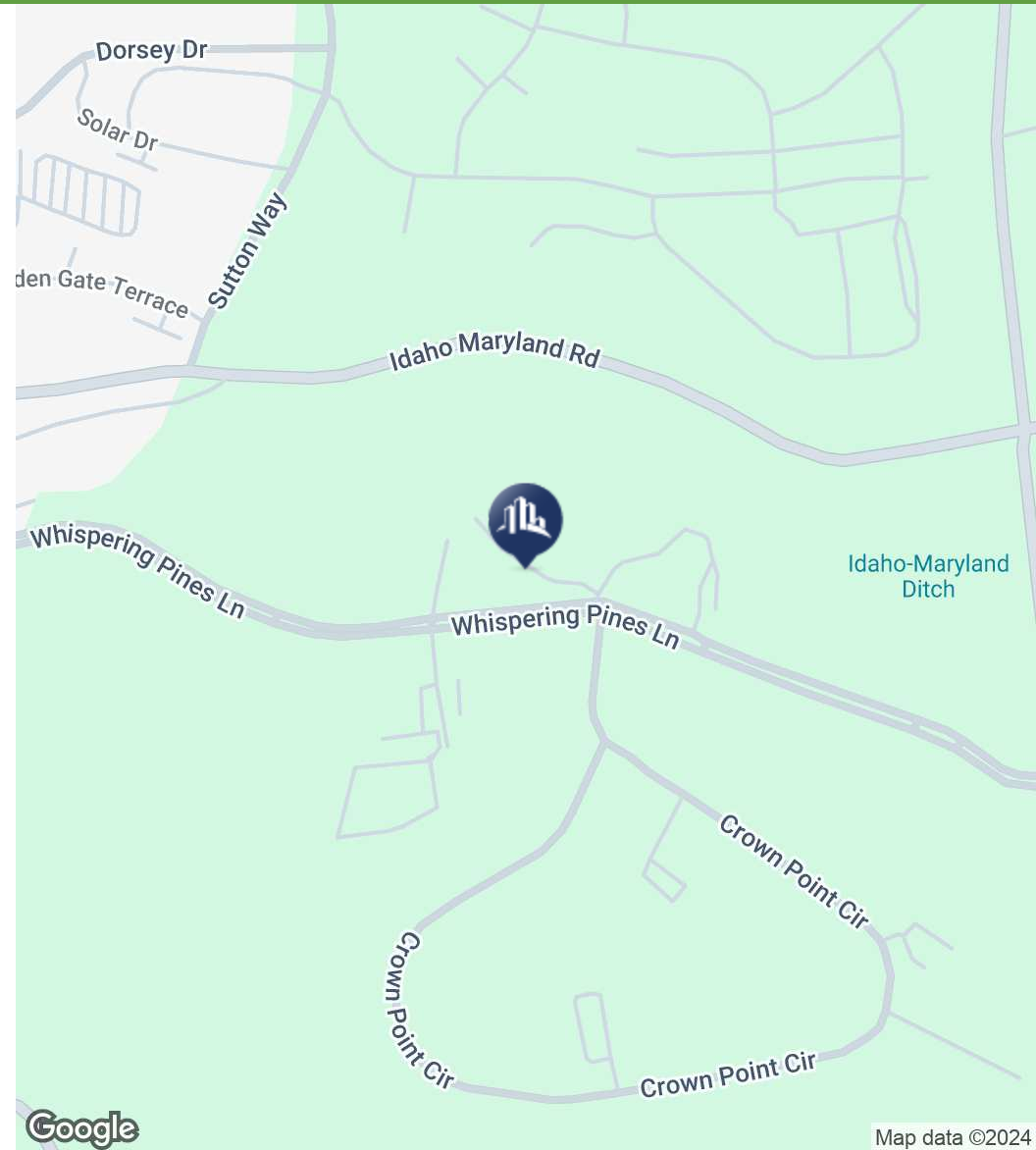
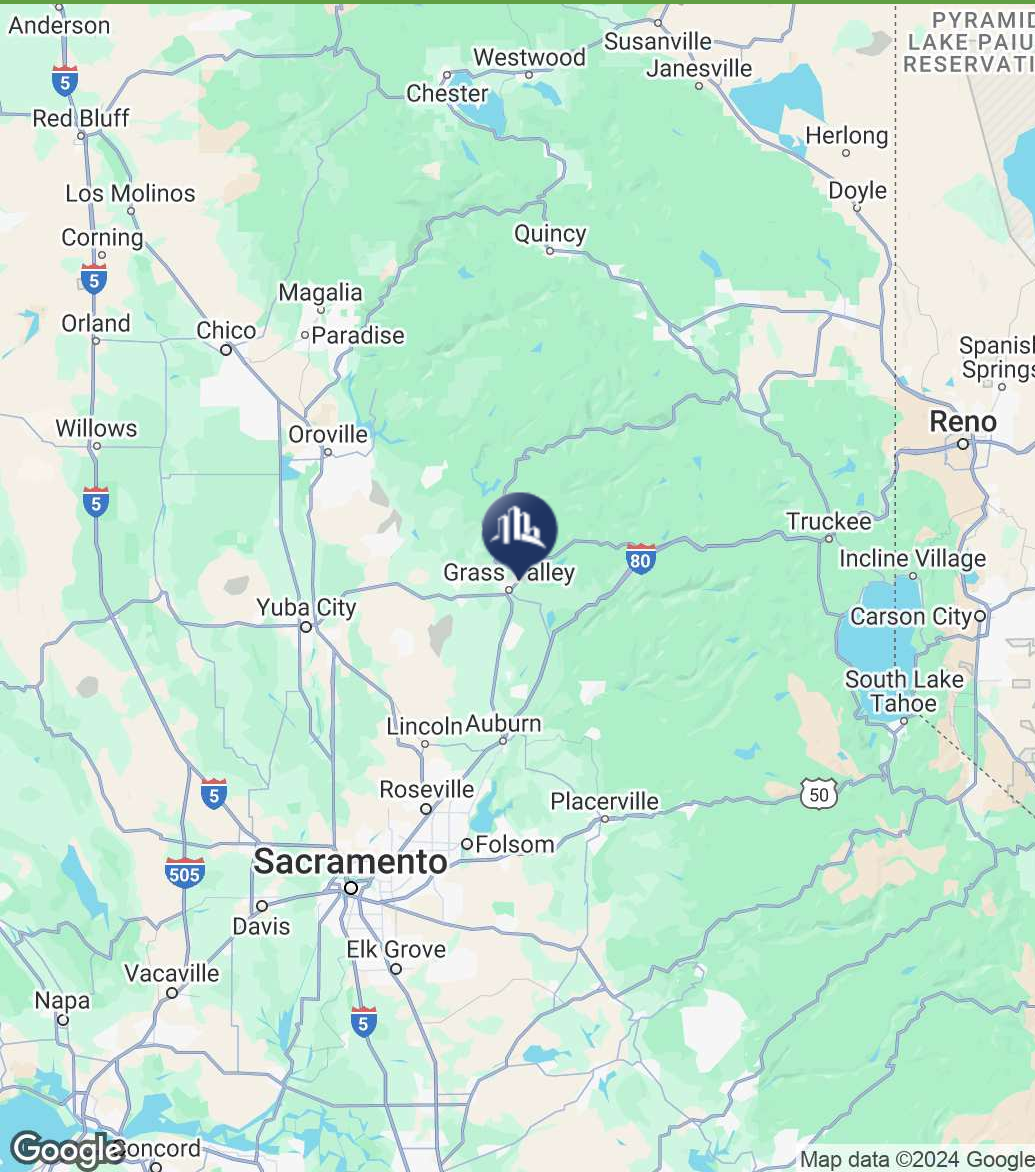
LOCATION OVERVIEW // 4



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LOCATION MAPS



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LOCATION MAPS // 5



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AERIAL MAP - CLOSEUP



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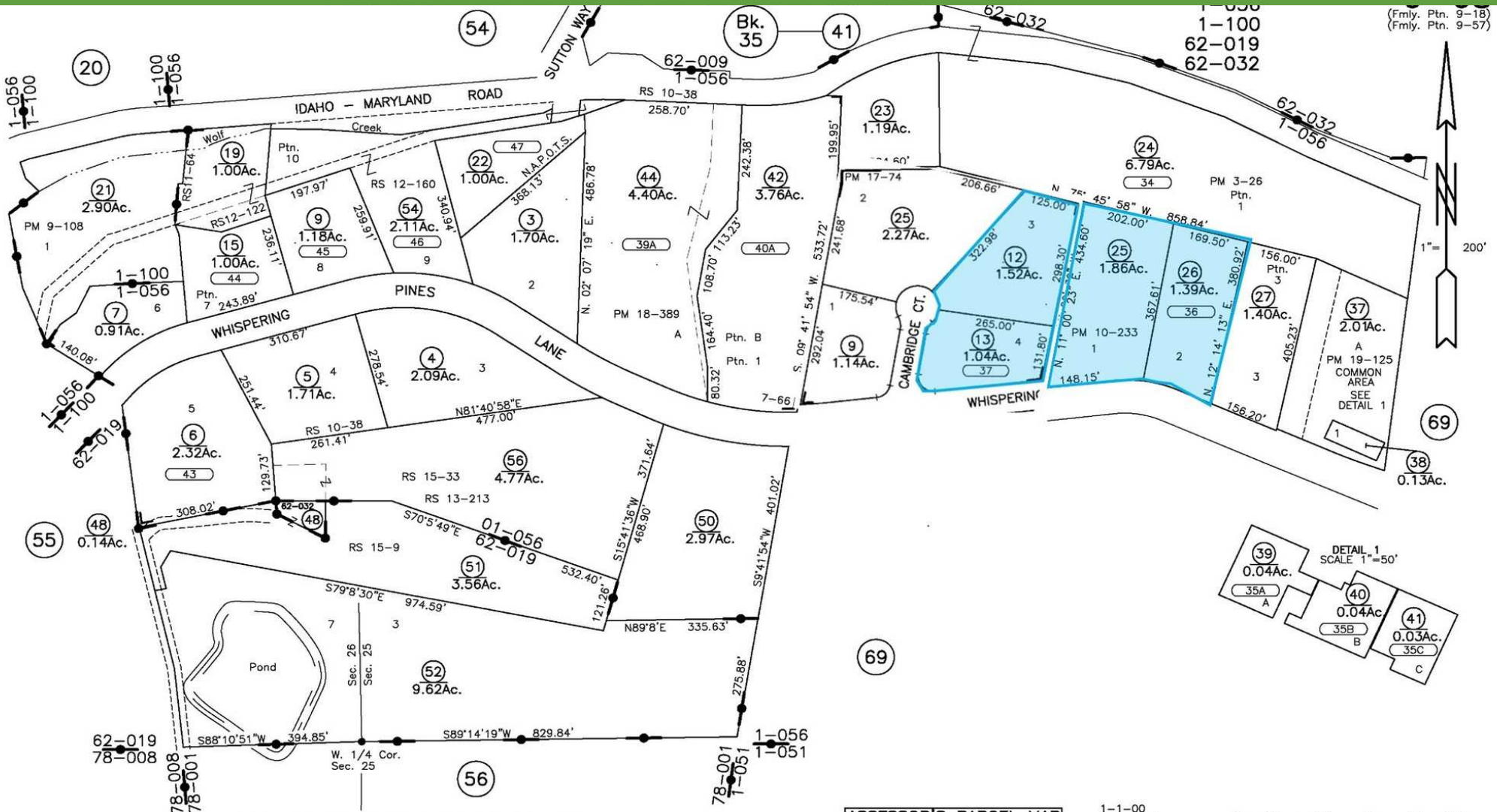
AERIAL MAP - CLOSEUP // 6



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PARCEL MAP - LOTS 1-4



CENTENNIAL PARK SUB. Bk. 7, Pg. 66
 GRASS VALLEY ANNEX. No. 67 RS Bk. 9, Pg. 203
 WHISPERING PINES/MORGAN RANCH REFUNDING DISTRICT

ASSESSOR'S PARCEL MAP
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-00
 1-1-01
 1-1-02
 1-1-05
 1-1-07
 1-1-08
 Assessor's Map Bk. 9 -Pg. 68
 County of Nevada, Calif.
 1999
 LAST UPDATE: 4-10-12

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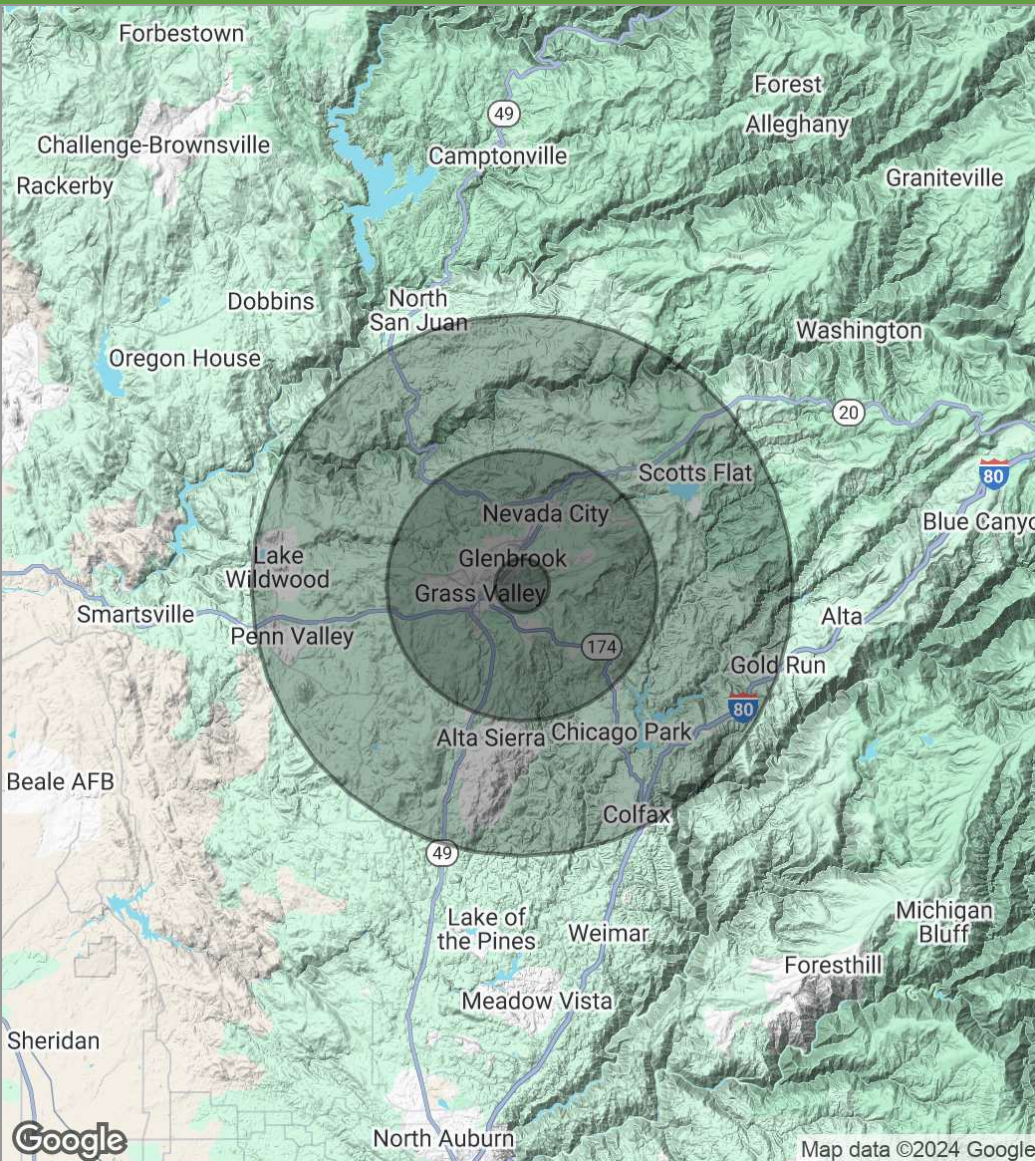
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PARCEL MAP - LOTS 1-4 // 7

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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 3,097 | 35,790 | 70,663 |
| Median age | 37.8 | 45.4 | 48.0 |
| Median age (Male) | 31.6 | 42.0 | 46.1 |
| Median age (Female) | 46.6 | 48.6 | 49.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,409 | 15,448 | 30,123 |
| # of persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH income | \$48,966 | \$63,383 | \$69,613 |
| Average house value | | \$538,754 | \$490,696 |
| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
| Hispanic | 15.4% | 9.3% | 7.7% |
| RACE (%) | 1 MILE | 5 MILES | 10 MILES |
| White | 83.2% | 91.1% | 92.3% |
| Black | 0.0% | 0.6% | 0.5% |
| Asian | 3.6% | 2.1% | 1.5% |
| Hawaiian | 0.0% | 0.0% | 0.2% |
| American Indian | 11.4% | 3.5% | 2.1% |
| Other | 0.5% | 0.8% | 1.0% |

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP // 8

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ADVISOR BIO

LOCK RICHARDS

President/Broker



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CalDRE #01302767

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.

See more at HighlandCRE.com

EDUCATION

University of California, Berkeley, B.A. 1982

MEMBERSHIPS & AFFILIATIONS

Northern California CCIM, Nevada County Association of Realtors, Nevada County Contractors Assoc (NCCA), Grass Valley & Nevada City Chambers of Commerce, Greater Sacramento Metrolist, Nevada County Economic

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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