



Offering Memorandum

443 Crown Point Circle, Grass Valley, CA

PACIFIC LAND ENTERPRISES

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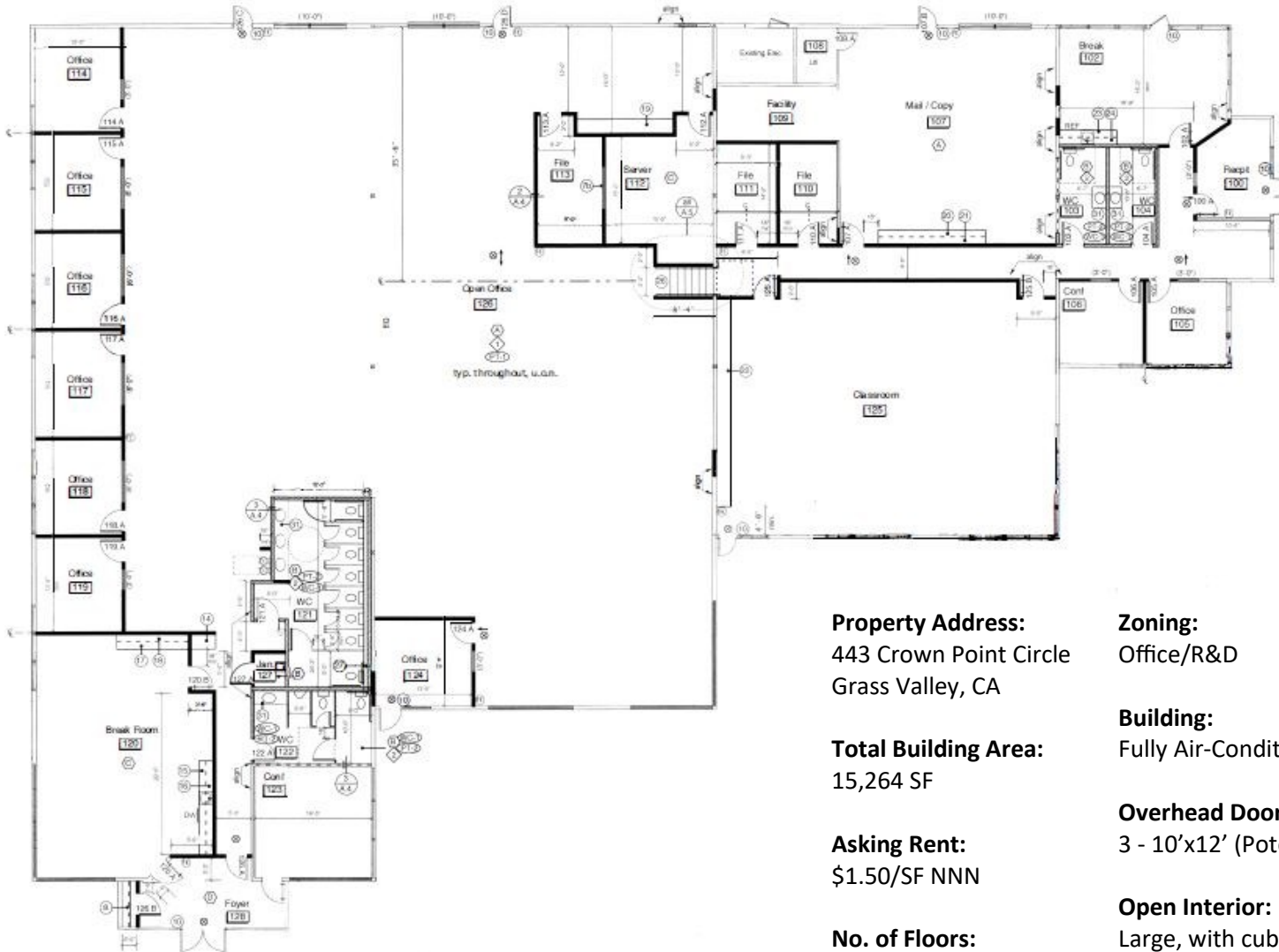
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Property Details



Property Address:
443 Crown Point Circle
Grass Valley, CA

Total Building Area:
15,264 SF

Asking Rent:
\$1.50/SF NNN

No. of Floors:
One

Parking:
3.9/1,000 SF

Loading Dock

Zoning:
Office/R&D

Building:
Fully Air-Conditioned

Overhead Doors:
3 - 10'x12' (Potential)

Open Interior:
Large, with cubicles

Windows:
Ample Glass Line

Power:
600/3-phase

Generator:
Kohlor 30REZG

Electrical:
PG&E

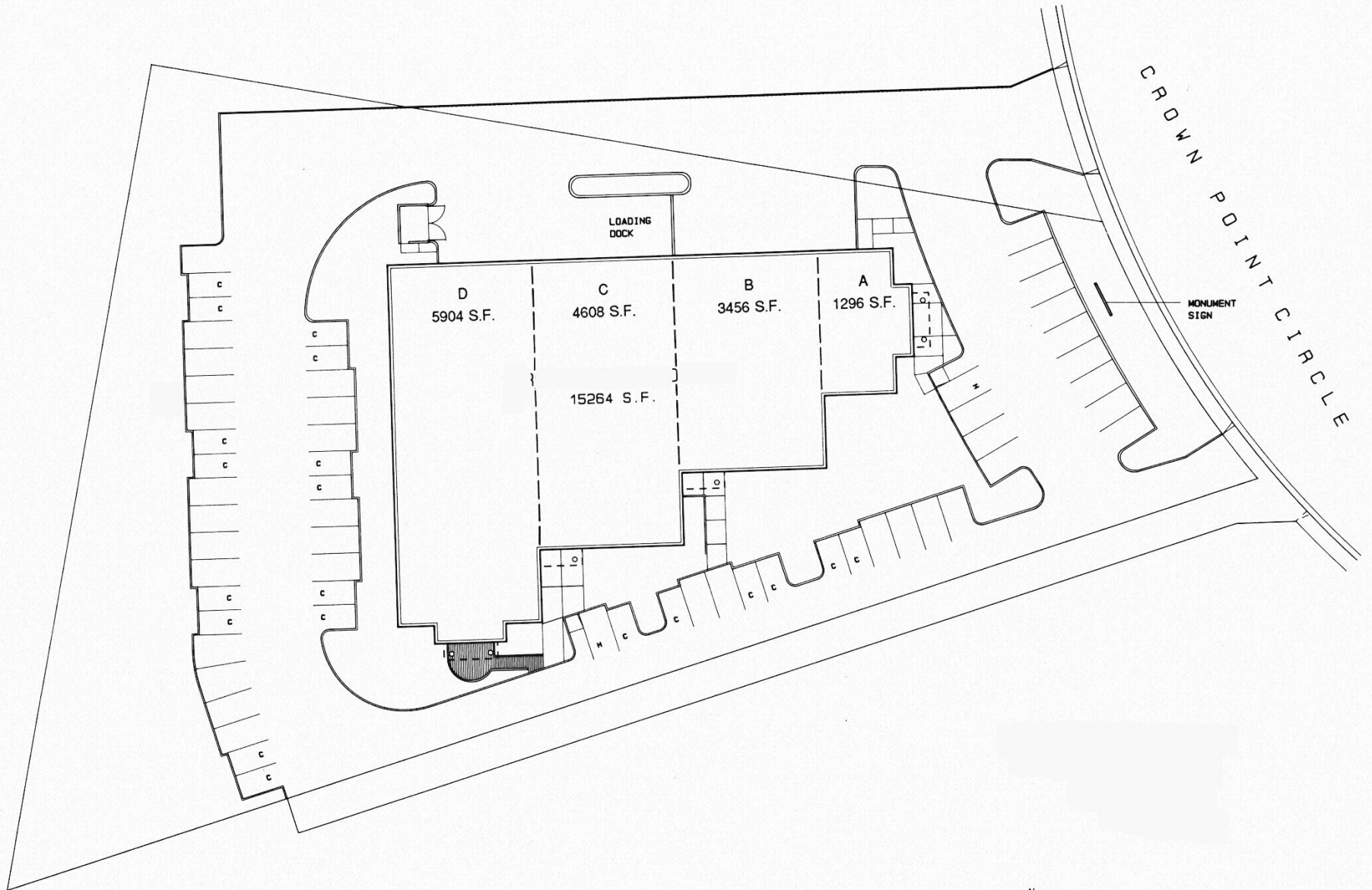
Fiber Optic to Site

Gas:
Natural

Sewer:
City of Grass Valley

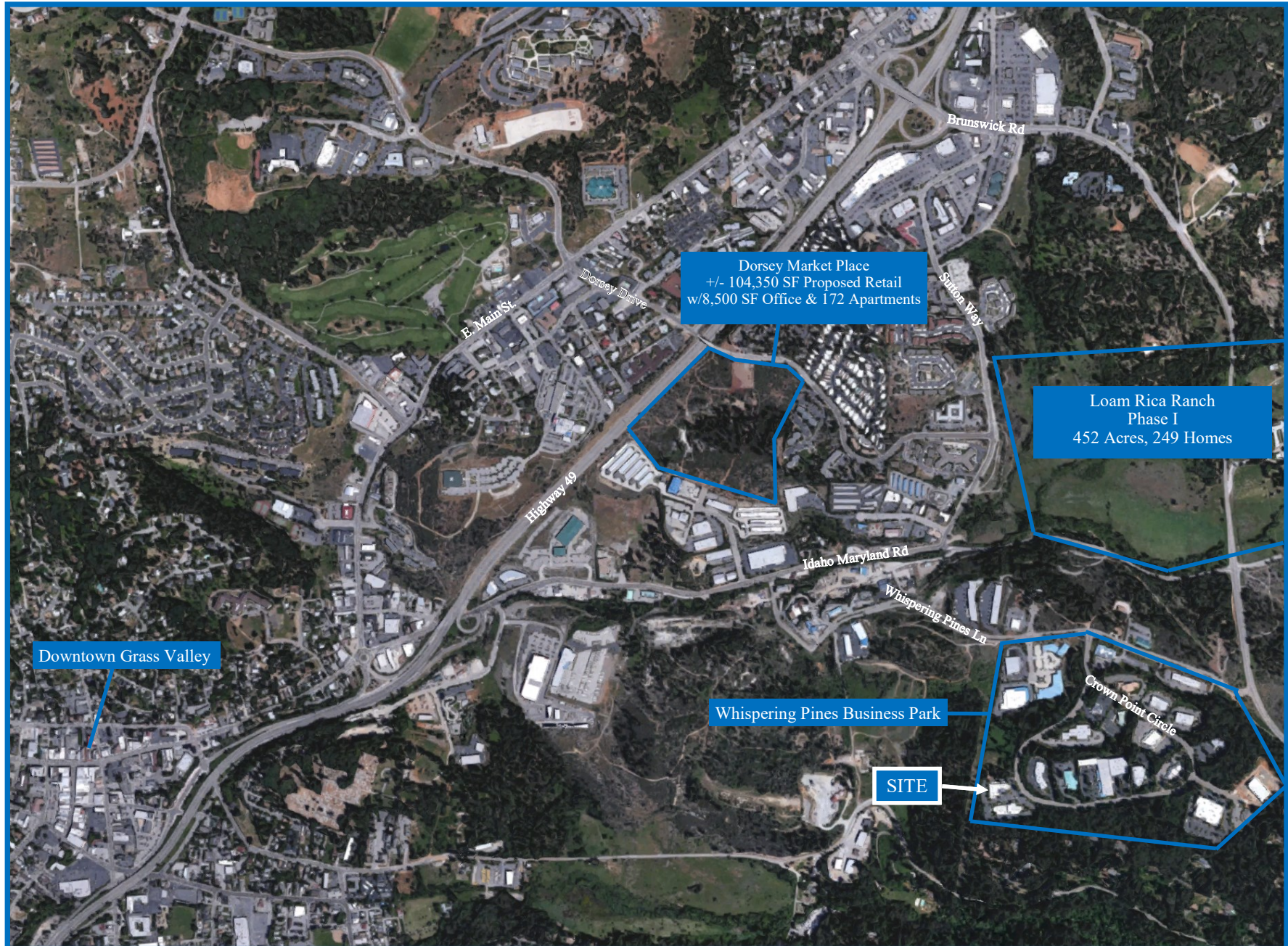
Water:
NID

Site Plan



SITE PLAN

Aerial Overview



Location Fundamentals

443 Crown Point Circle is situated in Grass Valley, possessing a rural and small-town lifestyle, yet with strong labor base and high-tech heritage, at convenient distance from Bay Area, Sacramento and Reno urban centers.

Loma Rica Ranch, a 452 acre, 700 home master planned development, is now under construction with 249 homes in Phase I immediately to the North of 443 Crown Point Circle.

Dorsey Market Place, with 104,350 SF of retail, 8,500 SF of offices and 172 apartments is proposed one mile to the Northwest.

Including the Loma Rica Ranch Phase I single family homes and Dorsey Market Place's 172 multi-family units, there are currently 422 single family and 280 apartments either under review or under construction in the City of Grass Valley. The residential activity is adding to the overall economic development and labor pool of the City.

NOW UNDER CONSTRUCTION

Crown Point Events Center, future home of InConcert Sierra, a world class Performing Arts Center, is on its way to Grass Valley one block from 443 Crown Point Circle. The concert venue anticipates international recognition and reputation with the 520 seat main Hardin Hall, the flexible seating for multiple option Ken Getz black box theater and the Yosemite Conference Center and Restaurant. The 40,000 square foot Performing Arts Center will host orchestral concerts, Broadway type productions and a great variety of artistic performances. Drawing patrons from afar, In-Concert Sierra will enhance Grass Valley's visibility and will be a strong new economic engine for the greater Grass Valley community with increases in motel, restaurant, entertainment and shopping activities.

