

OFFERING MEMORANDUM

# 22525 KINGSTON LANE

Grass Valley, CA 95949

Owner-User Opportunity  
±18,000 Sf Industrial / Retail Property for Sale

Located on ±5.1 Acres

Marcus & Millichap



22525 KINGSTON LN

EXCLUSIVELY  
LISTED BY

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

22525 KINGSTON LN



Listing Price  
**\$1,950,000**



Cap Rate  
**9.00%**



Price/SF  
**\$108.33**

## FINANCIAL

Listing Price	\$1,950,000
Down Payment	55% / \$1,395,009
NOI	\$108.33
Cap Rate	6.99%
Price/SF	\$108.33
Average Rent	\$183,600/Year

## PROPERTY

Square Feet	18,000 SF
Lot Size	5.01 Acres (218,235 SF)
Year Built/Renovated	1975/2003



# 22525 KINGSTON LANE

22525 Kingston Ln, Grass Valley, CA 95949

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## INVESTMENT OVERVIEW

22525 Kingston Lane is located in the town of Grass Valley, in Northern California. The properties sit on a ±5.1 acre lot and zoned Light Industrial. There is an adjoining ±11 acre parcel zoned residential available as well. The main building is ±14,000 SF and is currently used for metal design, fabrication and power coating. The adjoining building is a ±4,000 SF metal framed building. The property is walking distance to the Lake of the Pines community housing development.

## INVESTMENT HIGHLIGHTS

Proximity to Lake of the Pines Community and Many Other Manufactures and Tech Companies

Strong Demographics

Heavy Power for Manufacturing

Two building Property on 5.1 Acres with an Adjoining ±11 Acre Lot Zoned for Residential Development

Zoning: Light Industrial

Ample Parking with ±30 Spaces

Located Close to Many Amenities

SECTION 2

# 02

## PROPERTY INFORMATION

Property Details  
Regional Map  
Local Map  
Retailer Map  
Site and Building Plans

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# RGB METAL FABRICATION AND DESIGN

## PROPERTY DETAILS

### SITE DESCRIPTION

Assessors Parcel Number	021-730-015-000
Zoning	Light Industrial
Year Built/Renovated	1975/2003

### CONSTRUCTION

Exterior	Stucco Facade
Parking	Lot
Roof	Composite
Floor Plate	Single
Clear Height	14'
Grade Level Doors	3

### MECHANICAL

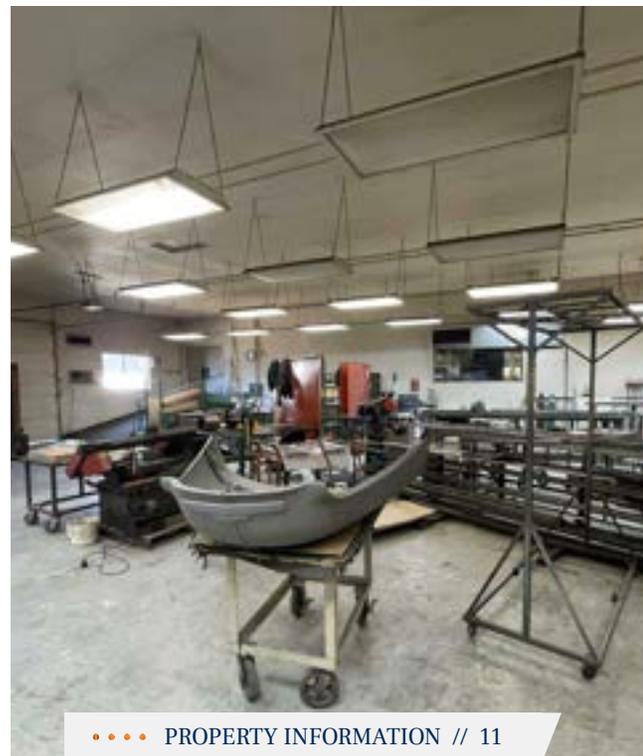
HVAC	Split
Elevators	None
Fire Protection	Wet
Percent with AC	80%

### UTILITIES

Electric	Pioneer Community Energy
Sewer	City of Grass Valley
Water	City of Grass Valley
Local Phone	ATT







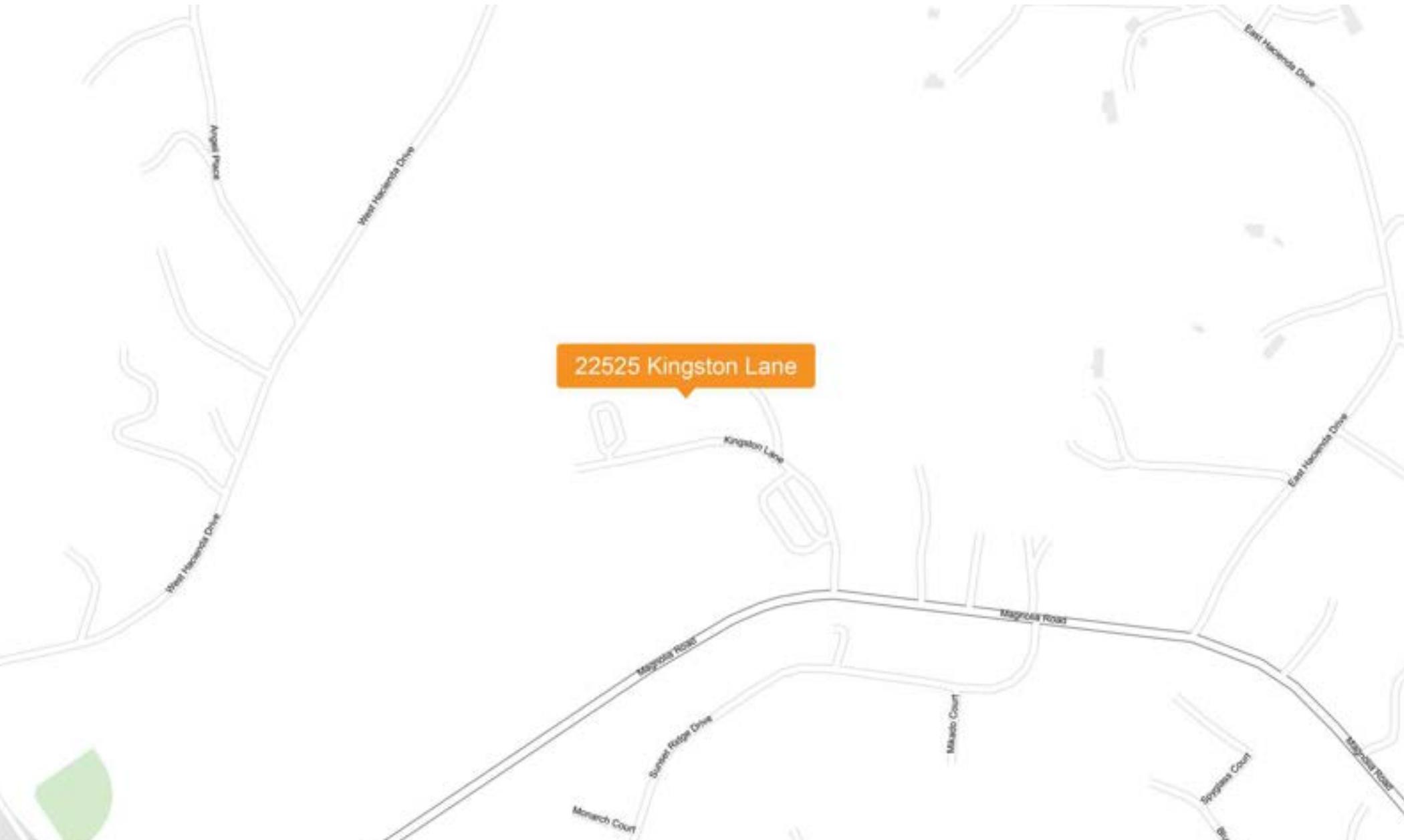
# RGB METAL FABRICATION AND DESIGN

REGIONAL MAP



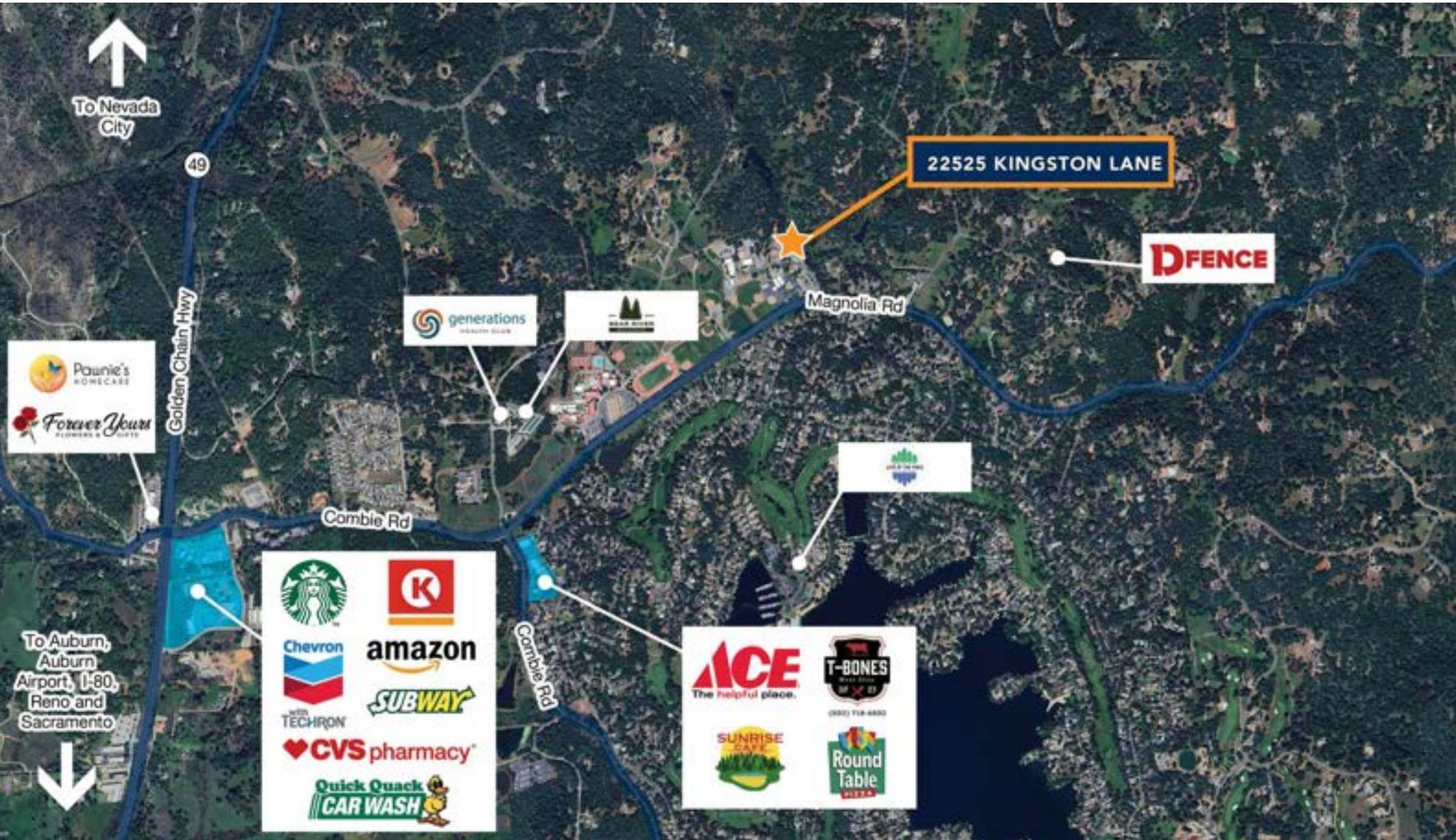
# RGB METAL FABRICATION AND DESIGN

LOCAL MAP



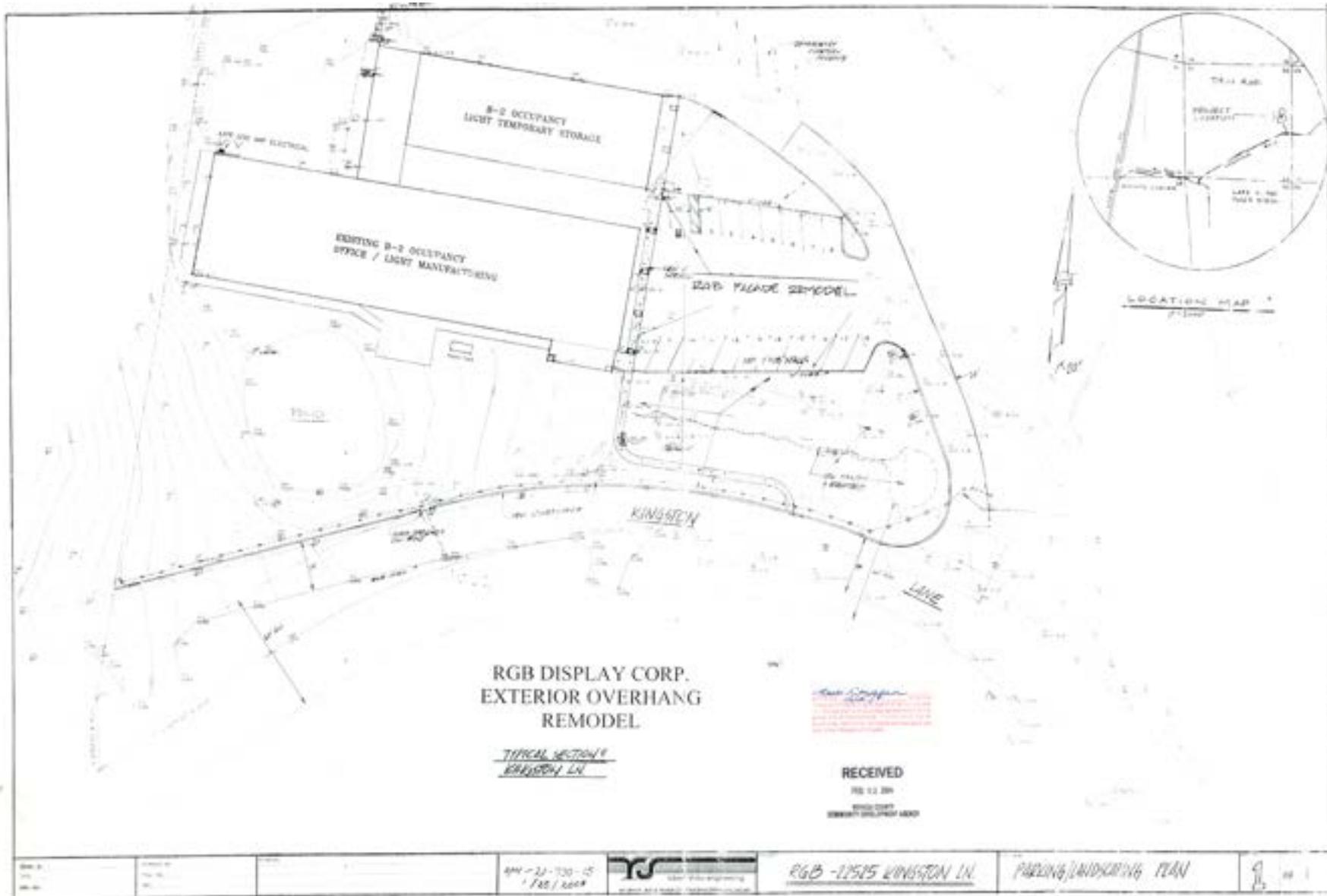
# RGB METAL FABRICATION AND DESIGN

RETAILER MAP



# RGB METAL FABRICATION AND DESIGN

SITE AND BUILDING PLANS





SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

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# RGB METAL FABRICATION AND DESIGN

## FINANCIAL DETAILS

As of September,2024

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Pro Forma Rent Per Month	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
			Comm.	Exp.						
Owner/User (\$0.85/SF/Month)	18,000	100.0%	9/1/24	8/30/33	\$10.20	\$15,300	\$183,600	Sep-2025	\$15,759	NNN
Total	18,000				\$10.20	\$15,300	\$183,600			
	Occupied Tenants: 1		Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%			
			Total Current Rents: \$183,600		Occupied Current Rents: \$183,600		Unoccupied Current Rents: \$0			

# RGB METAL FABRICATION AND DESIGN

## FINANCIAL DETAILS

INCOME	Pro Forma		Per SF
Scheduled Base Rental Income	183,600		10.20
Expense Reimbursement Income			
CAM	44,940		2.50
Insurance	17,714		0.98
Real Estate Taxes	13,034		0.72
Total Reimbursement Income	\$75,688	90.7%	\$4.20
Effective Gross Revenue	\$259,288		\$14.40
<b>OPERATING EXPENSES</b>			
	Pro Forma		Per SF
Utilities - PG&E	41,448		2.30
Telephone and Internet	2,772		0.15
Water	720		0.04
Insurance - CA Fair Plan & Supplemental	17,714		0.98
Real Estate Taxes	13,034		0.72
Management Fee	7,779	3.0%	0.43
Total Expenses	\$83,466		\$4.64
Expenses as % of EGR	32.2%		
Net Operating Income	\$175,822		\$9.77

# RGB METAL FABRICATION AND DESIGN

## FINANCIAL DETAILS

### SUMMARY

Price	\$1,950,000
Down Payment	\$830,625
Down Payment %	43%
Number of Suites	1
Price Per SqFt	\$108.33
Rentable Built Area (RBA)	18,000 SF
Lot Size	5.09 Acres
Year Built/Renovated	1975
Occupancy	100.00%

### RETURNS

	Pro Forma
CAP Rate	9.02%
Cash-on-Cash	10.04%
Debt Coverage Ratio	1.90

Financing	1st Loan
Loan Amount	\$1,125,000
Loan to Value	58%
Loan Type	New
Interest Rate	6.65%
Amortization	25 Years
Year Due	2029
Annual Loan Constant	8.22%

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

### OPERATING DATA

#### INCOME

		Pro Forma
Scheduled Base Rental Income		\$183,600
Total Reimbursement Income	41.2%	\$75,688
Other Income		\$0
Potential Gross Revenue		\$259,288
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$259,288
Less: Operating Expenses	32.2%	(\$83,466)
Net Operating Income		\$175,822
Cash Flow		\$175,822
Debt Service		(\$92,422)
Net Cash Flow After Debt Service	10.04%	\$83,399
Principal Reduction		\$19,402
Total Return	12.38%	\$102,801

#### OPERATING EXPENSES

	Pro Forma
CAM	\$44,940
Insurance - CA Fair Plan & Supplemental	\$17,714
Real Estate Taxes	\$13,034
Management Fee	\$7,779
Total Expenses	\$83,466
Expenses/Suite	\$83,466
Expenses/SF	\$4.64



SECTION 4

# 04

## SALE COMPARABLES

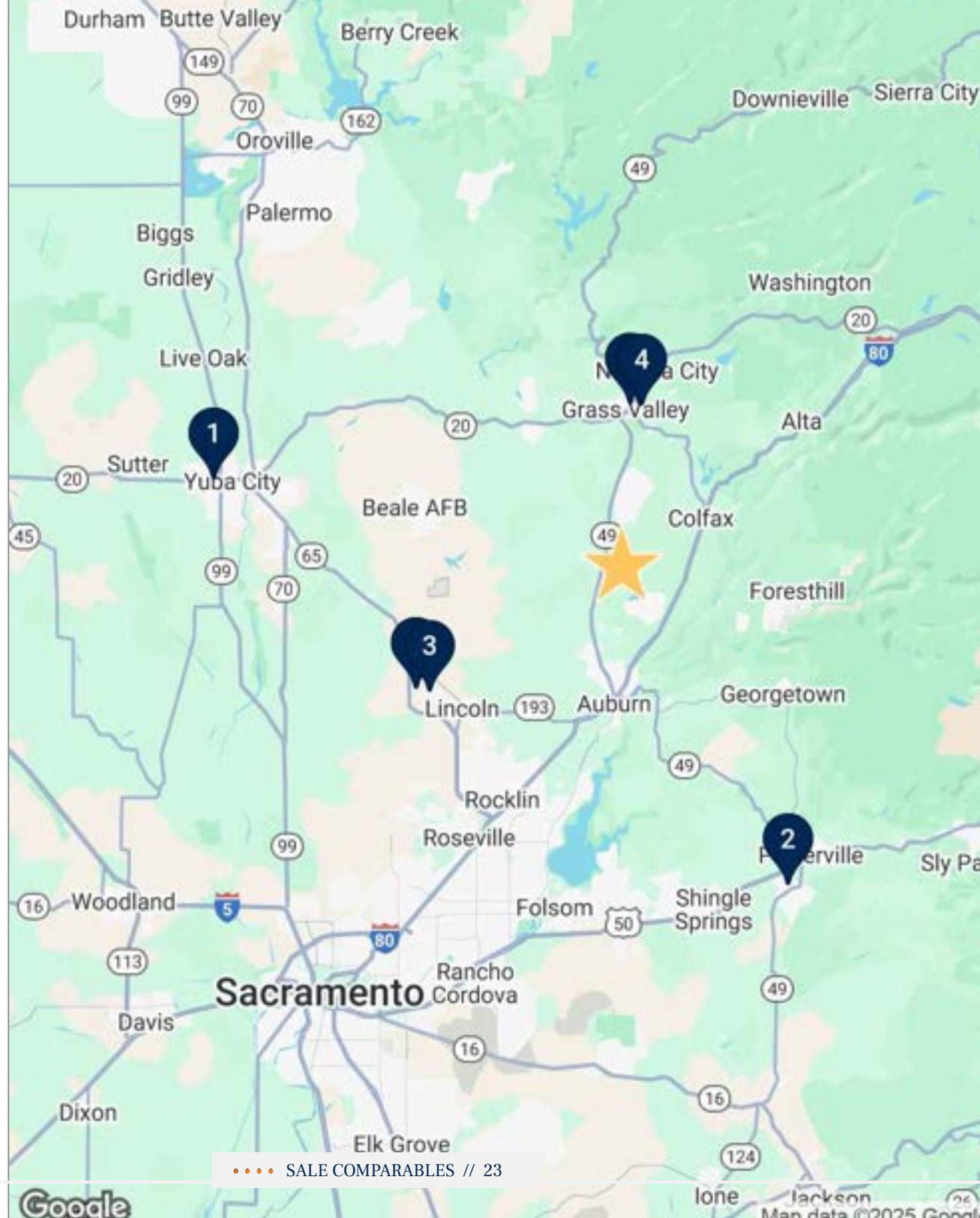
Sale Comps Map  
Sale Comps Summary  
Price per SF Chart  
Sale Comps

Marcus & Millichap

# SALE COMPS MAP

★ RGB Metal Fabrication and Design

- 1 1612 Starr Dr
- 2 6670 Merchandise Way
- 3 1905 Aviation Blvd
- 4 875 Idaho Maryland Rd
- 5 627 E Main St
- 6 1020 Airport Rd
- 7 110 Spring Hill Dr



●●● SALE COMPARABLES // 23

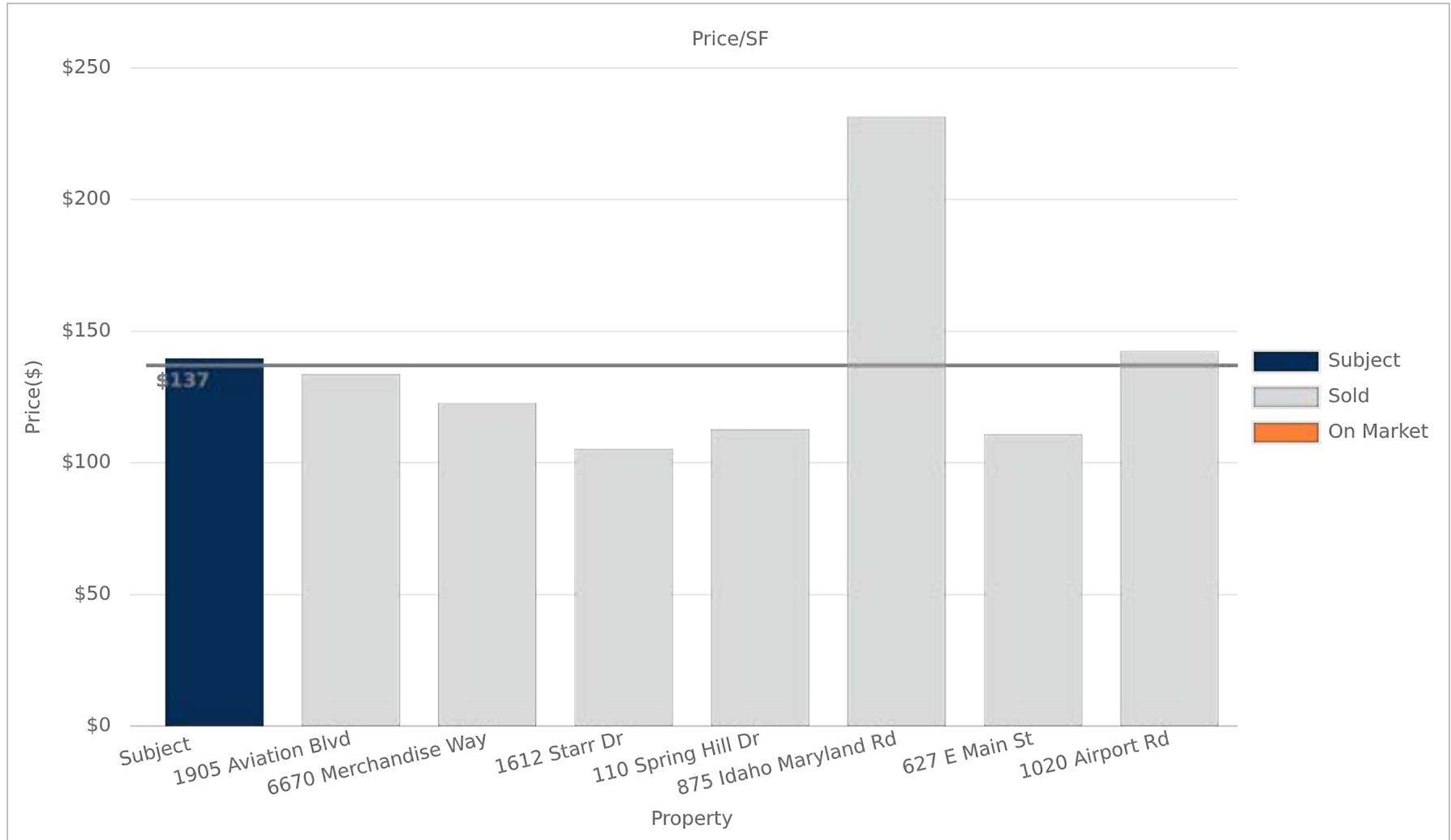
# RGB METAL FABRICATION AND DESIGN

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	 <b>RGB Metal Fabrication and Design</b> 22525 Kingston Ln Grass Valley, CA 95949	\$1,950,000	18,000 SF	\$108.33	5.01 AC	On Market
	SALE COMPARABLES	PRICE	SQUARE FEET	PRICE/SF	LOT SIZE	CLOSE
	 <b>1612 Starr Dr</b> Yuba City, CA 95993	\$1,100,000	10,445 SF	\$105.31	0.78 AC	06/15/2022
	 <b>6670 Merchandise Way</b> Diamond Springs, CA 95619-9451	\$1,000,000	8,150 SF	\$122.70	0.57 AC	07/15/2021
	 <b>1905 Aviation Blvd</b> Lincoln, CA 95648	\$3,160,000	23,650 SF	\$133.62	1.5 AC	04/01/2021
	 <b>875 Idaho Maryland Rd</b> Grass Valley, CA 95945	\$1,000,000	4,320 SF	\$231.48	1 AC	03/02/2023
	 <b>627 E Main St</b> Grass Valley, CA 95945	\$924,500	8,339 SF	\$110.86	14.37 AC	05/01/2023
	 <b>1020 Airport Rd</b> Lincoln, CA 95648	\$1,140,000	8,000 SF	\$142.50	1.2 AC	07/21/2023
	 <b>110 Spring Hill Dr</b> Grass Valley, CA 95945	\$800,000	7,095 SF	\$112.76	2.84 AC	07/20/2022
	<b>AVERAGES</b>	<b>\$1,303,500</b>	<b>10,000 SF</b>	<b>\$137.03</b>	<b>3.18 AC</b>	<b>-</b>

# RGB METAL FABRICATION AND DESIGN

## PRICE PER SF CHART



# RGB METAL FABRICATION AND DESIGN

SALE COMPS



**★ RGB Metal Fabrication And Design**  
22525 Kingston Ln, Grass Valley, CA 95949

Listing Price:	\$1,950,000	Down Payment:	10% / \$200,000
Year Built/Renovated:	1975/2003	Property Type:	Industrial
COE:	On Market	Square Feet:	18,000
Price/SF:	\$108.33	Lot Size:	5.01 Acres



**1 1612 Starr Dr**  
Yuba City, CA 95993

Sale Price:	\$1,100,000	Year Built/Renovated:	-/-
Property Type:	Industrial	COE:	06/15/2022
Square Feet:	10,445 SF	Price/SF:	\$105.31
Lot Size:	0.78 Acres		

# RGB METAL FABRICATION AND DESIGN

SALE COMPS



**2 6670 Merchandise Way**  
Diamond Springs, CA 95619-9451

Sale Price:	\$1,000,000	Year Built/Renovated:	2001/-
Property Type:	Industrial	COE:	07/15/2021
Square Feet:	8,150 SF	Price/SF:	\$122.70
Lot Size:	0.57 Acres		



**3 1905 Aviation Blvd**  
Lincoln, CA 95648

Sale Price:	\$3,160,000	Year Built/Renovated:	1985/-
Property Type:	Industrial	COE:	04/01/2021
Square Feet:	23,650 SF	Price/SF:	\$133.62
Lot Size:	1.5 Acres		

# RGB METAL FABRICATION AND DESIGN

SALE COMPS



**4 875 Idaho Maryland Rd**  
Grass Valley, CA 95945

Sale Price:	\$1,000,000	Year Built/Renovated:	1960/1980
Property Type:	Industrial	COE:	03/02/2023
Square Feet:	4,320 SF	Price/SF:	\$231.48
Lot Size:	1 Acres		



**5 627 E Main St**  
Grass Valley, CA 95945

Sale Price:	\$924,500	Year Built/Renovated:	1984/-
Property Type:	Industrial	COE:	05/01/2023
Square Feet:	8,339 SF	Price/SF:	\$110.86
Lot Size:	14.37 Acres		

# RGB METAL FABRICATION AND DESIGN

SALE COMPS



**6** 1020 Airport Rd  
Lincoln, CA 95648

Sale Price:	\$1,140,000	Year Built/Renovated:	1977/-
Property Type:	Industrial	COE:	07/21/2023
Square Feet:	8,000 SF	Price/SF:	\$142.50
Lot Size:	1.2 Acres		



**7** 110 Spring Hill Dr  
Grass Valley, CA 95945

Sale Price:	\$800,000	Year Built/Renovated:	1989/-
Property Type:	Industrial	COE:	07/20/2022
Square Feet:	7,095 SF	Price/SF:	\$112.76
Lot Size:	2.84 Acres		

SECTION 5

05

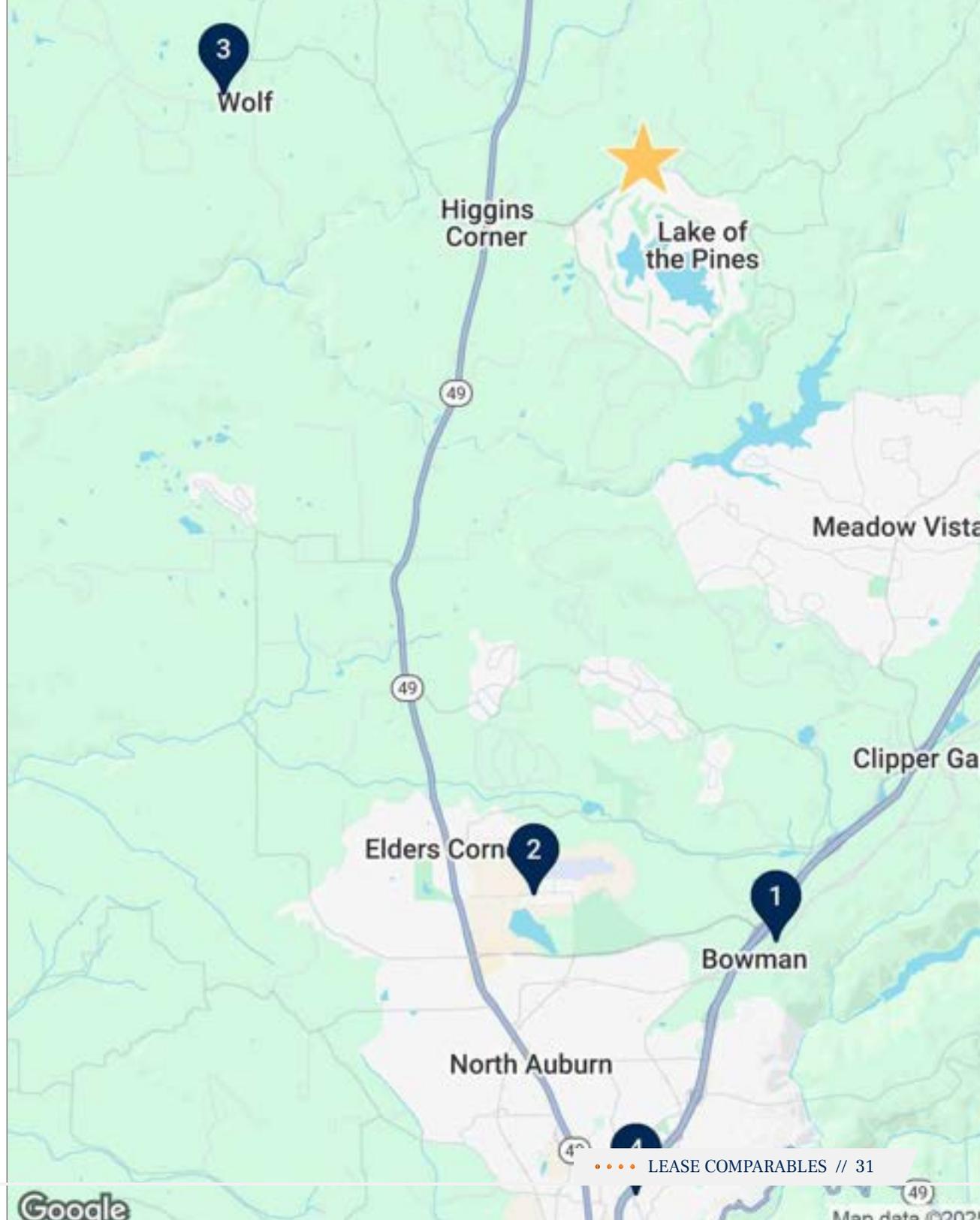
# LEASE COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent per SF Chart  
Rent Comps

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## RENT COMPS MAP

-  RGB Metal Fabrication And Design
-  14330 Musso Rd
-  12800 Earhart Ave
-  13076 Garden Bar Rd
-  174 Teamtrack Rd



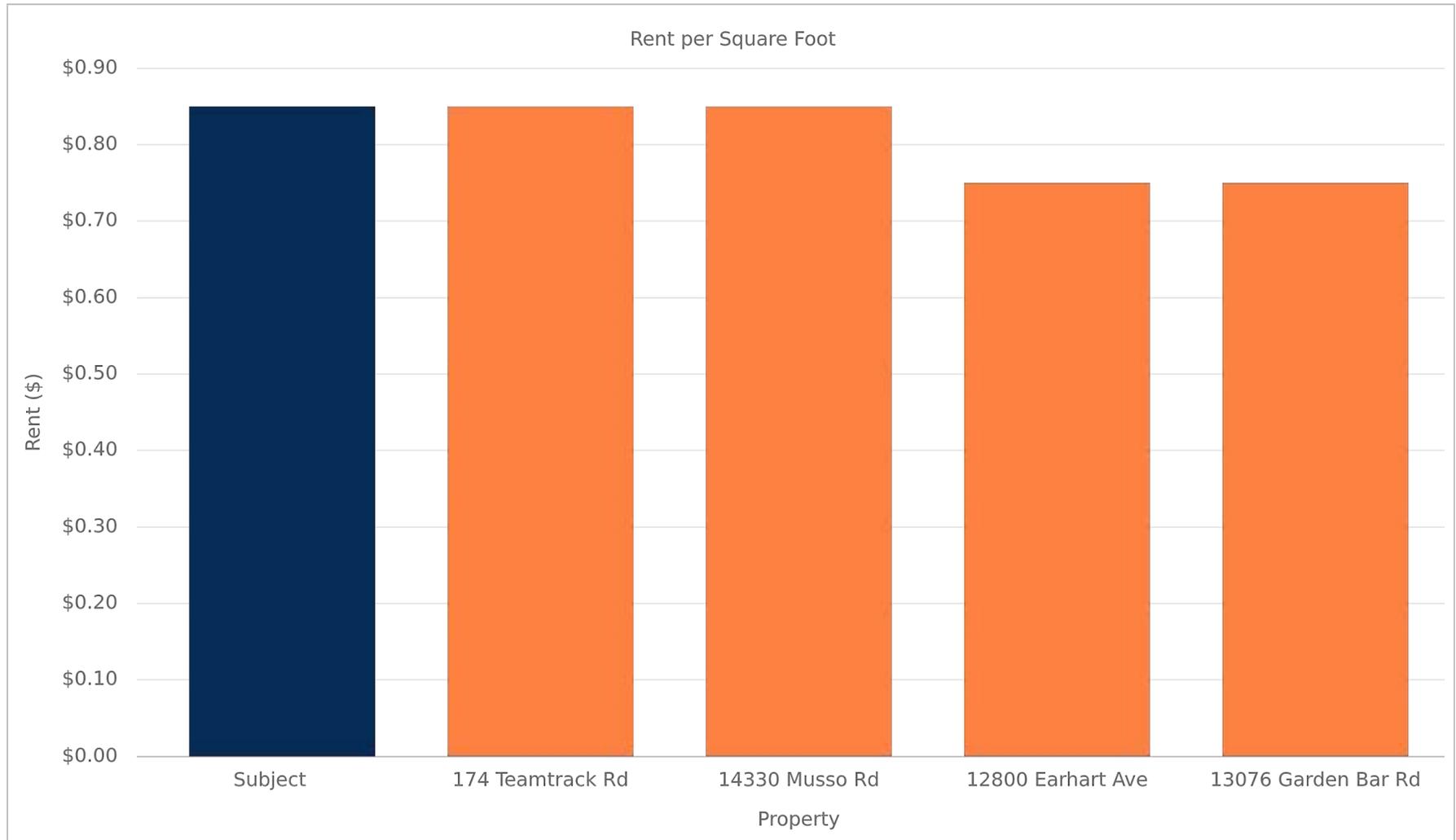
# RGB METAL FABRICATION AND DESIGN

## RENT COMPS SUMMARY

	SUBJECT PROPERTY	SQUARE FEET	AVERAGE RENT
	<b>RGB Metal Fabrication and Design</b> 22525 Kingston Ln Grass Valley, CA 95949	18,000 SF	\$0.85/SF
	RENT COMPARABLES	SQUARE FEET	AVERAGE RENT
	<b>14330 Musso Rd</b> Auburn, CA 95603	4,000 SF	\$0.07/SF
	<b>12800 Earhart Ave</b> Auburn, CA 95602	6,500 SF	\$0.06/SF
	<b>13076 Garden Bar Rd</b> Grass Valley, CA 95949	4,000 SF	\$0.06/SF
	<b>174 Teamtrack Rd</b> Auburn, CA 95603	15,097 SF	\$0.07/SF
	<b>AVERAGES</b>	<b>7,399 SF</b>	<b>\$0.07/SF</b>

# RGB METAL FABRICATION AND DESIGN

RENT PER SF CHART



# RGB METAL FABRICATION AND DESIGN

RENT COMPS

 **RGB Metal Fabrication And Design**  
22525 Kingston Ln, Grass Valley, CA 95949

 18,000 SF |  Lot Size: 5.01 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$0.85/SF
Power:	Heavy Power	Year Built/Renovated:	1975/2003

 **14330 Musso Rd**  
Auburn, CA 95603

 4,000 SF |  Lot Size: 2 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$0.07/SF
Year Built/Renovated:	2005/-		

# RGB METAL FABRICATION AND DESIGN

RENT COMPS

**2** 12800 Earhart Ave  
Auburn, CA 95602

 6,500 SF |  Lot Size: 0.15 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$0.06/SF
Year Built/Renovated:	2015/-		

**3** 13076 Garden Bar Rd  
Grass Valley, CA 95949

 4,000 SF |  Lot Size: 4.86 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$0.06/SF
Year Built/Renovated:	1979/-		

# RGB METAL FABRICATION AND DESIGN

RENT COMPS

**4** 174 Teamtrack Rd  
Auburn, CA 95603

 15,097 SF |  Lot Size: 2.78 Acres



## PROPERTY INFORMATION

Property Type:	Industrial	Average Rent:	\$0.07/SF
Year Built/Renovated:	1974/-		

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