

1300 E MAIN STREET, GRASS VALLEY, CA 95945
PROMINENT COMMERCIAL CORNER PARCEL AT KEY INTERSECTION



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Fowler Center
SAVE MART SUPERMARKETS *True Value*
START RIGHT. START HERE.
Papa Murphy's TAKE 'N BAKE PIZZA **SUBWAY**
verizon T-Mobile



SIERRA COLLEGE

BRIARPATCH FOOD CO OP

1300 E Main Street
(Subject Property)

NEVADA COUNTY COUNTRY CLUB
EST. 1926

Dignity Health.

DORSEY MARKETPLACE

GROCERY OUTLET bargain market
Ben Franklin Cigs & Frame Shop
Firestone
STAPLES
Round Table
ANYTIME FITNESS

AutoZone **SleepaShop**



E Main St

Sierra College Dr

E Main St

Dorsey Dr

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|---|
| Sale Price: | \$599,000 |
| Lot Size: | 1.15 Acres |
| Price / SF: | \$13.87 |
| Zoning: | NC-Flex (retail, office, med, multi-family/mixed-use, hotel & more) |
| Market: | Nevada County |
| Submarket: | Grass Valley |
| Traffic Count: | 17,382 |

PROPERTY OVERVIEW

Sperry CGA - Highland Commercial, as exclusive agent, presents this exceptionally rare and strategically located infill parcel situated at arguably the busiest signalized corner in the City, only 1/4 mile from the new Highway 49/20 interchange at Dorsey Drive and serving as the gateway to Litton Business Park, the premier medical and financial center of Nevada County. Well over 17,000 vehicles pass this 1.15 acre site daily. Flexible "Neighborhood Center" zoning (NC-Flex) allows for a wide range of uses including hotel, retail, medical, multi-family, office, live/work, mixed-use & more. All City utilities available to site. Previously planned for +-40 room hotel with restaurant/conference center.

PROPERTY HIGHLIGHTS

- Last-of-its-kind corner parcel at major intersection.
- Only 1/4 mile from new freeway interchange.
- All city utilities available to site.
- Busy signalized corner with huge traffic counts.
- Flex zoning for hotel, retail, mixed-use & more.

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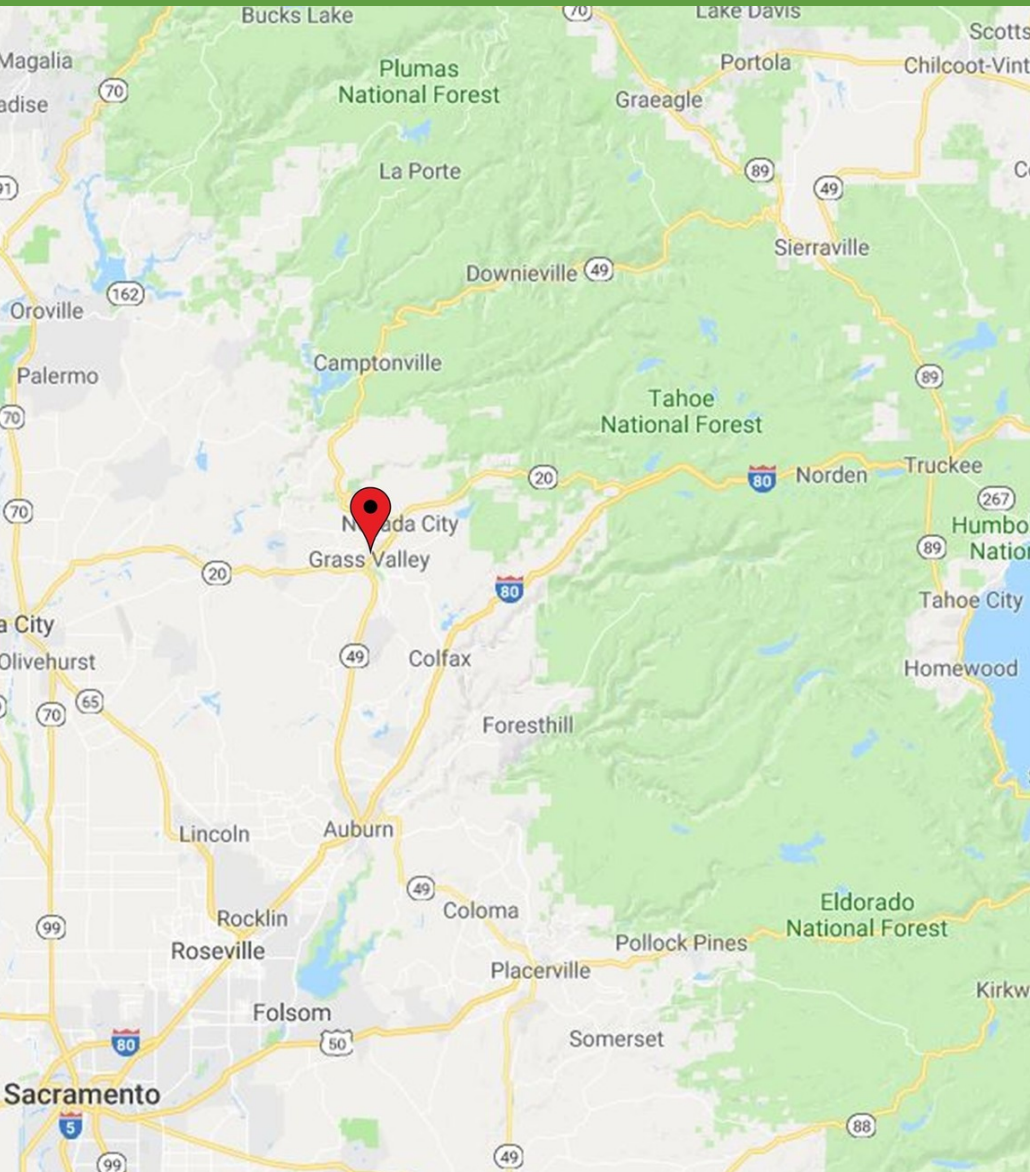
EXECUTIVE SUMMARY // 2

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

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. The property lies less than a quarter mile from the new Highway 49/20 Dorsey Drive interchange and Dignity's Sierra Nevada Memorial hospital right at the gateway to Litton Business Park and the Sierra College Campus. Litton Business Park is the premier medical and financial center of the region with additional commercial and residential development planned.

SITE DESCRIPTION

A rectangular shaped 1.15 acre parcel at a major signalized corner of two primary arterial roadways only 1/4 mile from freeway.

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PROPERTY DESCRIPTION // 3

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LOCATION MAPS



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LOCATION MAPS // 4

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AERIAL MAP - VACINITY



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AERIAL MAP - VACINITY // 5



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AERIAL MAP CLOSE-UP



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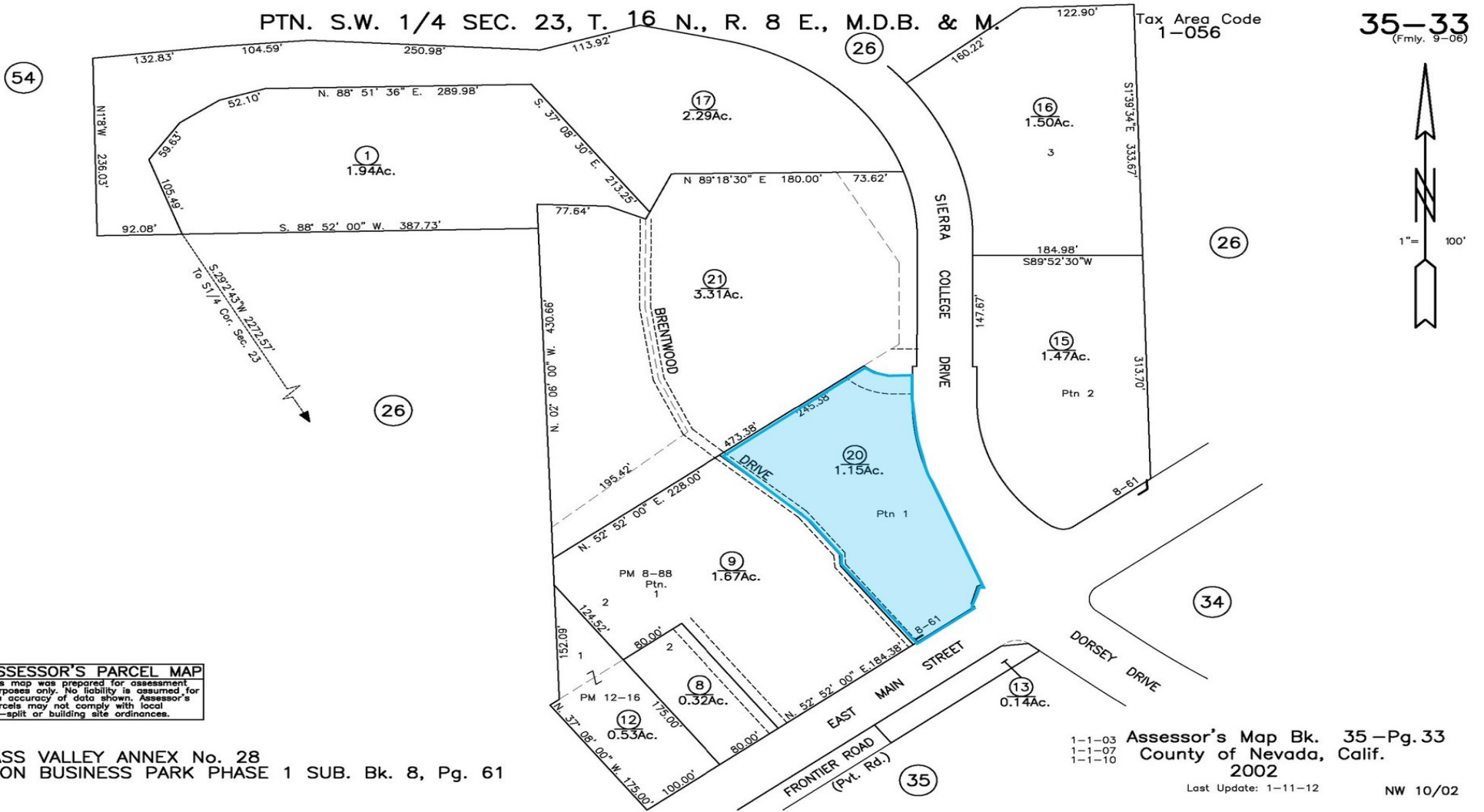
AERIAL MAP CLOSE-UP // 6



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PARCEL MAP



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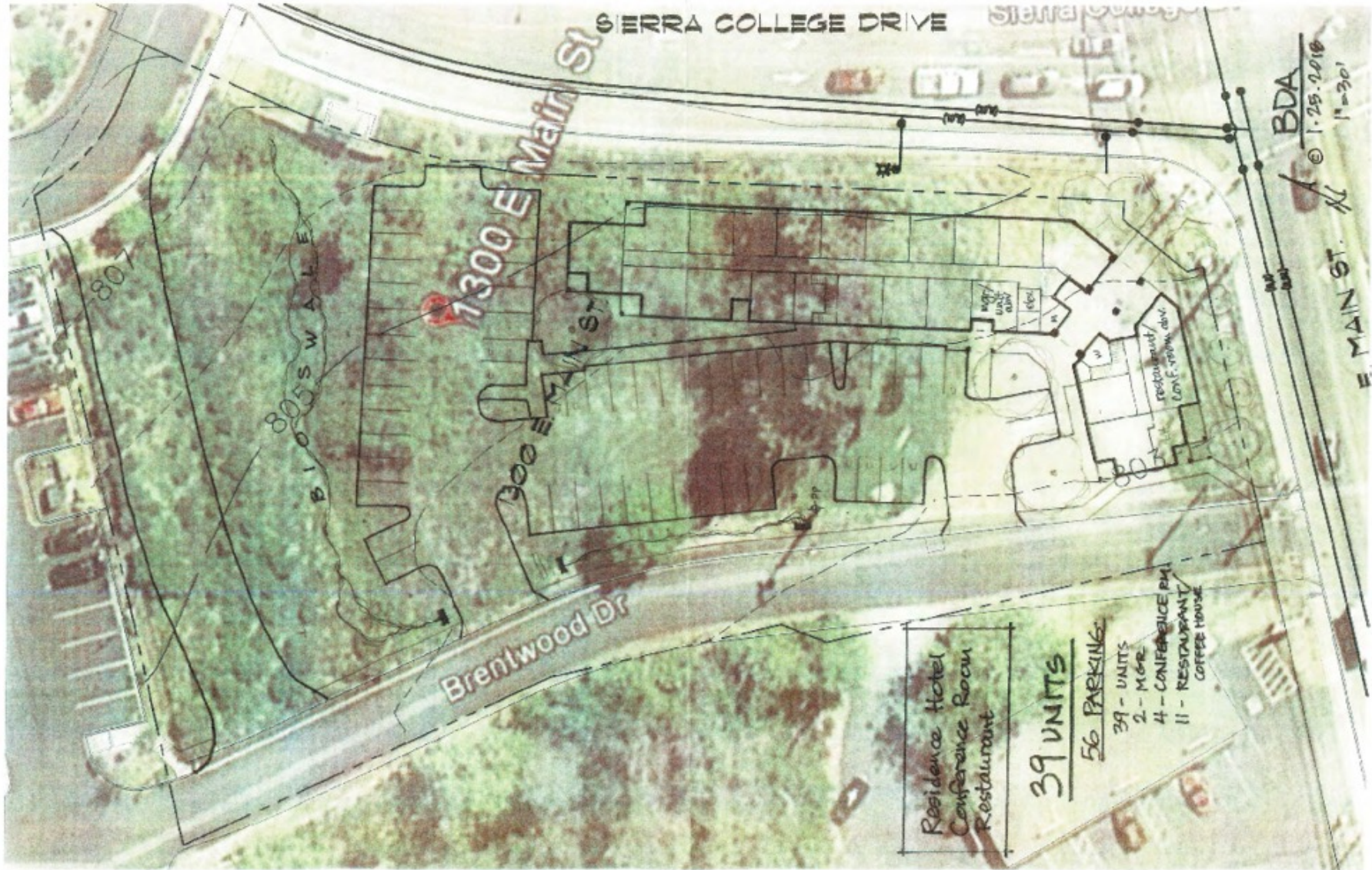
PARCEL MAP // 7

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HOTEL/CONFERENCE CENTER SITE PLAN



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PROPERTY DETAILS

LOCATION INFORMATION

| | |
|---------------------|---|
| Building Name | Prominent Commercial Corner Parcel at Key Intersection |
| Street Address | 1300 E Main Street |
| City, State, Zip | Grass Valley, CA 95945 |
| County/Township | Nevada |
| Market | Nevada County |
| Submarket | Grass Valley |
| Cross Streets | Dorsey and Sierra College Drives |
| Signal Intersection | Yes |
| Road Type | Paved |
| Market Type | Small |
| Nearest Highway | 1/4 mile |
| Nearest Airport | Nevada County (3 miles) , Sacramento Intn'l and Reno Intn'l (60-90 minutes) |

LAND

| | |
|----------------|---|
| Number Of Lots | 1 |
| Best Use | National retailer, hotel or mixed-use development |
| Water | Yes |
| Telephone | Yes |
| Cable | Yes |
| Sewer | Yes |
| Topography | Slight upslope |

PROPERTY DETAILS

| | |
|----------------------|---|
| Property Type | Land |
| Property Subtype | Retail |
| Zoning | NC-Flex (retail, office, med, multi-family/mixed-use, hotel & more) |
| Lot Size | 1.15 Acres |
| APN# | 35-330-20 |
| Lot Frontage | 400 |
| Lot Depth | 200 |
| Corner Property | Yes |
| Traffic Count | 17,382 |
| Traffic Count Street | Sierra College and E. Main Streets |

UTILITIES & AMENITIES

| | |
|---------------|-------------|
| Gas / Propane | Natural Gas |
| Power | PG&E |

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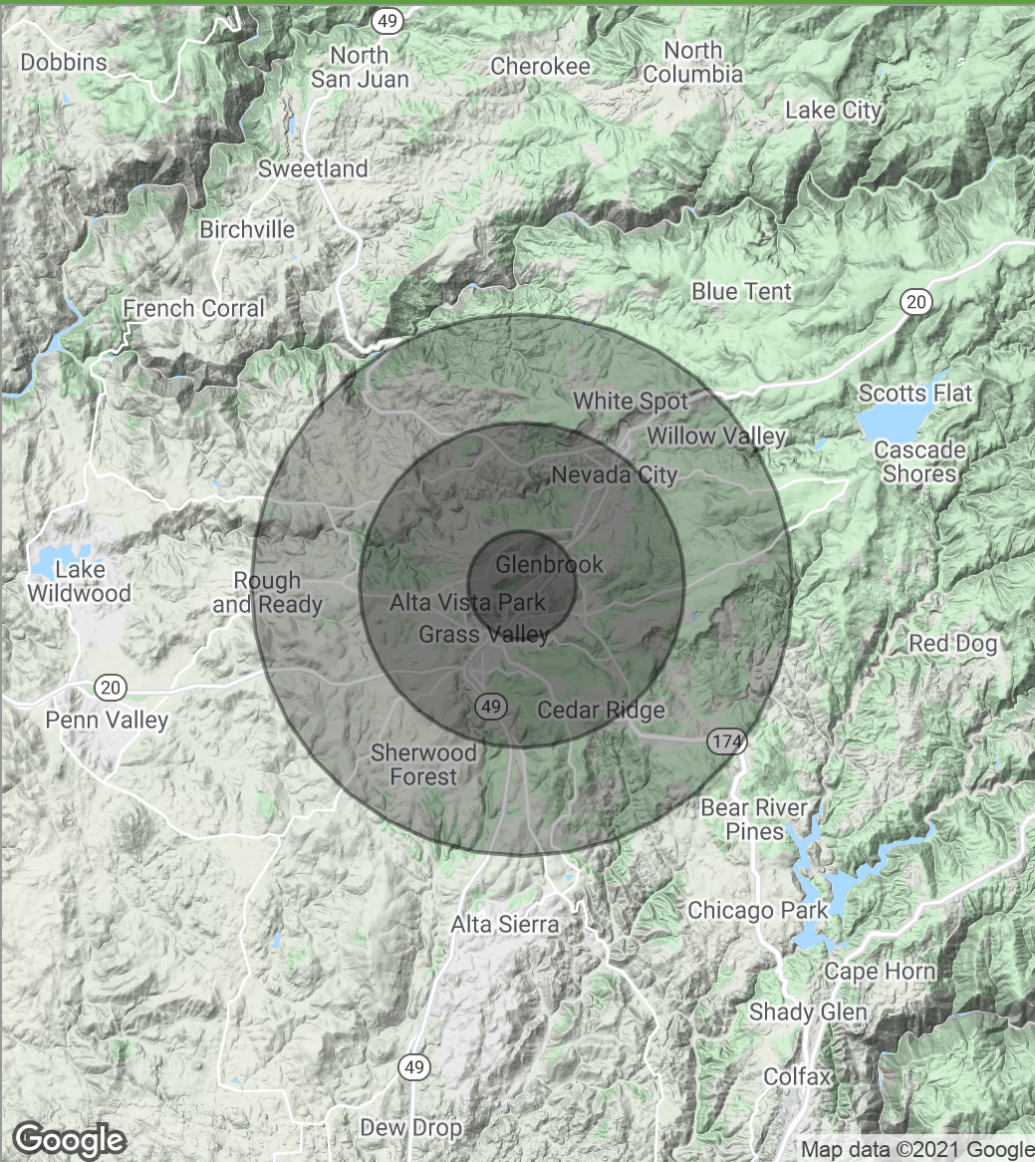
PROPERTY DETAILS // 9



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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 3,961 | 22,704 | 35,568 |
| Median age | 41.4 | 43.0 | 45.0 |
| Median age (Male) | 37.8 | 38.9 | 41.5 |
| Median age (Female) | 45.5 | 47.3 | 48.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,629 | 9,739 | 15,300 |
| # of persons per HH | 2.4 | 2.3 | 2.3 |
| Average HH income | \$56,008 | \$60,647 | \$63,370 |
| Average house value | | \$542,255 | \$551,543 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 13.0% | 11.0% | 9.4% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 91.8% | 90.1% | 91.1% |
| Black | 1.0% | 0.6% | 0.6% |
| Asian | 1.0% | 2.3% | 2.1% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 3.9% | 4.6% | 3.6% |
| Other | 0.6% | 0.7% | 0.8% |

** Demographic data derived from 2010 US Census*

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ADVISOR BIO

LOCK RICHARDS

President/Broker



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Nevada City, CA 95959
T 530.470.1740
lock@highlandcre.com
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 Resource Council

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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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