

TWO SEPARATE MEDICAL OFFICE UNITS FOR SALE

280 & 300 SIERRA COLLEGE DR, GRASS VALLEY, CA 95945

TWO SEPARATE BUILDINGS EACH WITH ONE MEDICAL UNIT AVAILABLE TO BE PURCHASED TOGETHER



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FOR SALE | TWO MEDICAL OFFICE UNITS

PROPERTY OVERVIEW



About the Properties

Presenting an opportunity to own two medical office units located in close proximity to the Sierra Nevada Memorial Hospital, the primary medical center for the region. 280 Sierra College Drive, Suite 120 is a $\pm 5,665$ Sq. Ft. fully leased condo unit. 300 Sierra College Drive, Suite 250 is a $\pm 1,740$ SF vacant medical unit, ideal for an owner-user.

Investment Highlights

- Two (2) Medical Office Units: One (1) Fully Leased, the other Vacant for Immediate Occupancy
- Ideal for Owner-User Investor Looking to Occupy One Medical Office Unit with Income in Place on the Second Unit
- Located within one mile of the Sierra Nevada Memorial Hospital, a part of Dignity Health
- Close Proximity to Many Amenities, such as Grocery, Restaurants, Golf Course, and more
- Quick Easy Access to Hwy 49
- Strong Demographics

FOR SALE | TWO MEDICAL OFFICE UNITS

EXECUTIVE SUMMARY

ADDRESSES:

280 Sierra College Drive, Suite 120 &
300 Sierra College Drive, Suite 250
Grass Valley, CA 95945

280 Sierra College Drive, Suite 120

CONDO SF:

±5,665 SF Total

OCCUPANCY:

Fully Leased

LEASE EXPIRATION:

July 31, 2029

NOI:

\$156,843

300 Sierra College Drive, Suite 250

CONDO SF:

±1,740 SF Total

OCCUPANCY:

Vacant

TOTAL SF:

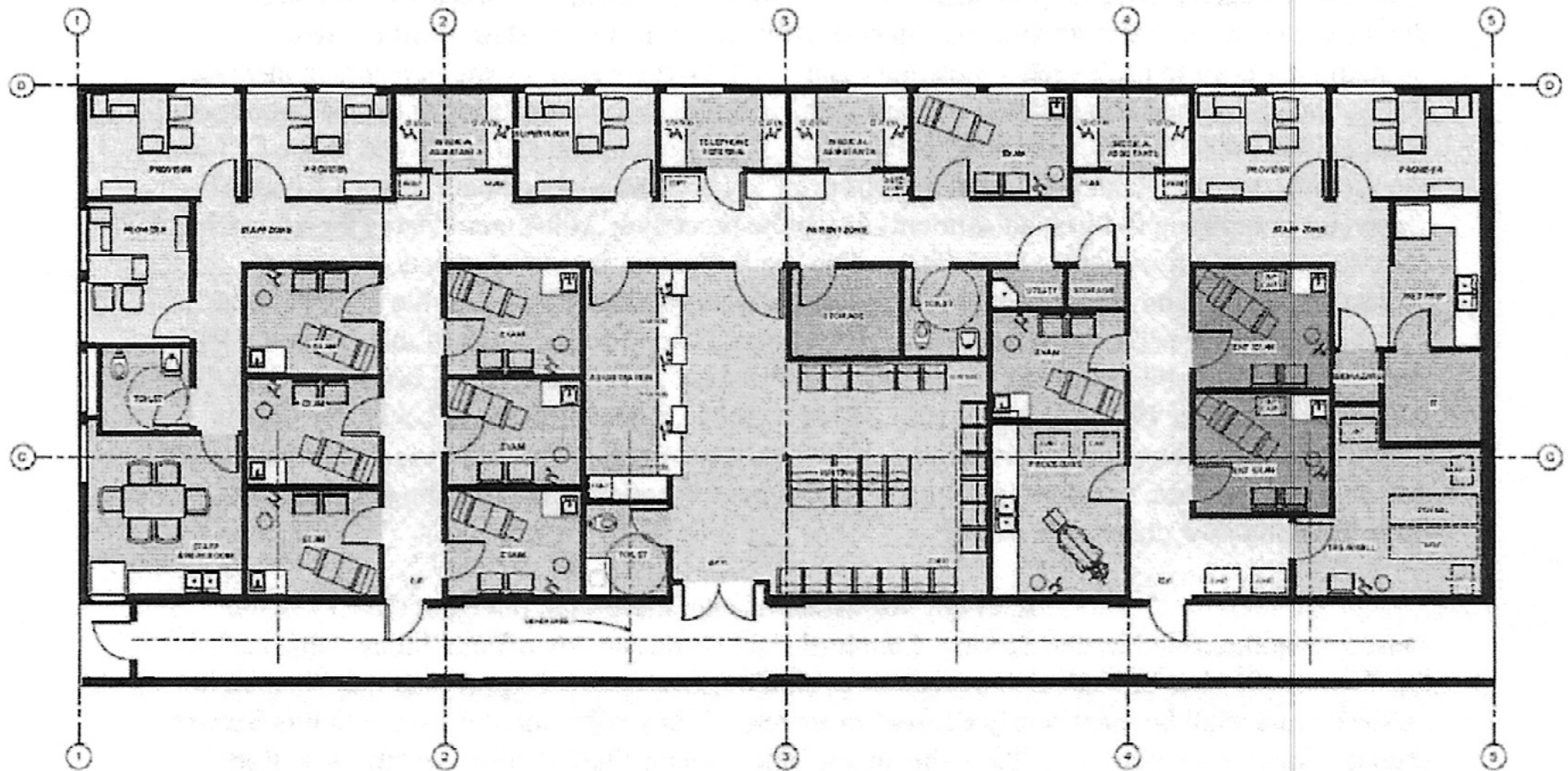
±7,405 SF Total

TOTAL SALE PRICE:

\$3,249,000 (\$439/PSF)

FOR SALE | 280 SIERRA COLLEGE DR, 120

FLOOR PLAN



FOR SALE | 280 SIERRA COLLEGE DR, 120

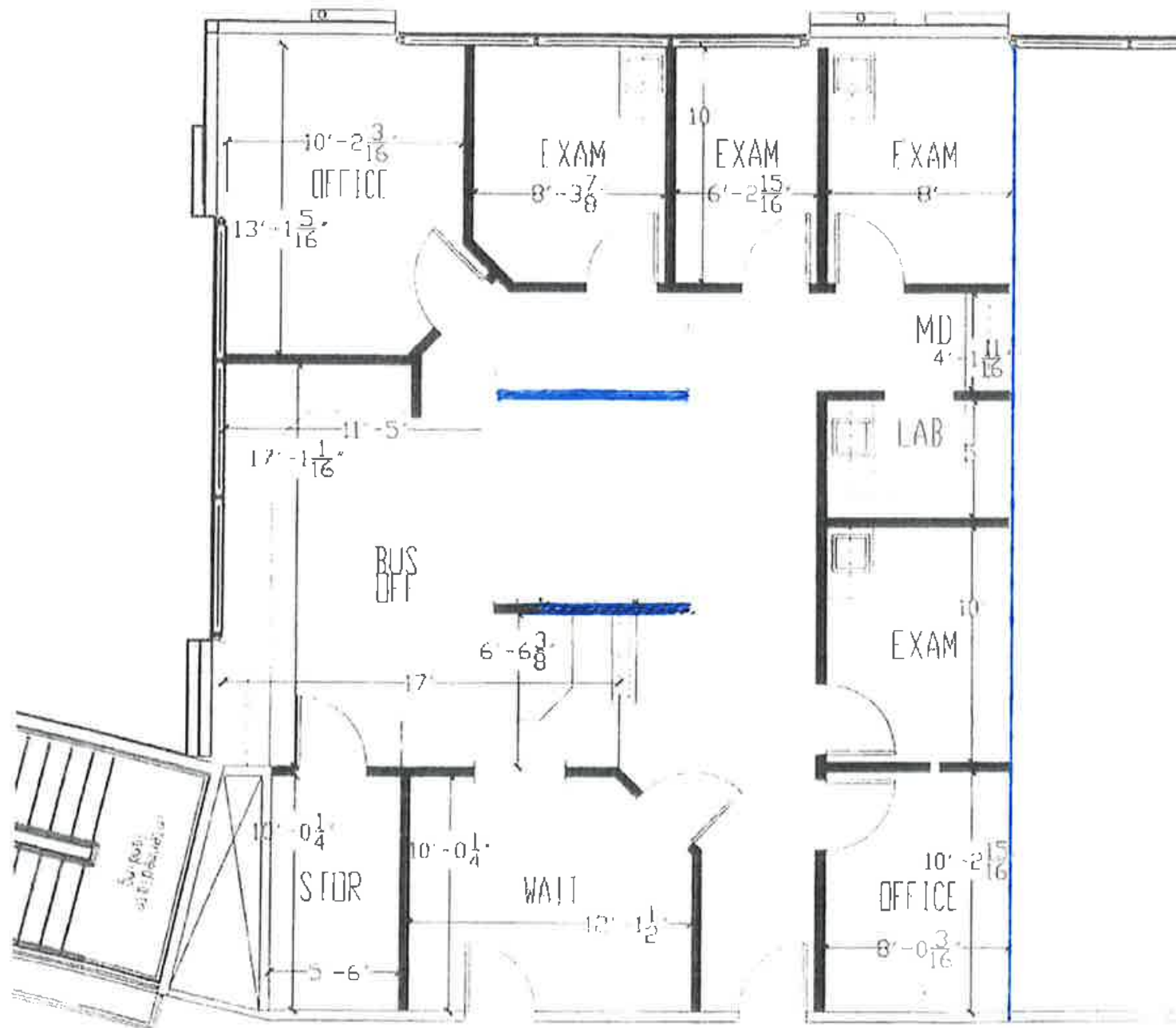
PROPERTY PHOTOS



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FOR SALE | 300 SIERRA COLLEGE DR, 250

FLOOR PLAN



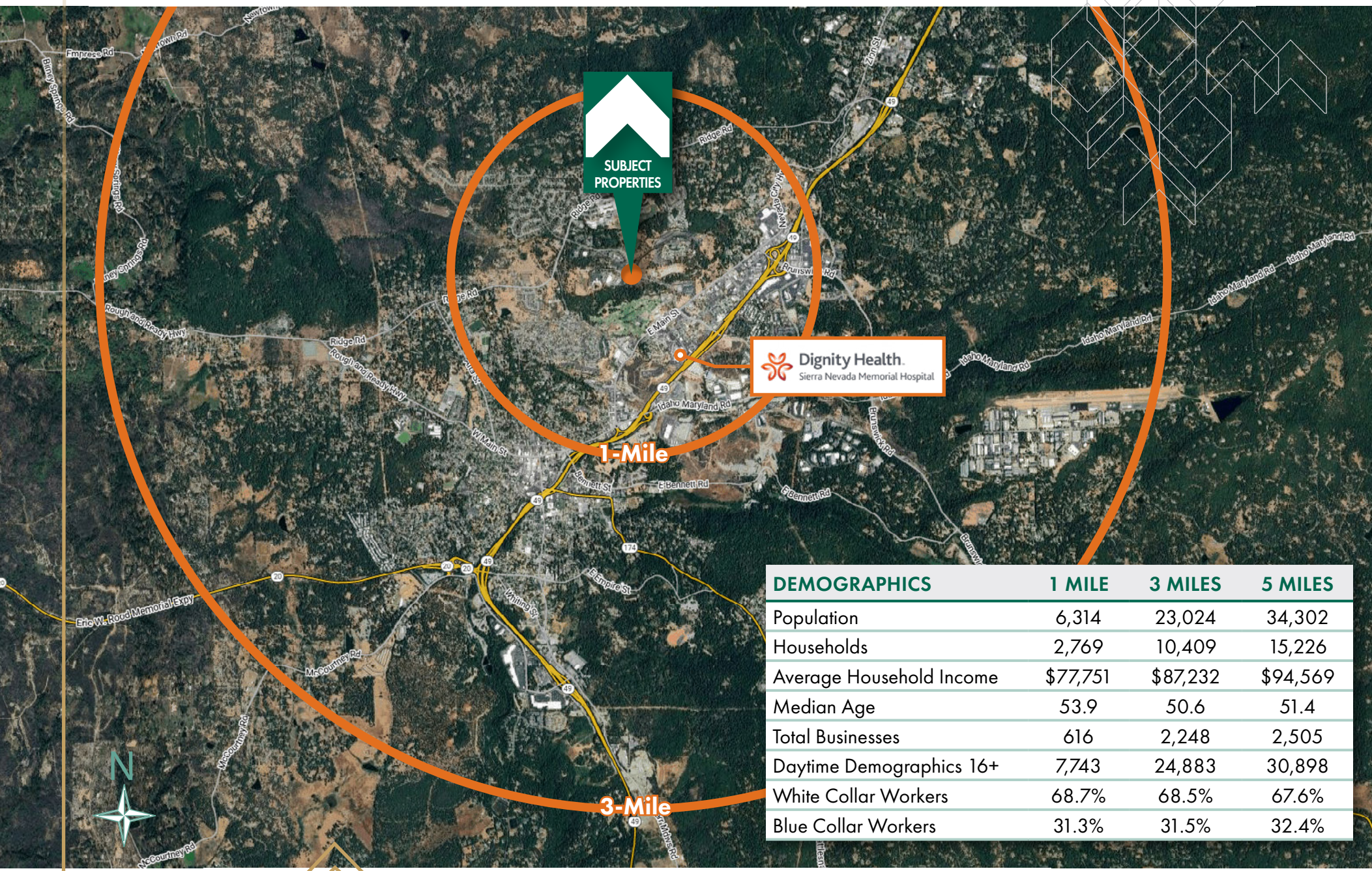
FOR SALE | 300 SIERRA COLLEGE DR, 250

PROPERTY PHOTOS



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DEMOGRAPHIC



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

www.tricommercial.com