



Offering Memorandum

280 Sierra College Dr., Suite 240, Grass Valley, CA



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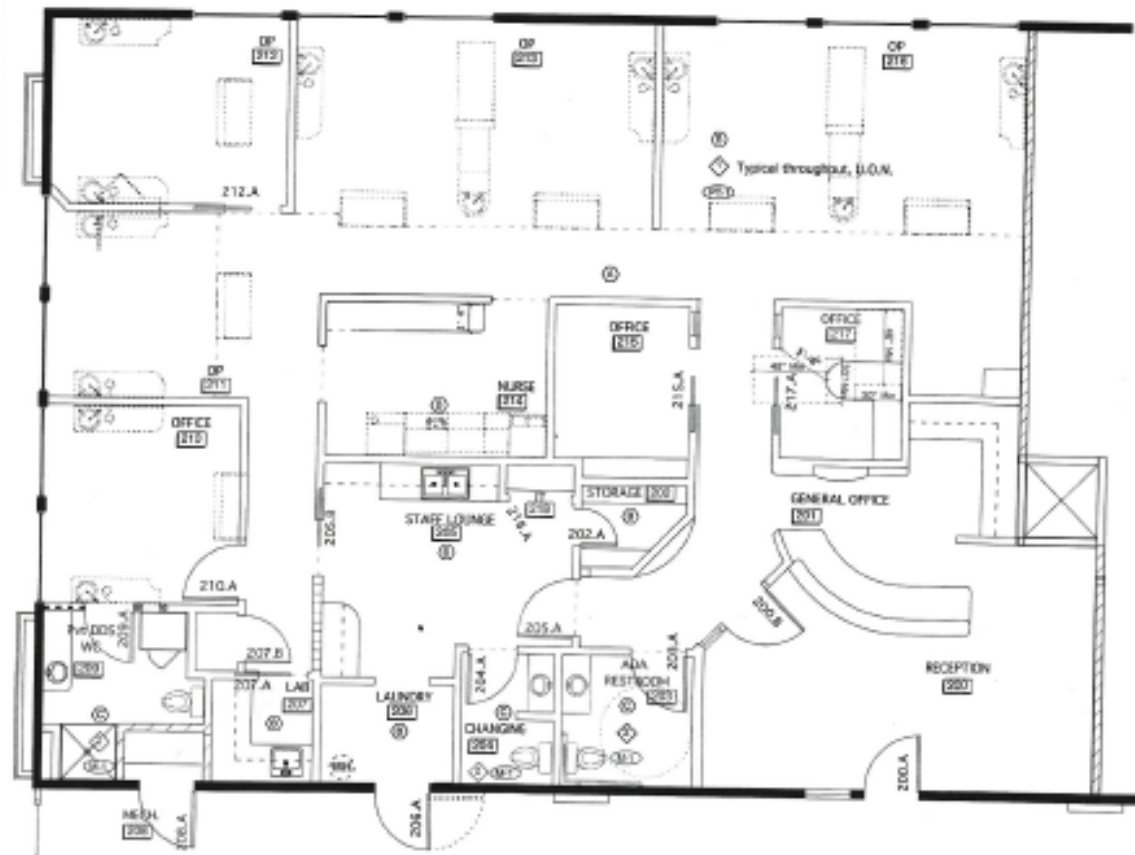


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Unit Description

- Widely known professional medical building on “Medical Row.”
- Up-graded design features including artwork and a fountain in bright natural light of the entrance lobby.
- Situated on second floor with central common area elevator.
- Two doors to common area hallway.
- Efficiently laid out dental office.
- Dedicated forced air heating and cooling individually wired and metered for electrical service .
- Professionally maintained and managed.
- 2,692 Square Feet



Location Fundamentals

The 300 Sierra College Drive building is on “Medical Row”, the highest regarded location for medical professionals in the community. Most importantly, Dignity Health Care (Sierra Nevada Memorial Hospital) is positioned one-half mile to the east. It represents the core of Western Nevada County Medicine. 280 Sierra College Dr. is surrounded by a campus of Sierra College, Nevada Union High School and several of the area’s shopping districts including the Brunswick Basin, the community’s largest retail/business hub.

Grass Valley, CA, located in the Sierra Foothills, is a community possessing a rural and small-town lifestyle, yet with a vitality supported by a strong labor base and high-tech heritage, at convenient distance from the Bay Area, Sacramento and Reno centers. No area of California has better access to summer and winter recreational and vacation activities of the Foothills, the Sierra Nevada Mountains and Lake Tahoe, just 65 miles away.

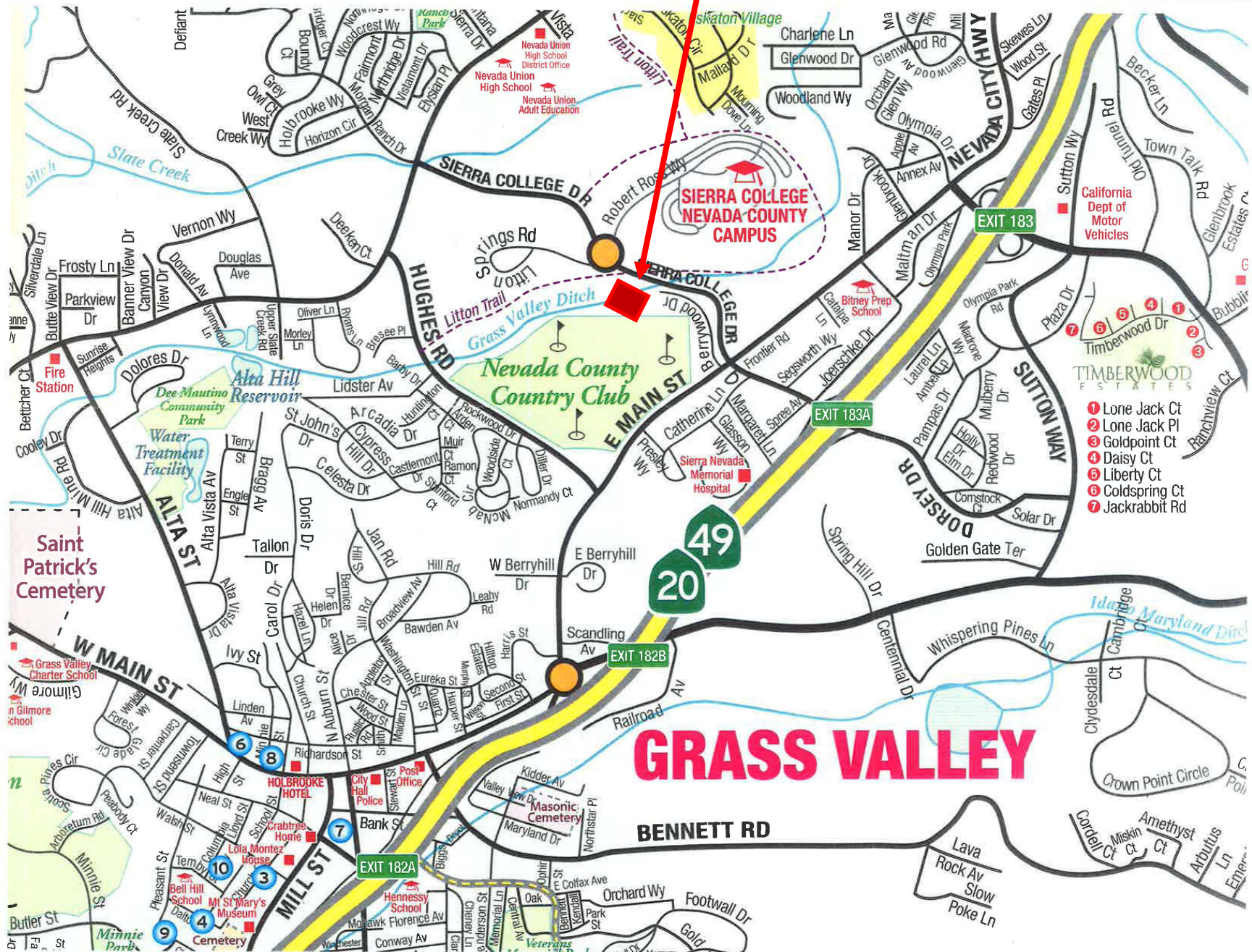


NOW UNDER CONSTRUCTION

Crown Point Events Center, future home of InConcert Sierra, a world class Performing Arts Center, is on its way to Grass Valley . 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, InConcert 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.

Community Map

280 Sierra College Dr.



Aerial Overview



Property Photos

