



**Full Commission to
Procuring Broker!**

**Newly Renovated
Free Rent!**

Offering Memorandum

300 Sierra College Dr., Suite 250, Grass Valley, CA

PACIFIC LAND ENTERPRISES

Bruce Johnson

Marketing Manager

530-273-9262

Bruce@PacificLandEnterprises.com

CA Lic. 00444477

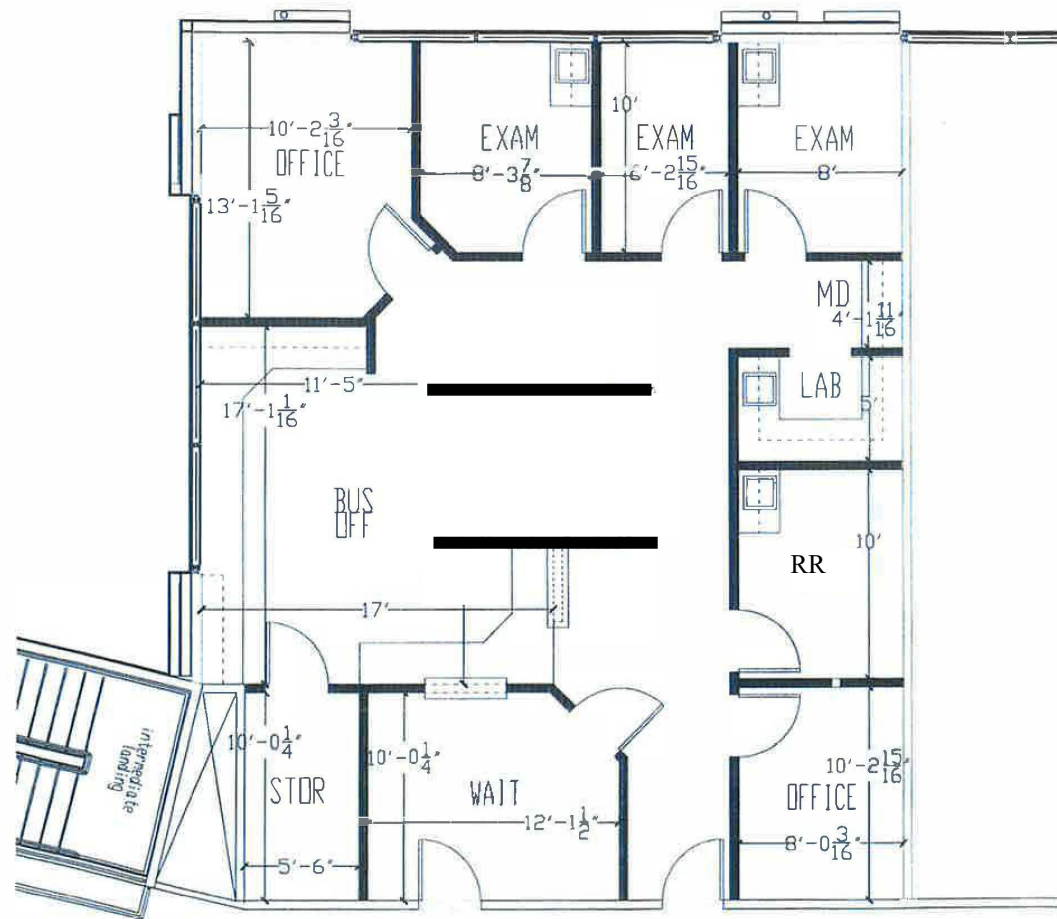


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Unit Description

- Fully renovated/remodeled—Move-in Ready
- Efficiently laid out medical office with exterior windows on two sides
- Available May 15, 2023
- 1,740 Square Feet
- \$2.38/SF/month NNN base lease rate
- Widely known professional medical building on “Medical Row”
- Up-graded design features including a fountain in bright natural light of the entrance lobby. Suite 250 conveniently located on second floor adjacent to central core across from building elevator
- Dedicated forced air heating and cooling individually wired and metered for electrical service
- Professionally maintained and managed



Common Area Hallway

Location Fundamentals

THE PERFECT PLACE for a NEW or GROWING MEDICAL PRACTICE

The 300 Sierra College Drive building is on “Medical Row” within the established Litton Business Park, 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. 300 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.

The new Dorsey Drive full access intersection to State Highway 49 is also to the east along Sierra College Dr. Other surface streets provide a good collection of roadways to the building.

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.

Evidence of the community’s economic health are the various new residential, business and entertainment development activities.

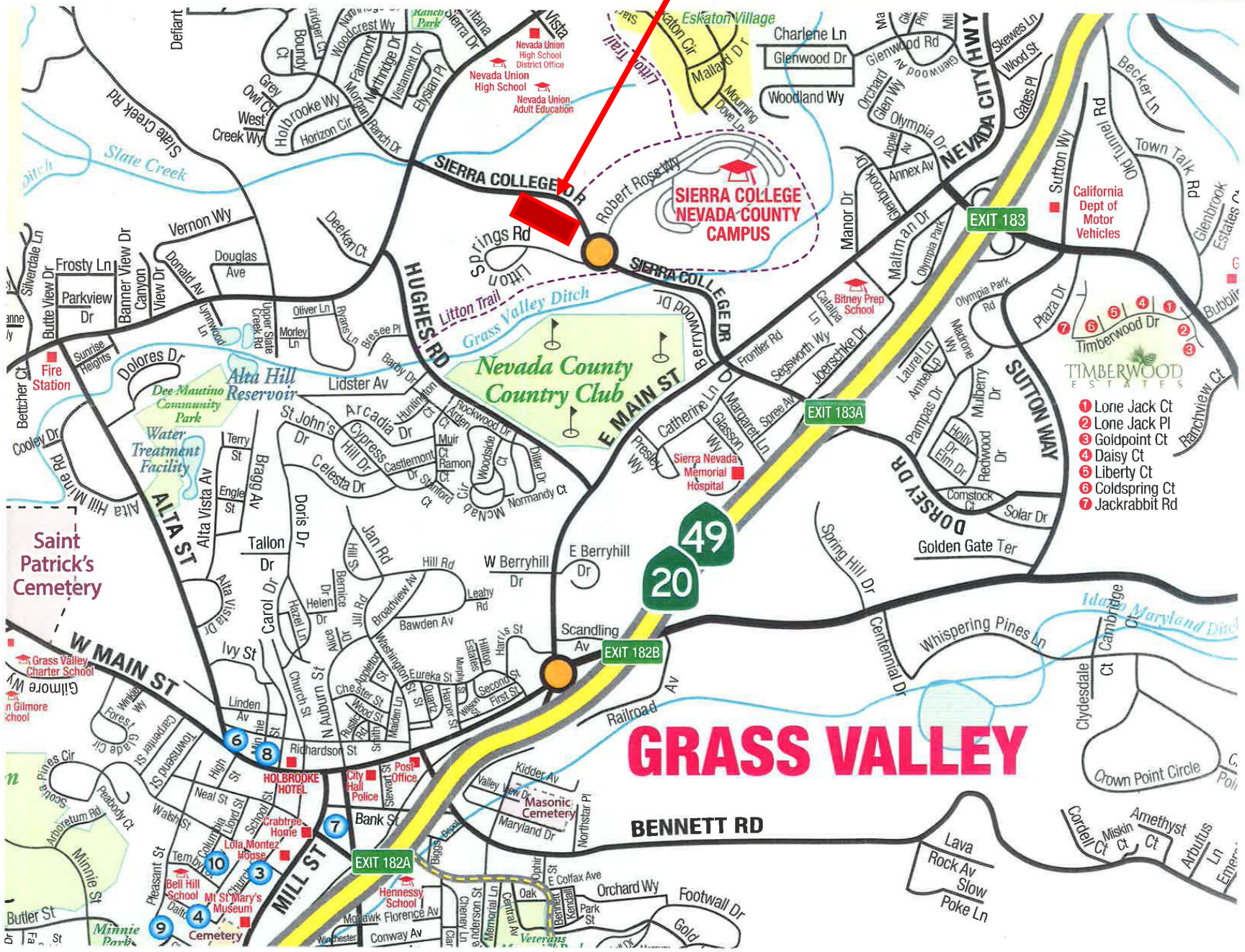
NOW UNDER CONSTRUCTION

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, 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

300 Sierra College Dr.



- 1 Lone Jack Ct
- 2 Lone Jack Pl
- 3 Goldpoint Ct
- 4 Daisy Ct
- 5 Liberty Ct
- 6 Coldspring Ct
- 7 Jackrabbit Rd

Community Map



Property Photos

