

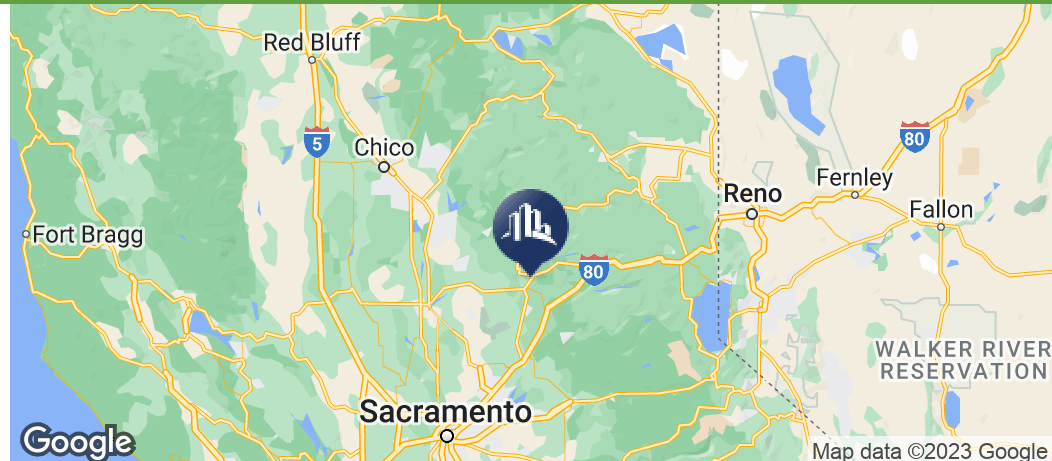
NWC WHISPERING PINES LN & BRUNSWICK RD, GRASS VALLEY, CA 95945
±13 ACRE CORNER PARCEL WHISPERING PINES BUSINESS PARK



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11300 WILLOW VALLEY RD
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	13.14 Acres
Zoning:	SP-1A
Market:	Grass Valley
Submarket:	Whispering Pines Business Park
Traffic Count:	13,090
Price / SF:	\$1.45

PROPERTY OVERVIEW

Three commercial lots totaling approximately 13 acres and stretching an entire city block between Idaho-Maryland Rd, Brunswick Rd, and Whispering Pines Ln. The property lies adjacent to the Loma Rica Ranch Special Development Area which will consist of up to 700 new homes and supporting retail & commercial uses. The site enjoys unparalleled visibility, traffic counts and accessibility. Underground City utilities already in place funded by recently retired improvement bonds. This is an exceptional development site directly in the path of progress. Perfect for office, medical, tech industrial, lab, assembly, warehouse/showroom, restaurant, motel and mixed-use. Minimum lot size is 1.5 acres allowing for possible subdivision.

PROPERTY HIGHLIGHTS

- Prime corner parcel with over 13,000 cars passing daily.
- Office, clean industrial, medical, business serving retail, warehousing, assembly uses.
- Adjacent to massive Loma Rica Ranch project with up to 700 homes planned.
- Underground utilities in place and paid off.
- 1.5 acre minimum parcel size allows for subdivision.

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LOCATION OVERVIEW



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.

Whispering Pines Business Park is Nevada County's largest master planned business park situated on 155 acres less than a mile east of Highway 49 and centrally located within Grass Valley. The park contains approximately 600,000 square feet of office and light industrial uses in approximately 50 buildings. National tenants include Linear Technology/Analog Devices and Belden/Grass Valley. The property lies adjacent to the 450 acre Loma Rica Ranch special development area which soon see up to 700 new homes along with supporting retail and commercial uses.

SITE DESCRIPTION

Four separate parcels making up a prime developable corner property of just over 13 acres, with over 13,000 vehicles passing the site daily. The property is located in the City of Grass Valley with underground utilities already in place. This property is ready to build with the road and utility infrastructure, originally funded by improvement bonds, now fully paid off.

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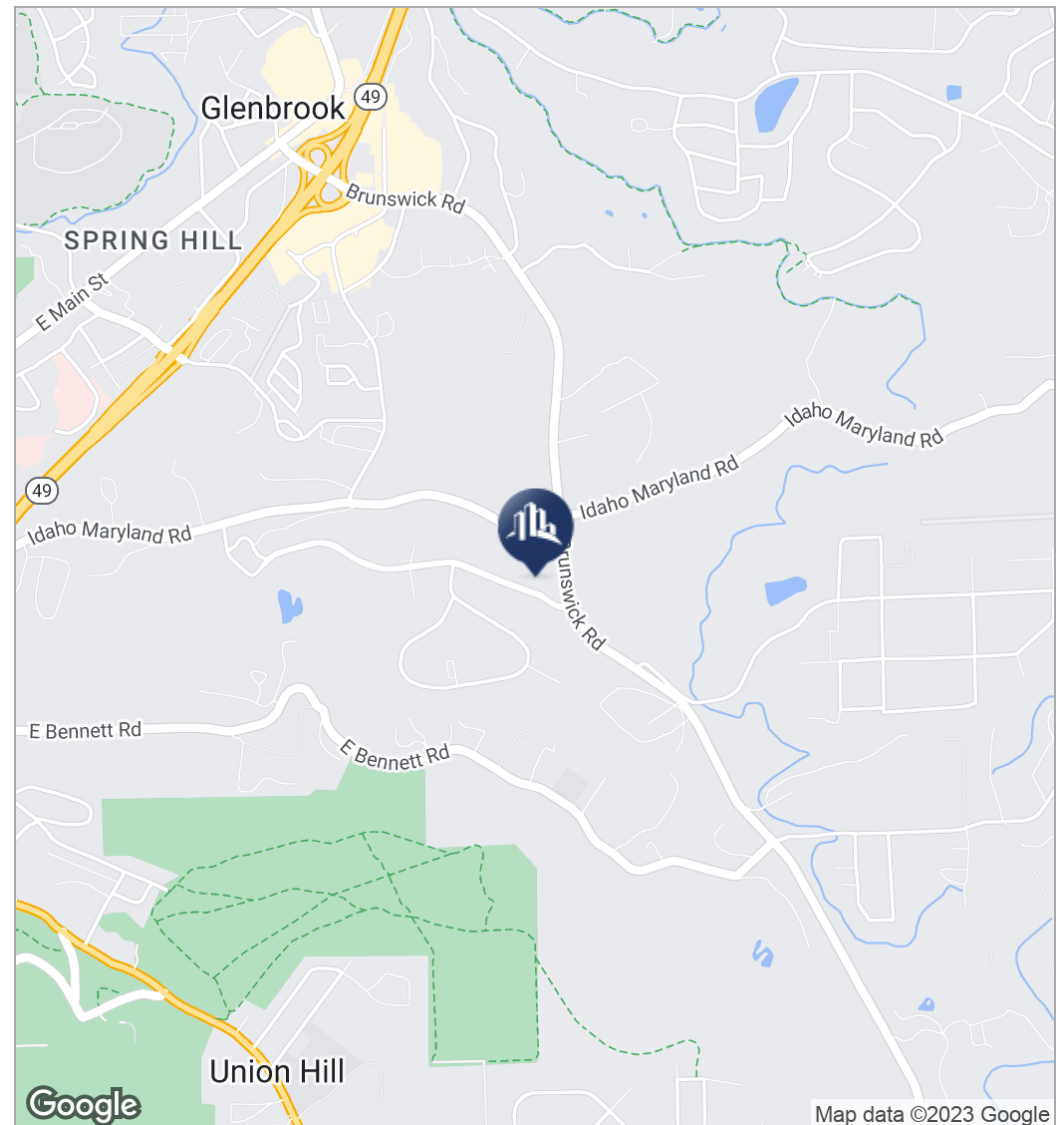
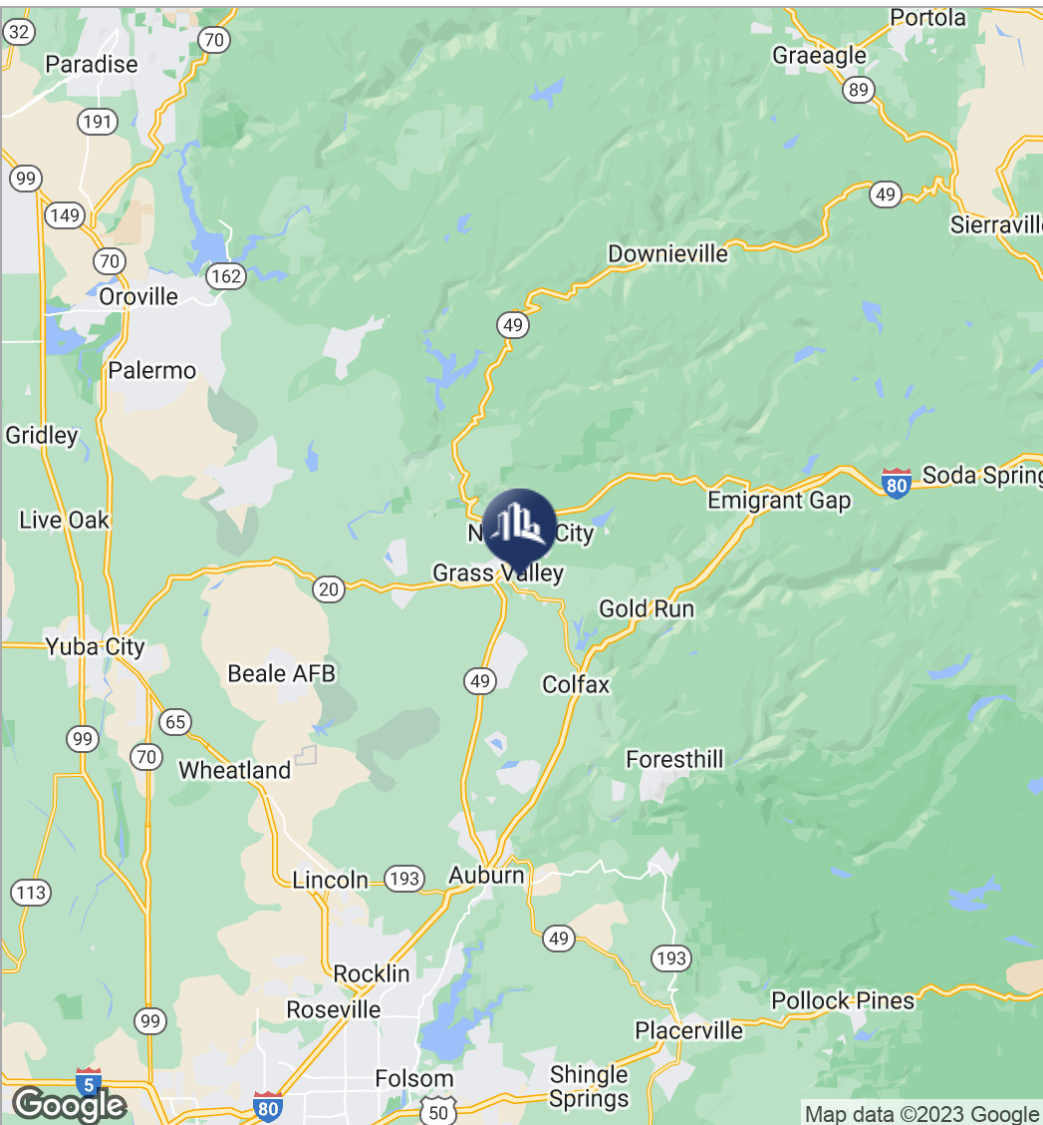
LOCATION OVERVIEW // 3

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LOCATION MAPS



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LOCATION MAPS // 4

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AERIAL MAP - CLOSE-UP



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AERIAL MAPS // 5

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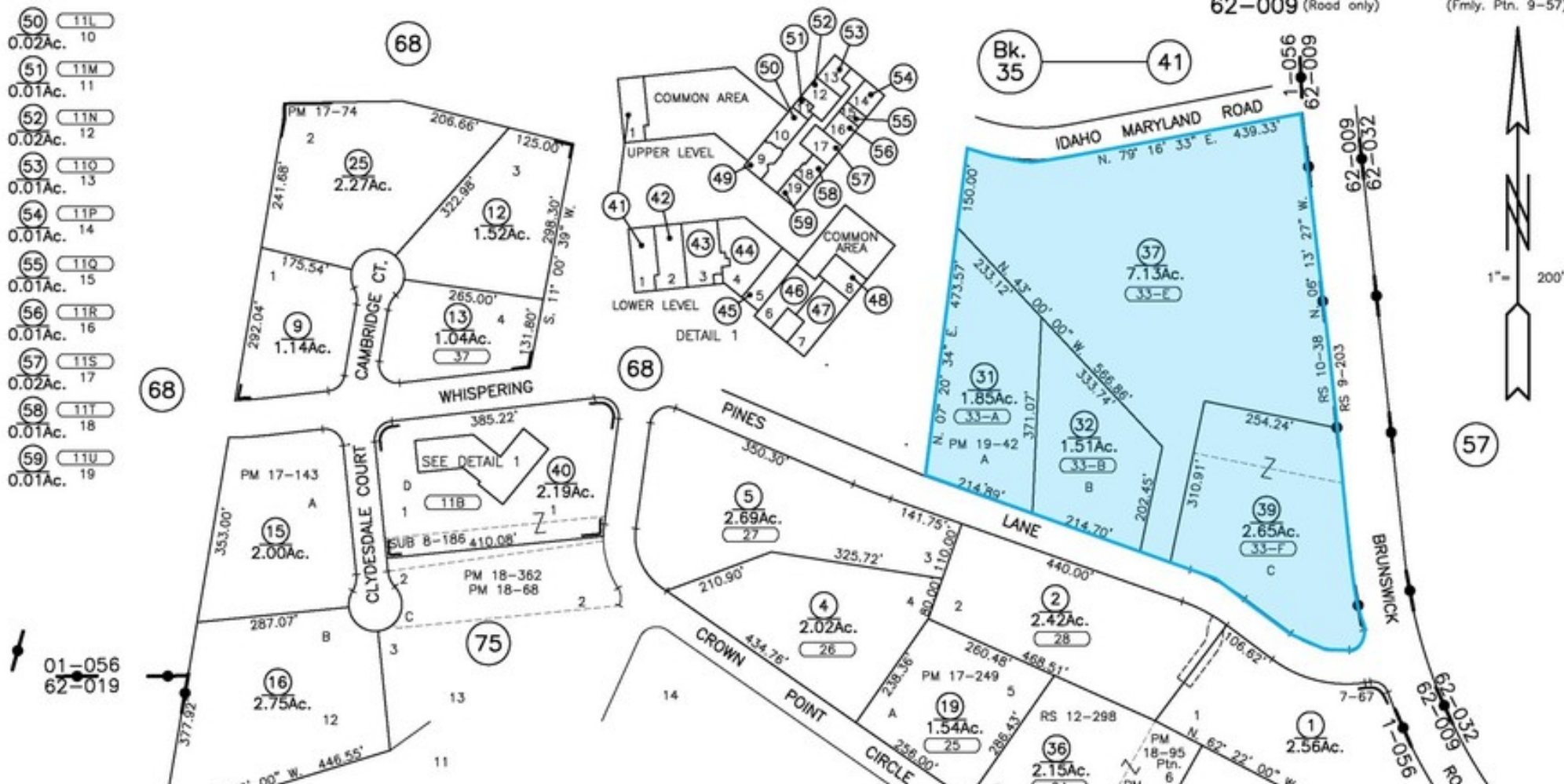
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PARCEL (APN) MAP

PTN. SEC. 25, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code
1-056
62-009 (Road only)

9-69
(Fmly. Ptn. 9-18)
(Fmly. Ptn. 9-57)



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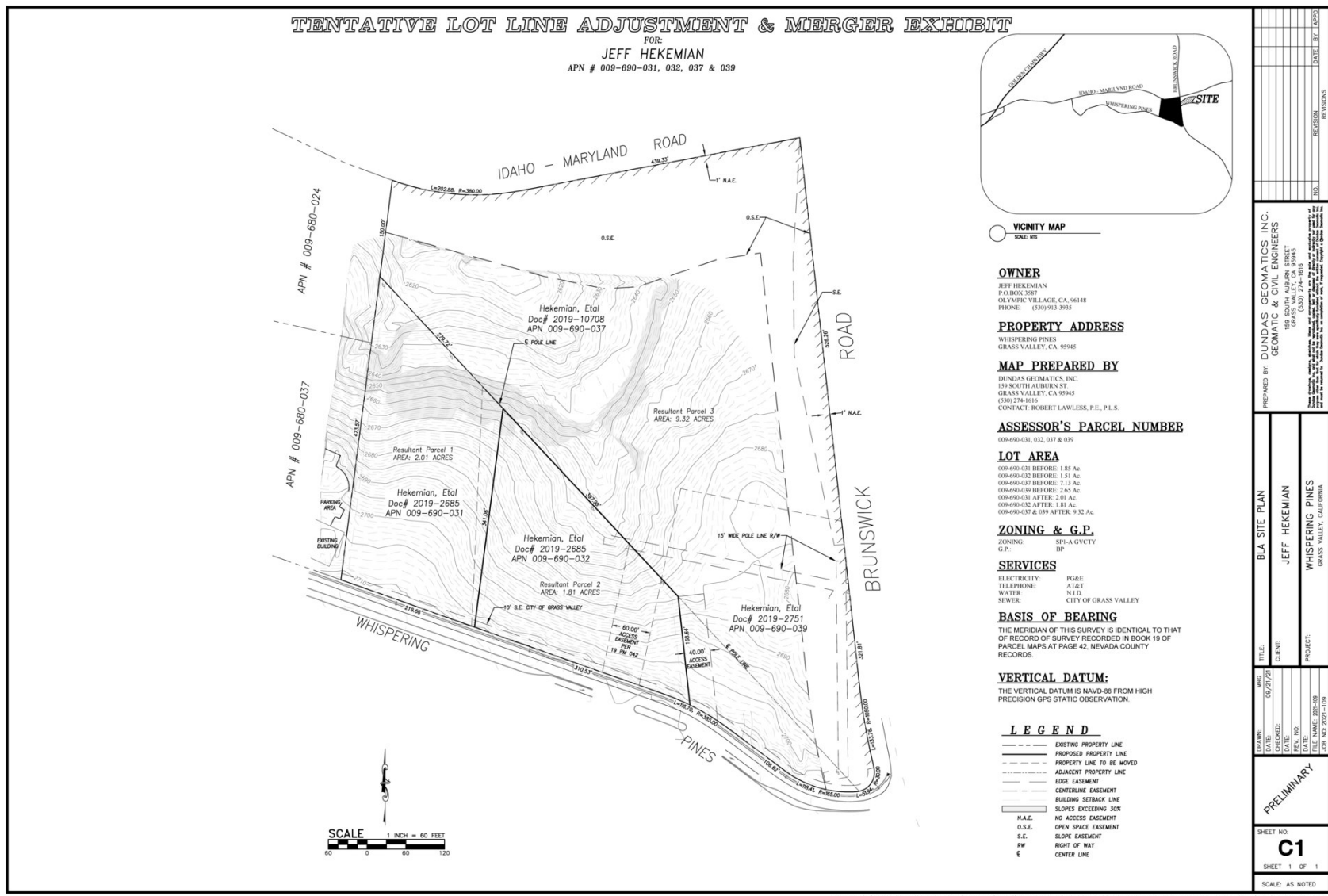
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PARCEL (APN) MAP // 6

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TENTATIVE LOT LINE ADJUSTMENT AND MERGER EXHIBIT



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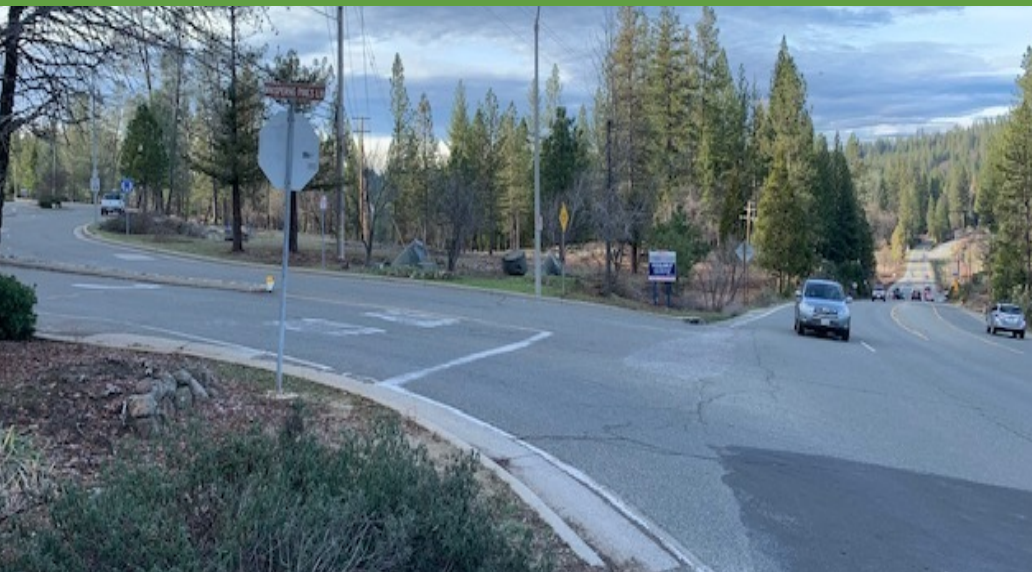
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ADDITIONAL PHOTOS



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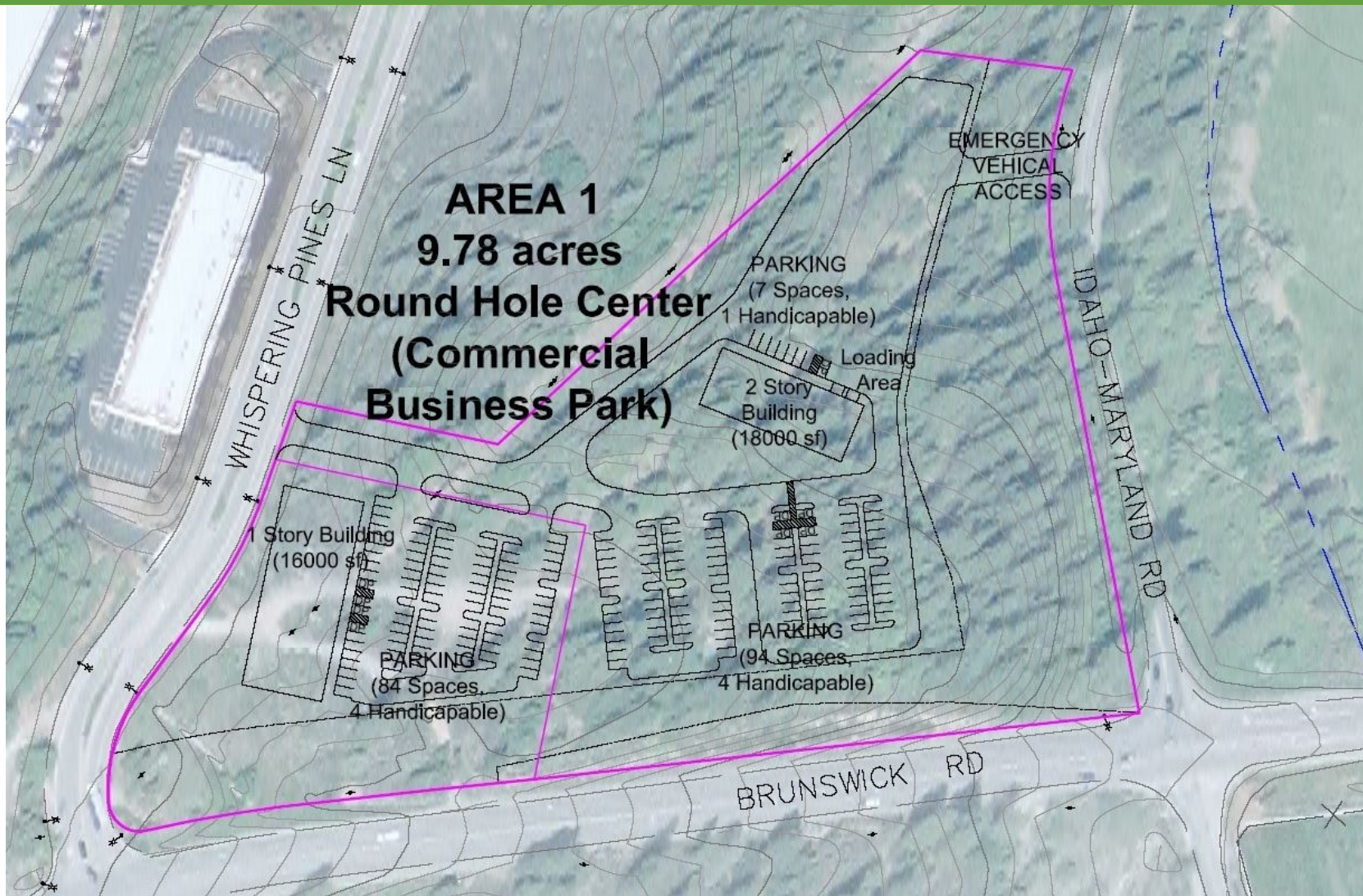
ADDITIONAL PHOTOS // 8

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DEV. CONCEPT - LOTS C & D



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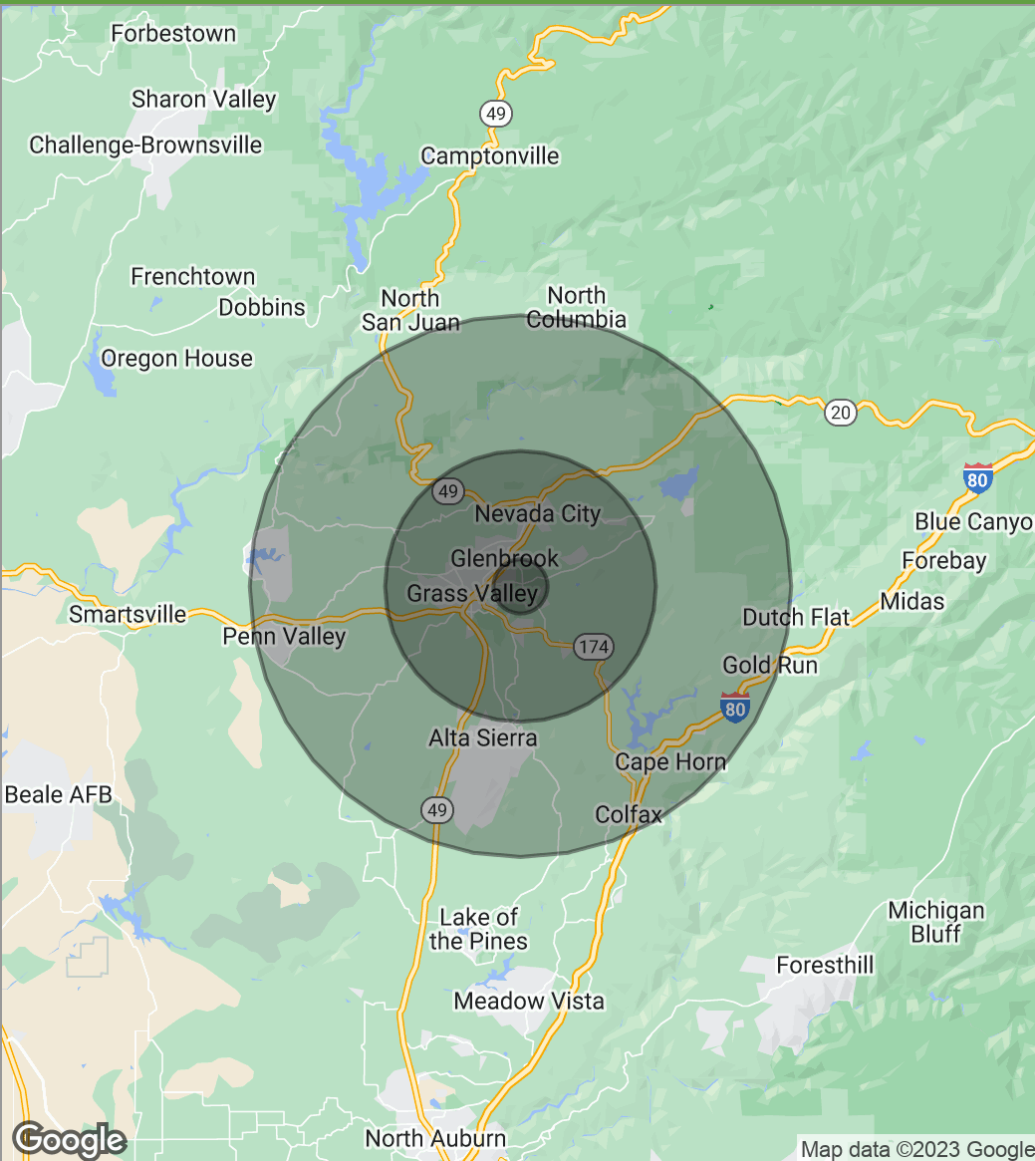
DEVELOPMENT CONCEPT - LOTS C & D //

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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,797	34,982	70,595
Median age	37.8	45.4	48.0
Median age (Male)	31.4	42.0	46.1
Median age (Female)	46.6	48.7	49.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,278	15,109	30,092
# of persons per HH	2.2	2.3	2.3
Average HH income	\$48,870	\$63,520	\$69,551
Average house value		\$537,641	\$490,969

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	15.5%	9.3%	7.7%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	82.8%	91.0%	92.3%
Black	0.0%	0.6%	0.5%
Asian	3.7%	2.2%	1.5%
Hawaiian	0.0%	0.0%	0.2%
American Indian	11.7%	3.6%	2.1%
Other	0.5%	0.8%	1.0%

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO

LOCK RICHARDS

President/Broker



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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

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You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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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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