

12299 LOMA RICA DR, GRASS VALLEY, CA 95945  
2700 SF HIGH-BAY INDUSTRIAL CONDO W/ ROLL-UPS



**LOCK RICHARDS**  
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**HIGHLAND COMMERCIAL**  
11300 WILLOW VALLEY RD  
NEVADA CITY, CA 95959  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$449,000
Building Size:	2,700 SF
Vacant SF:	2,700 SF
Lot Size:	2 Acres
Number of Units:	2
Price / SF:	\$166.30
Year Built:	2008
Renovated:	2012
Zoning:	M-1 (Light Industrial)
Market:	Grass Valley
Submarket:	Loma Rica / Airport Industrial Area

## PROPERTY OVERVIEW

This property represents an extremely hard-to-find light industrial property of +-2700 sq. ft. with 2 high-ceiling warehouse bays, 3 large roll-up doors, 3-phase power, and quality office space consisting of reception, open admin area w/ kitchenette, 2 private offices, and 2 restrooms (office & shop). High quality, low maintenance concrete/steel construction with low owner association dues of only \$270/mo covering structure insurance, water, sewer, roof and common area maintenance. Coveted M-1 light industrial zoning allowing wide range of uses. Act fast, as very high demand combined with ultra low supply could produce multiple offers. This property is currently IN ESCROW.

## PROPERTY HIGHLIGHTS

- 2700 SF high-bay industrial property with large truck doors.
- Valuable M-1 zoning allowing most all industrial uses.
- Low owner association dues and minimal maintenance/management.
- 200A, 3 phase power; drive-around semi-truck access to entire complex.
- Includes attractive and functional integrated office.

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# LOCATION/SITE FEATURES



## 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 SF Bay Area.

The subject property is located in the Loma Rica Industrial Park, a 250+ acre business park adjacent to the Nevada County Airport. The park is a primary employment center for Nevada County with more than 20% of all county manufacturing jobs located in this area.

## SITE DESCRIPTION

A 2 acre light industrial zoned common area parcel at the entrance to the Loma Rica Industrial Park containing the 22 unit "Airpark Industrial Condominiums".

## PARKING DESCRIPTION

Ample open on-site parking.

## UTILITIES DESCRIPTION

NID Water, ATT Phone, Propane, On-site septic

## CONSTRUCTION DESCRIPTION

A 22 unit industrial condominium complex of approximately 29,000 total square feet constructed of low maintenance concrete and steel framing with metal roofing built in 2008.

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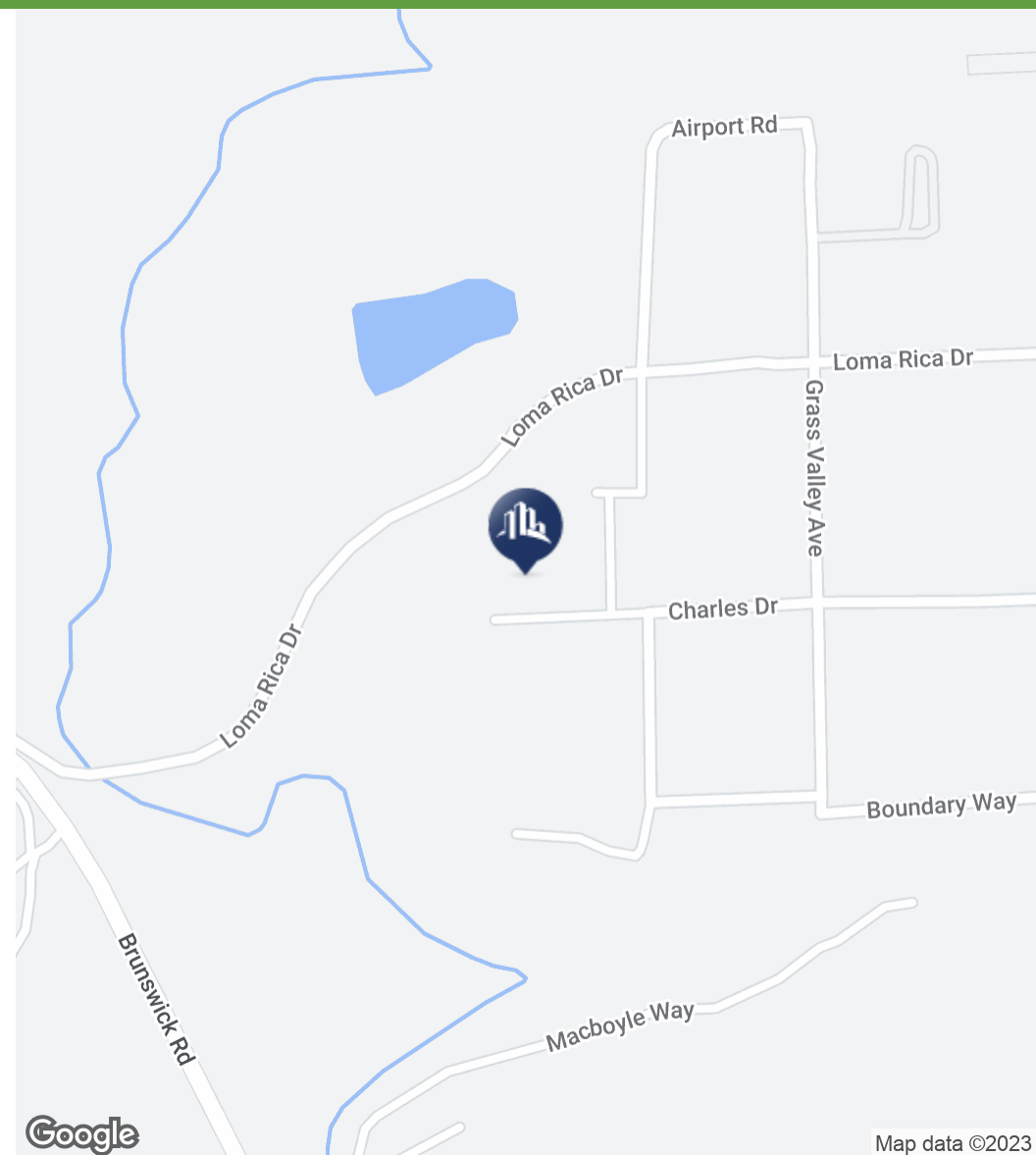
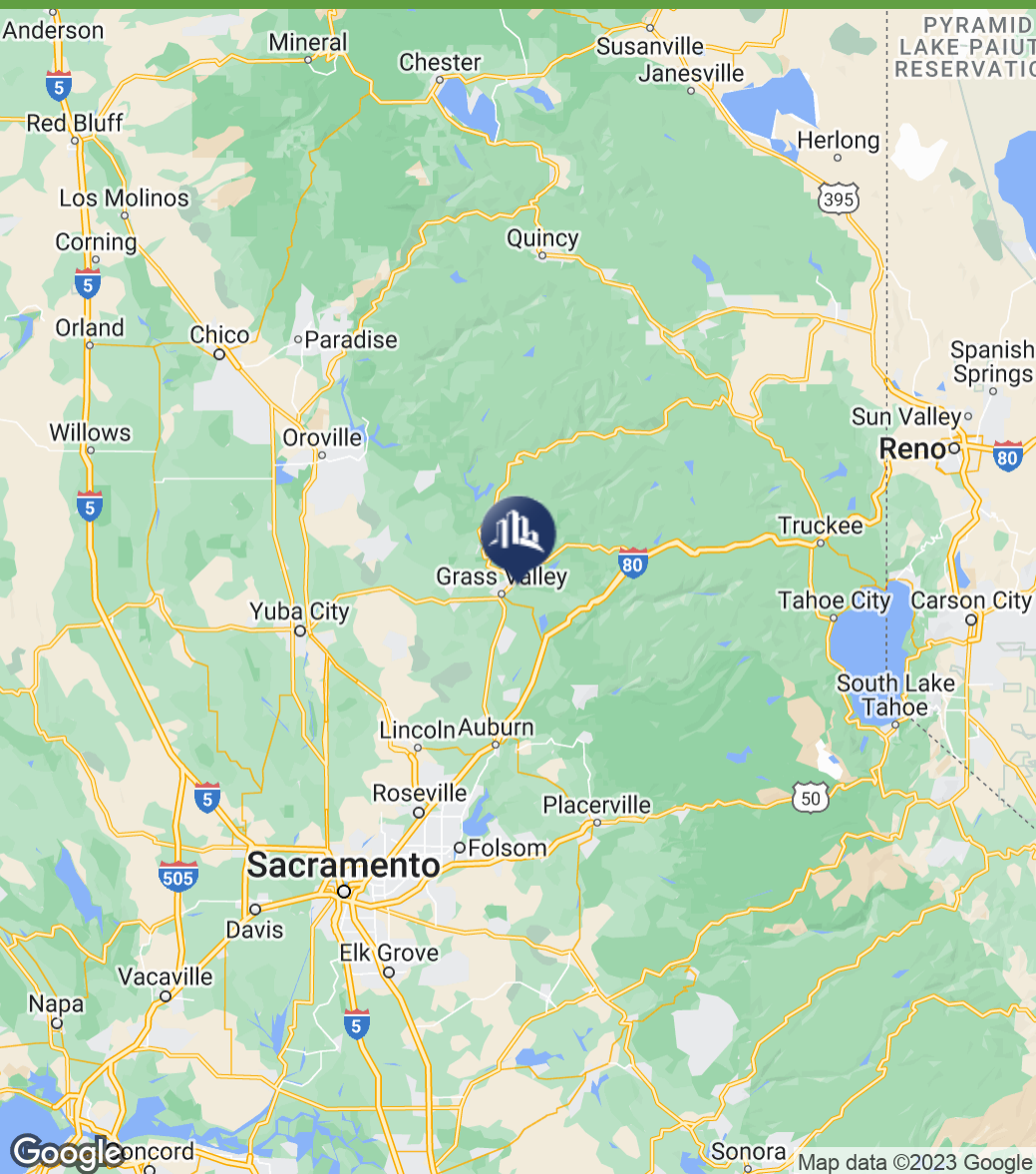
**LOCATION/SITE FEATURES // 3**

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# LOCATION MAP



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**LOCATION MAP // 4**



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# WAREHOUSE PHOTOS



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**WAREHOUSE PHOTOS // 5**

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# OFFICE PHOTOS



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**OFFICE PHOTOS // 6**

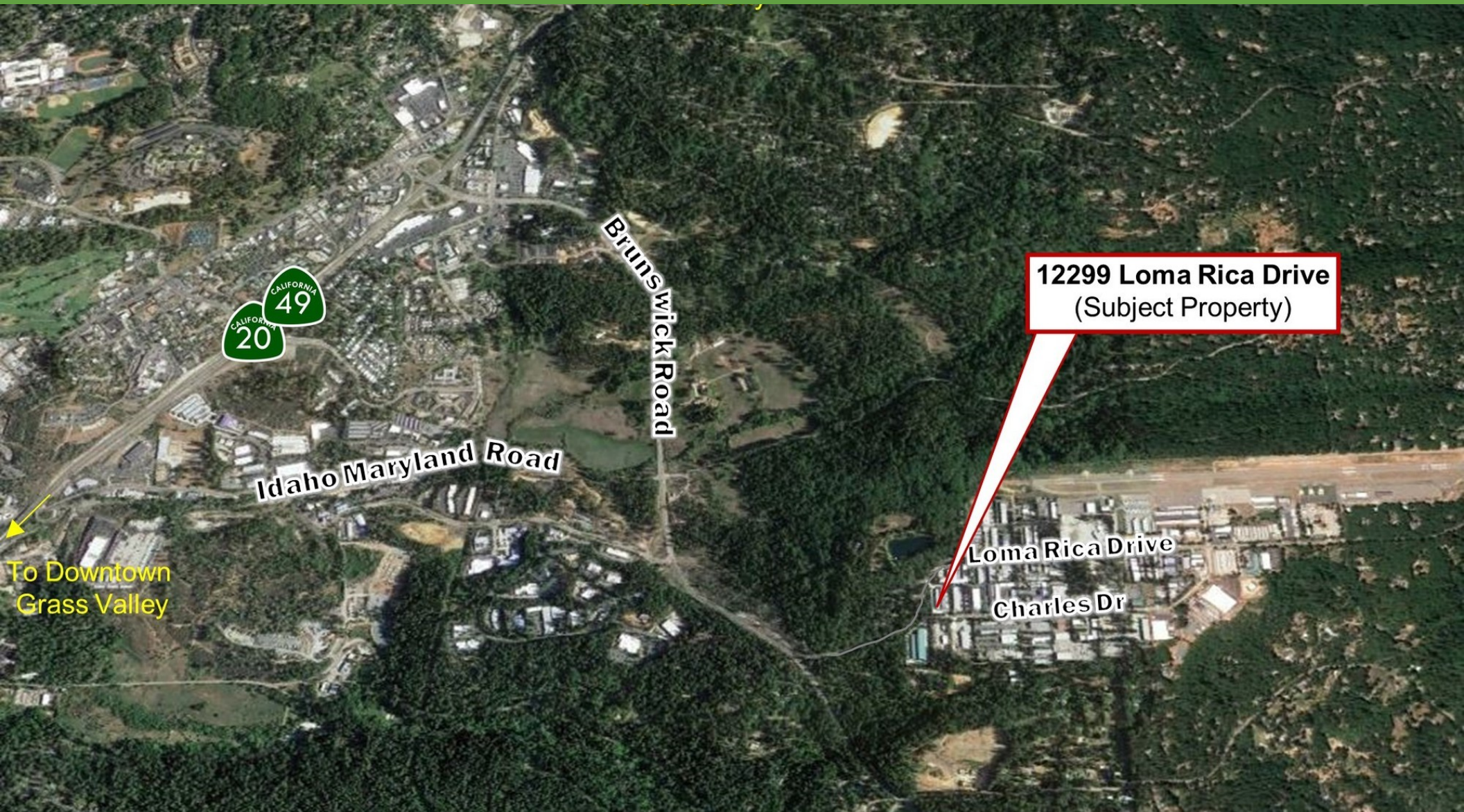
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# AERIAL MAP



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AERIAL MAP // 7

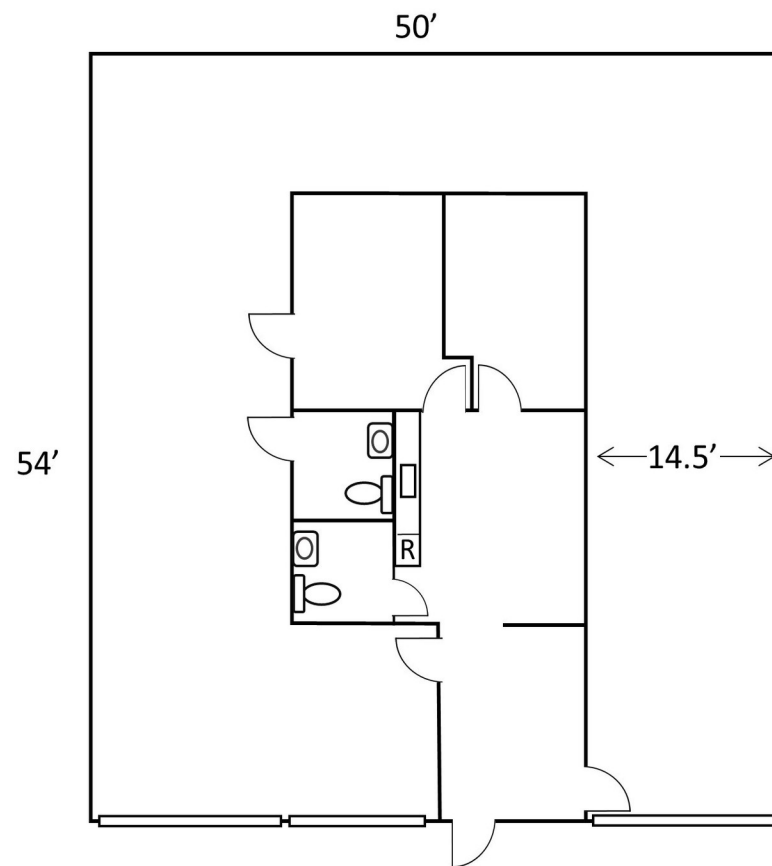
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# AERIAL & FLOORPLAN



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(Dimensions Approximate)

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AERIAL & FLOORPLAN // 8

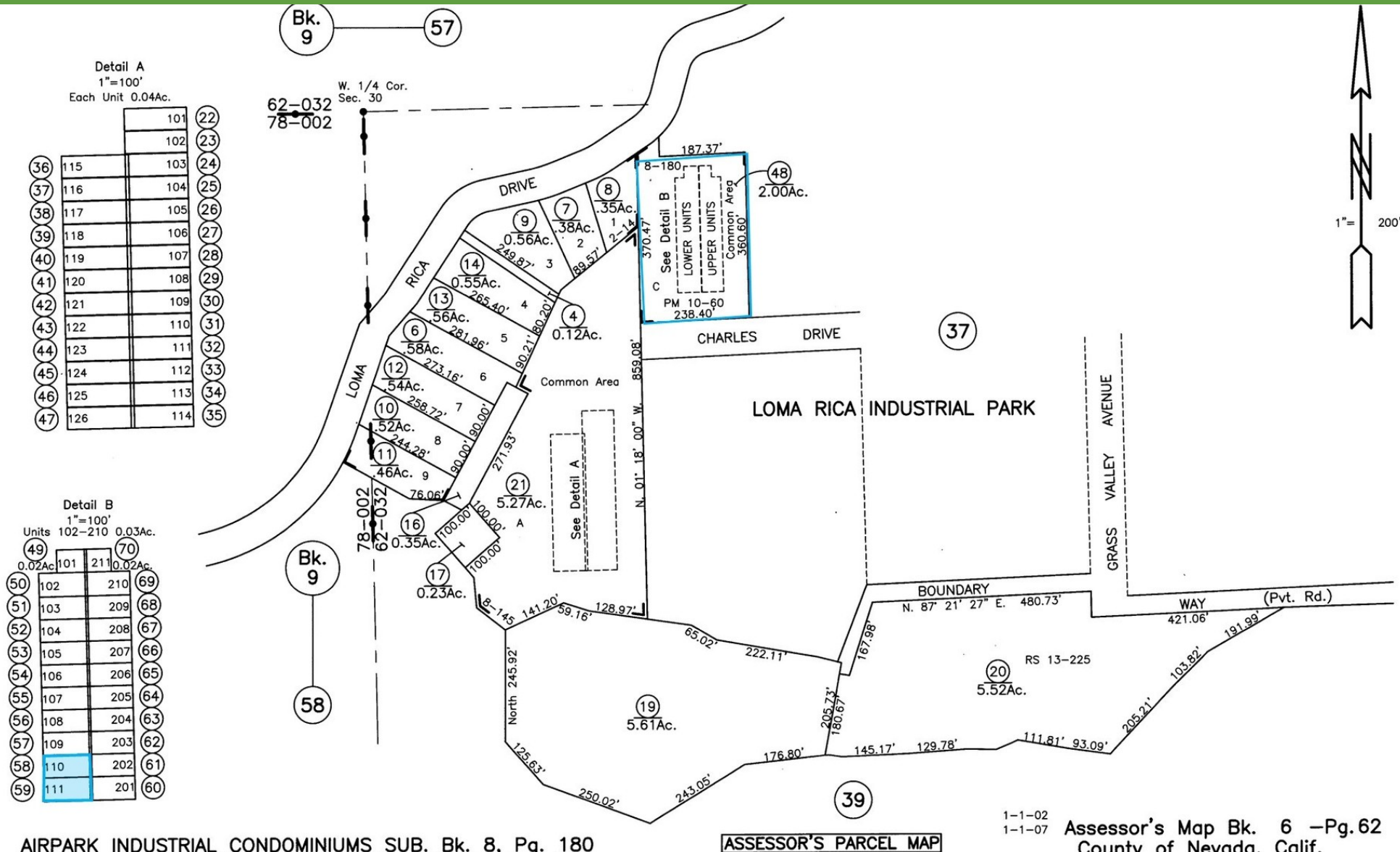
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# PARCEL (APN) MAP



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PARCEL (APN) MAP // 9



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# DEMOGRAPHICS MAP & REPORT

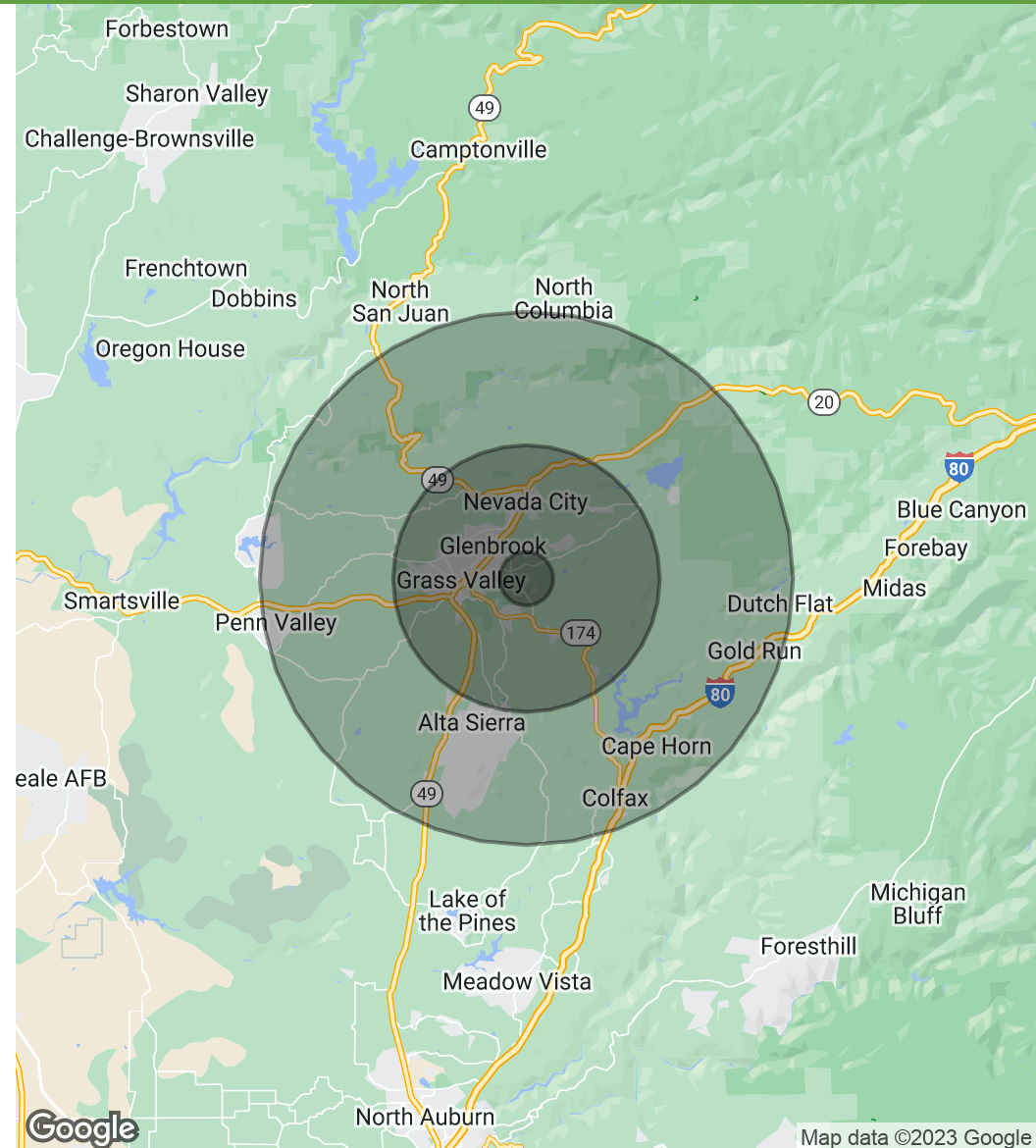
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,648	32,532	70,654
Average Age	38.7	45.5	47.9
Average Age (Male)	32.9	42.2	46.1
Average Age (Female)	46.7	48.7	49.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	747	14,071	30,094
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$50,702	\$63,658	\$69,577
Average House Value		\$533,659	\$491,263

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	14.8%	9.3%	7.8%

RACE	1 MILE	5 MILES	10 MILES
% White	83.8%	90.9%	92.3%
% Black	0.0%	0.6%	0.5%
% Asian	3.5%	2.2%	1.6%
% Hawaiian	0.0%	0.0%	0.2%
% American Indian	10.7%	3.7%	2.2%
% Other	0.4%	0.7%	1.0%

\* Demographic data derived from 2020 ACS - US Census



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DEMOGRAPHICS MAP & REPORT // 10

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# ADVISOR BIO

## LOCK RICHARDS

President/Broker



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Nevada City, CA 95959  
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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](http://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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**ADVISOR BIO // 11**

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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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