

400 IDAHO MARYLAND RD, GRASS VALLEY, CA 95945

PROMINENT LIGHT INDUSTRIAL/RETAIL



LOCK RICHARDS
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HIGHLAND COMMERCIAL
11300 WILLOW VALLEY RD
NEVADA CITY, CA 95959
WWW.HIGHLANDCRE.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	From \$1.50 NNN
Building Size:	10,599 SF
Available SF:	200 and up
Lot Size:	1.98 Acres
Price / SF:	\$235.87
Year Built:	2006
Zoning:	M-1 Lt. Indust
Market:	Sacramento Region
Submarket:	Grass Valley
Traffic Count:	50,000

PROPERTY OVERVIEW

PRICE REDUCED ALMOST 10% - ALL REASONABLE OFFERS CONSIDERED! Offering for sale or lease the most prominent commercial building in Grass Valley! A 10,599 SF flexible use 2-level building originally built in 2006 as the showroom and offices for the local GMC dealership, and thereafter the popular home of the Foothills Event Center. An adjacent 2.57 acre legal parcel (APN 009-191-054) currently improved for parking/storage/yard or future building is also available separately at \$900k. The building currently houses the top organic garden and greenhouse supply company in the region that is open to relocating from the building or reducing their occupied square footage. The property enjoys freeway visibility, 74 on-site parking spaces, and coveted M1 zoning allowing for today's most in-demand uses including manufacturing, warehousing, distribution, storage, cannabis, recreational, service retail, medical, food service, and more. Over 50,000 vehicles pass by this property per day. Motivated seller open to creative long term financing possibilities.

PROPERTY HIGHLIGHTS

- 10,599 SF flexible-use building with outstanding highway visibility and access.
- Huge traffic counts - over 50,000 vehicles pass site daily.
- M1 zoning allows industrial, retail, storage, cannabis and most other in-demand uses.

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EXECUTIVE SUMMARY // 2



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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. The subject property lies in the center of Grass Valley, only two blocks from Highways 49 & 20, with superb highway exposure, quick and easy access, and traffic counts surpassing 50,000 vehicles per day.

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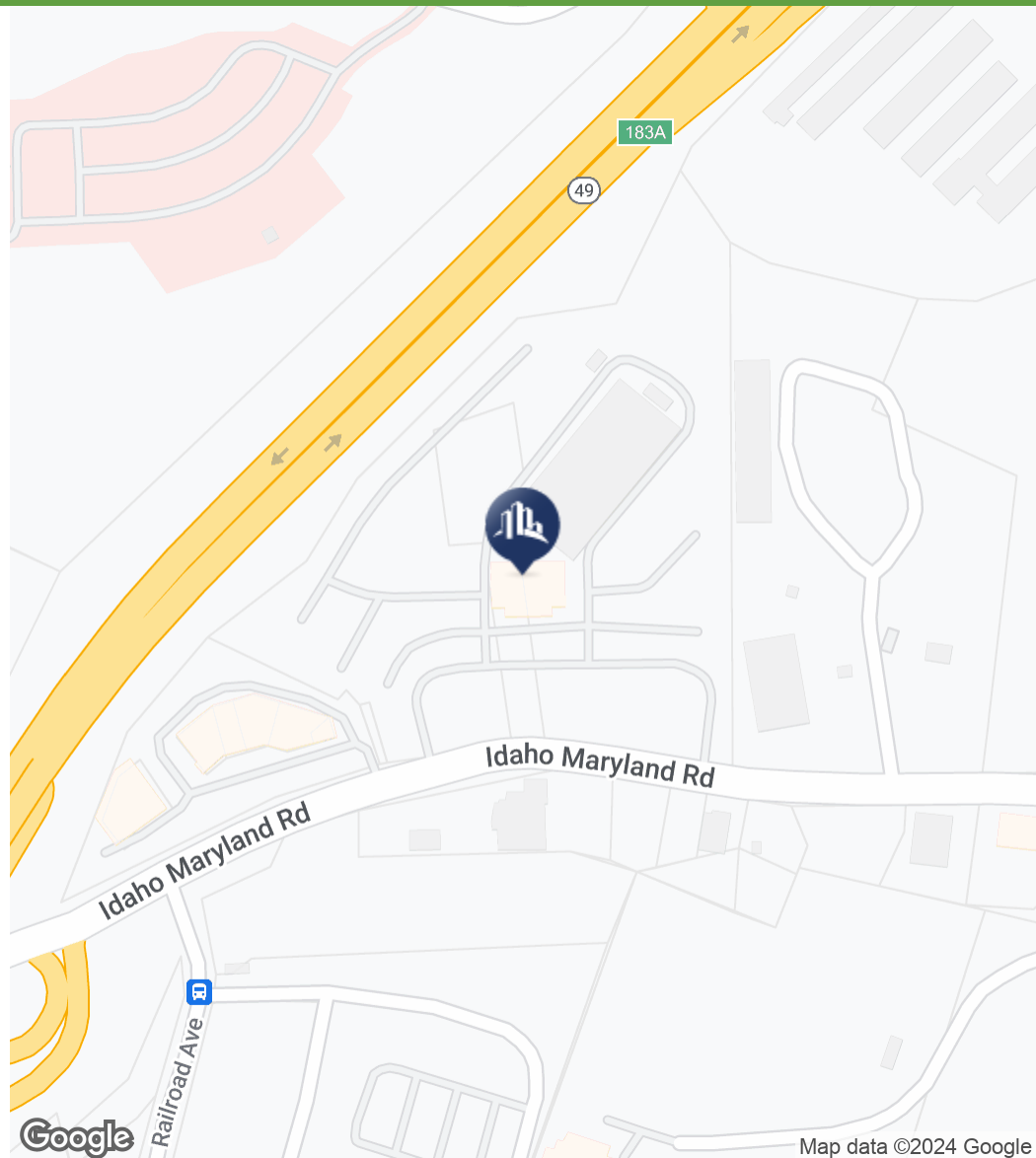
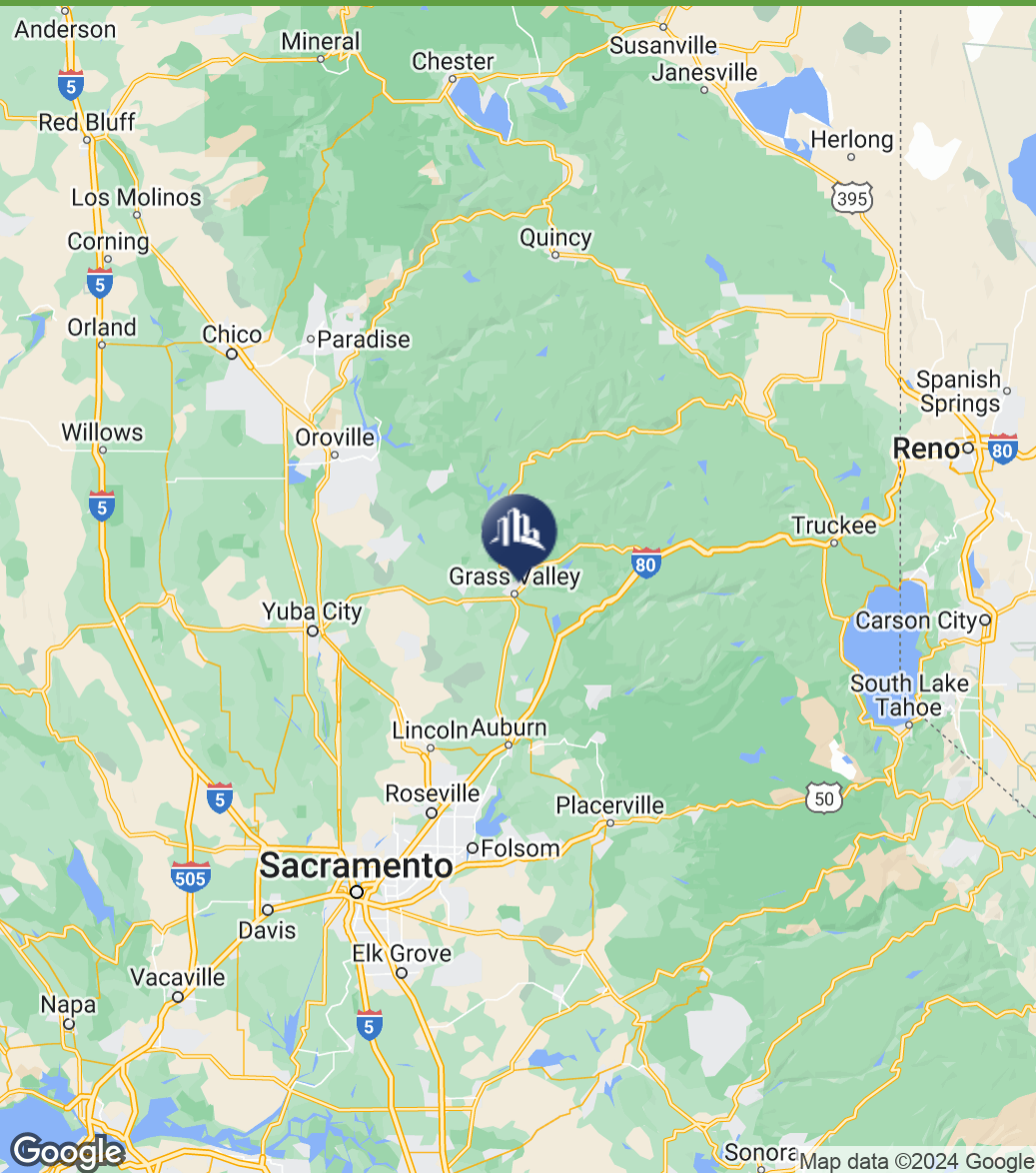
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PROPERTY DESCRIPTION // 3



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LOCATION MAP



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LOCATION MAP // 4



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AERIAL VICINITY



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AERIAL - 400 IDAHO MARYLAND RD



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AERIAL - 400 IDAHO MARYLAND RD // 6

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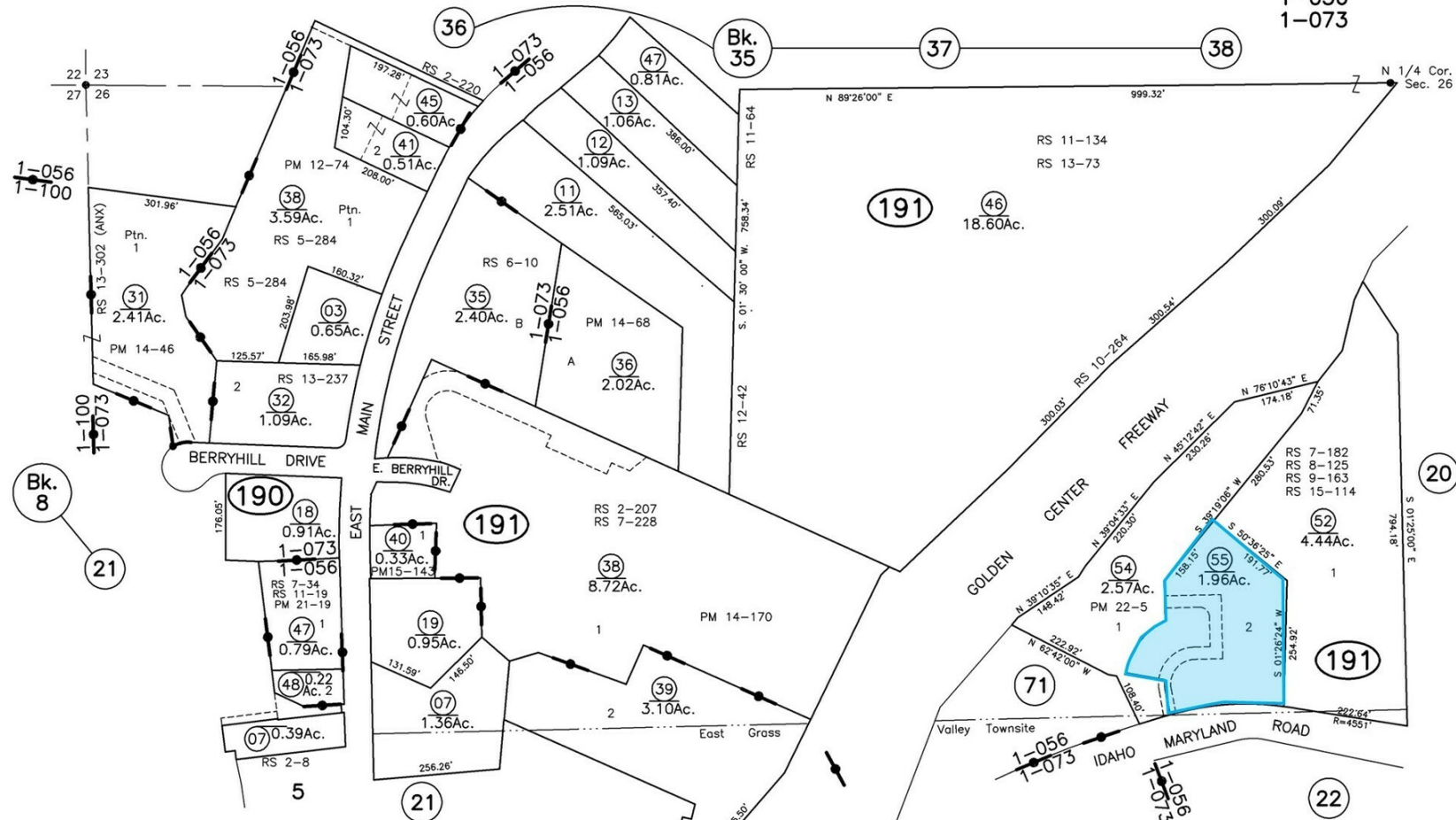
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PARCEL MAP

PTN. N. 1/2 SEC. 26, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code
1-056
1-073

9-19



EAST GRASS VALLEY ROLL 5
G.V. ANNEX 9, O.S. Bk. 1, Pg. 153
G.V. ANNEX 16, O.S. Bk. 1, Pg. 220
G.V. ANNEX 52-A, R.S. Bk. 6, Pg. 246
G.V. ANNEX 42, R.S. Bk. 7, Pg. 182
G.V. ANNEX 67, R.S. Bk. 9, Pg. 203
G.V. ANNEX 58-B, R.S. Bk. 11, Pg. 134

ASSESSOR'S PARCEL MAP NOTICE
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 9 -Pg. 19
County of Nevada, Calif.
1999

1-1-00 1-1-06 1-1-11
1-1-01 1-1-07 1-1-21
1-1-04 1-1-08 1-1-22

LAST UPDATE: 8-25-21 EL

NW 12/99

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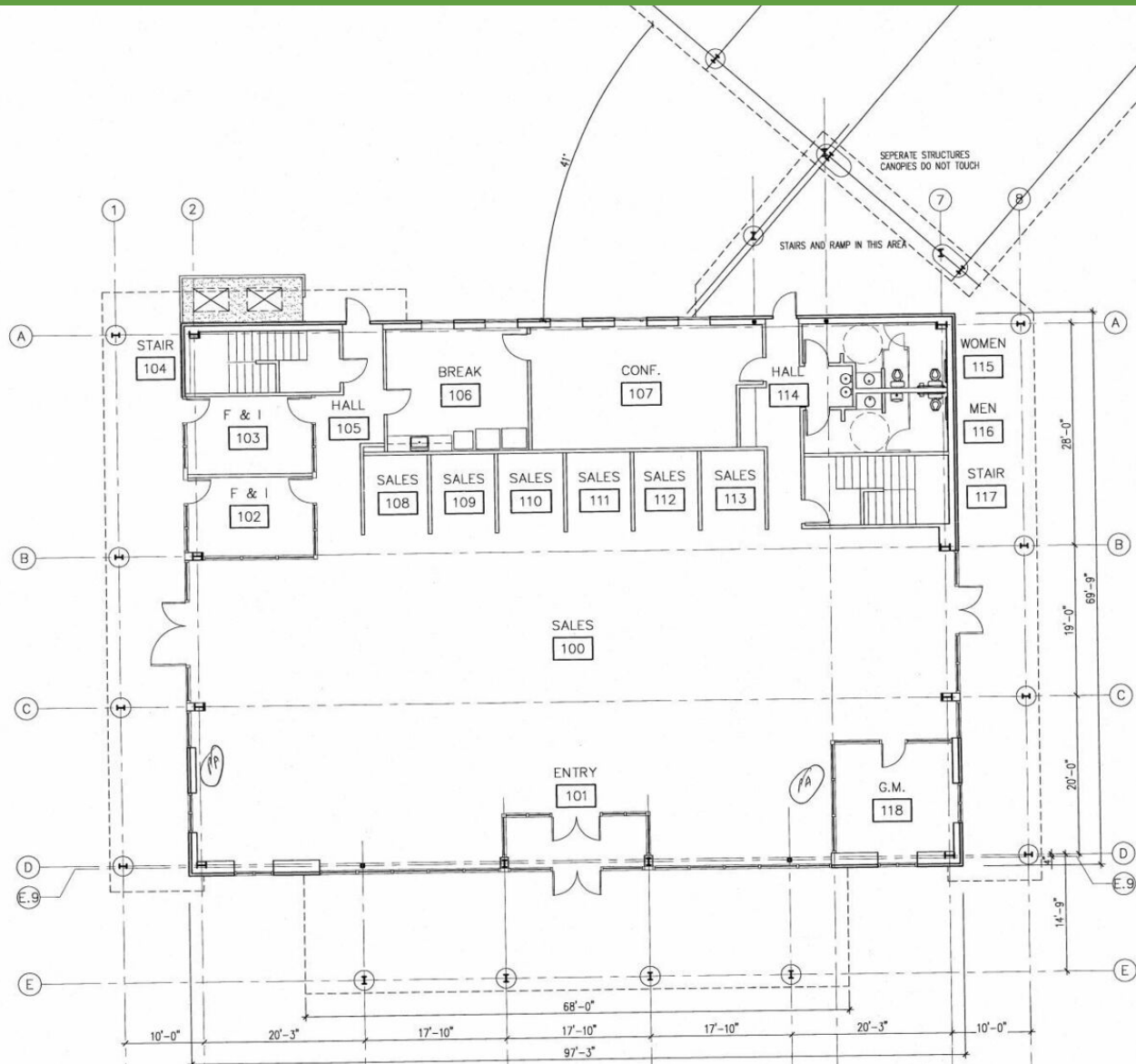
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PARCEL MAP // 7

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GROUND FLOOR PLAN



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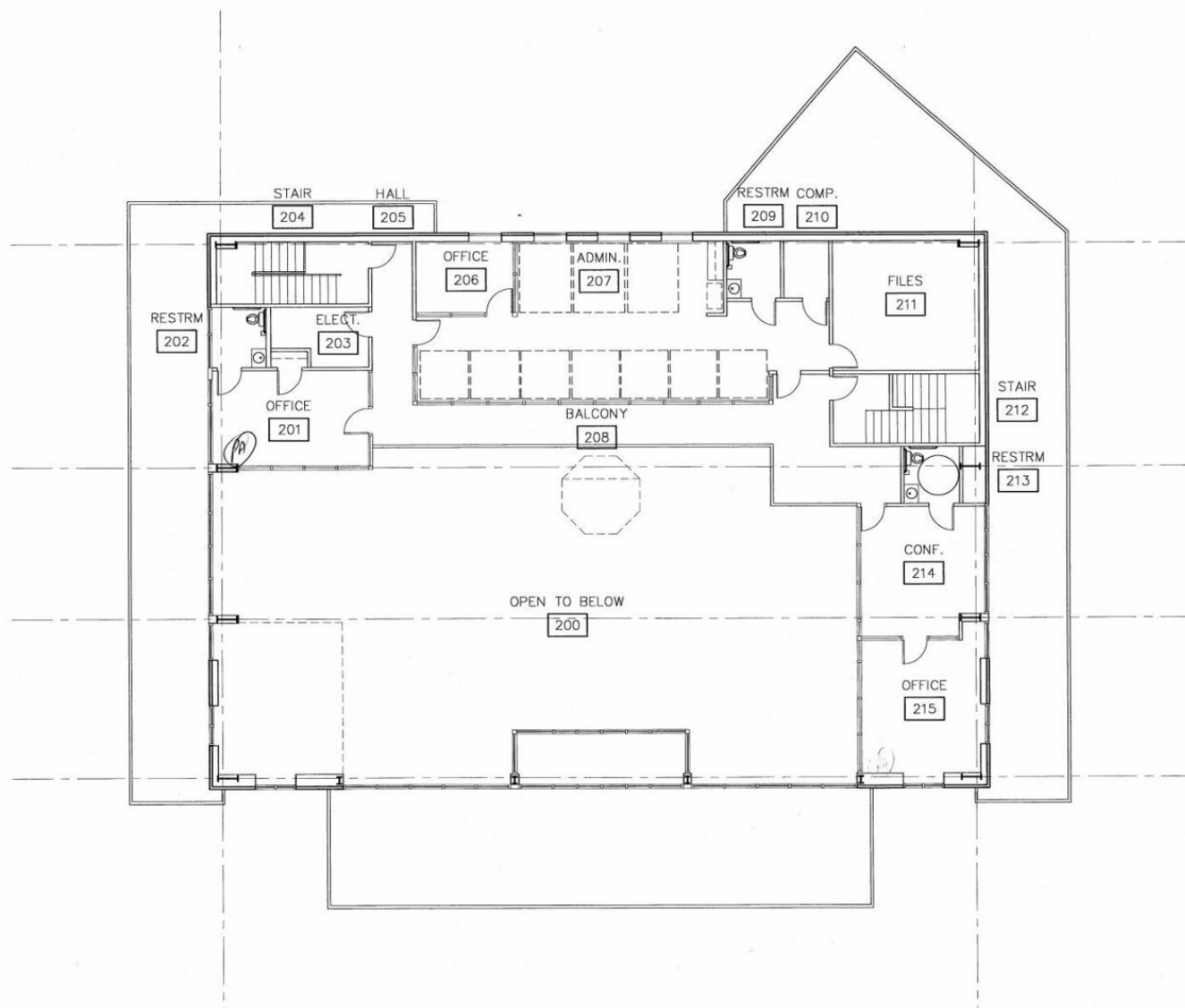
GROUND FLOOR PLAN // 8

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UPPER FLOOR PLAN



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UPPER FLOOR PLAN // 9

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 10



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 11



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PROPERTY DETAILS

BUILDING INFORMATION

Building Size	10,599 SF
Building Class	A
Ceiling Height	24 ft
Number of Floors	2
Year Built	2006
Year Last Renovated	2015
Gross Leasable Area	10,599 SF
Construction Status	Existing
Condition	Excellent
Roof	Standing seam metal
Framing	Steel
Free Standing	Yes
Number of Buildings	1
Foundation	Slab
Exterior Walls	Stucco & glass

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	14.0
Number of Parking Spaces	74

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-1 Lt. Indust
Lot Size	1.98 Acres
APN #	09-191-55
Lot Frontage	775 ft
Traffic Count	50,000+
Traffic Count Street	Idaho Maryland and Highway 49/20
Traffic Count Frontage	1000'
Power	PG&E + Solar

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Roof mtd duplex units
Broadband	Line of site
Restrooms	4
Landscaping	Complete

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PROPERTY DETAILS // 12



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,029	15,737	23,834
Average Age	49.6	48.4	49.4
Average Age (Male)	43.9	44.5	46.1
Average Age (Female)	56.6	53.7	53.4

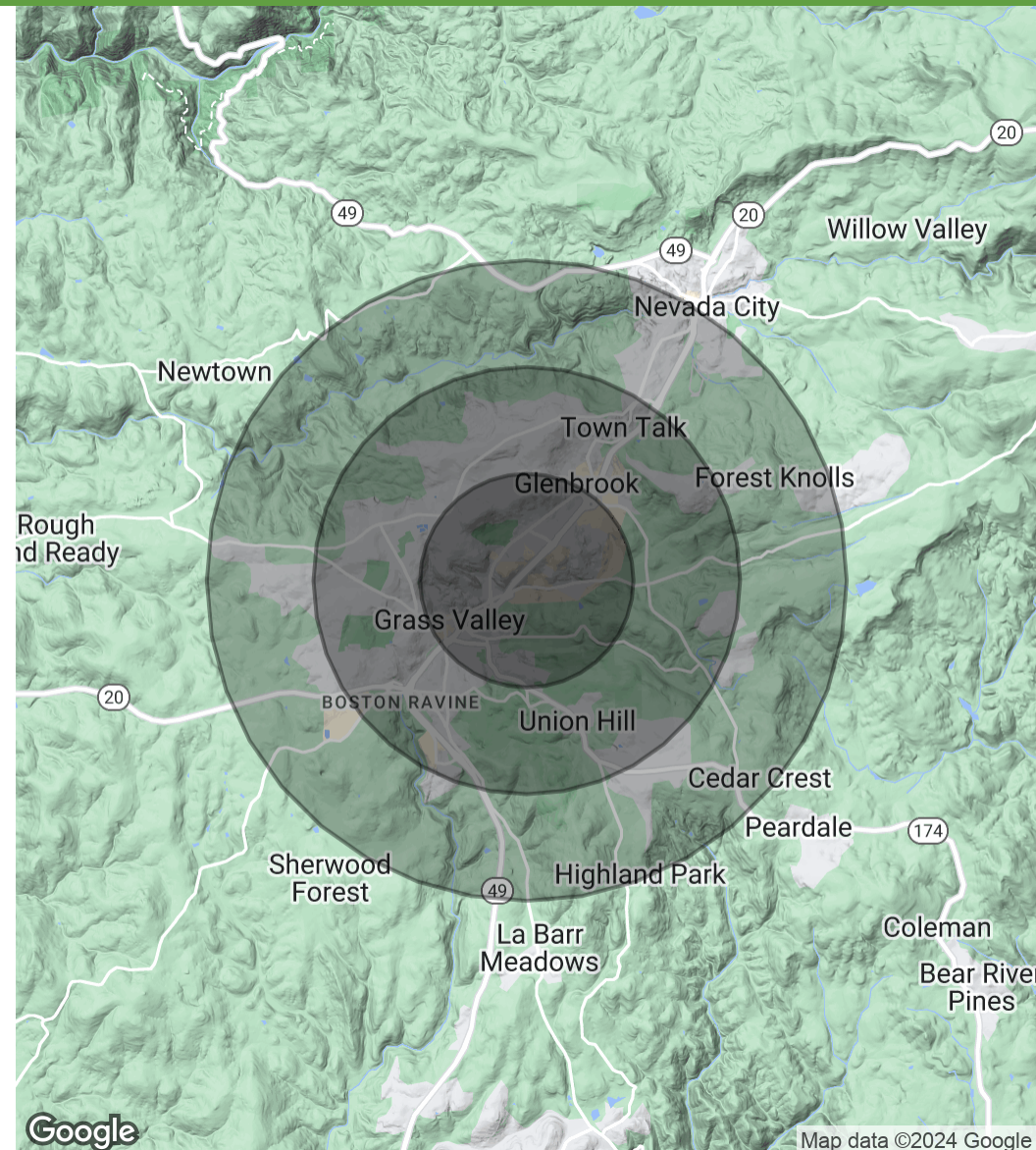
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,818	8,344	12,156
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$63,280	\$61,608	\$66,845
Average House Value	\$258,177	\$296,856	\$330,594

RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	4,437	14,460	22,050
Total Population - Black	28	61	76
Total Population - Asian	137	235	298
Total Population - Hawaiian	0	5	27
Total Population - American Indian	2	31	86
Total Population - Other	57	89	104

* Demographic data derived from 2020 ACS - US Census



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DEMOGRAPHICS MAP & REPORT // 13



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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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ADVISOR BIO & CONTACT 1 // 14



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CONFIDENTIALITY & AGREEMENT



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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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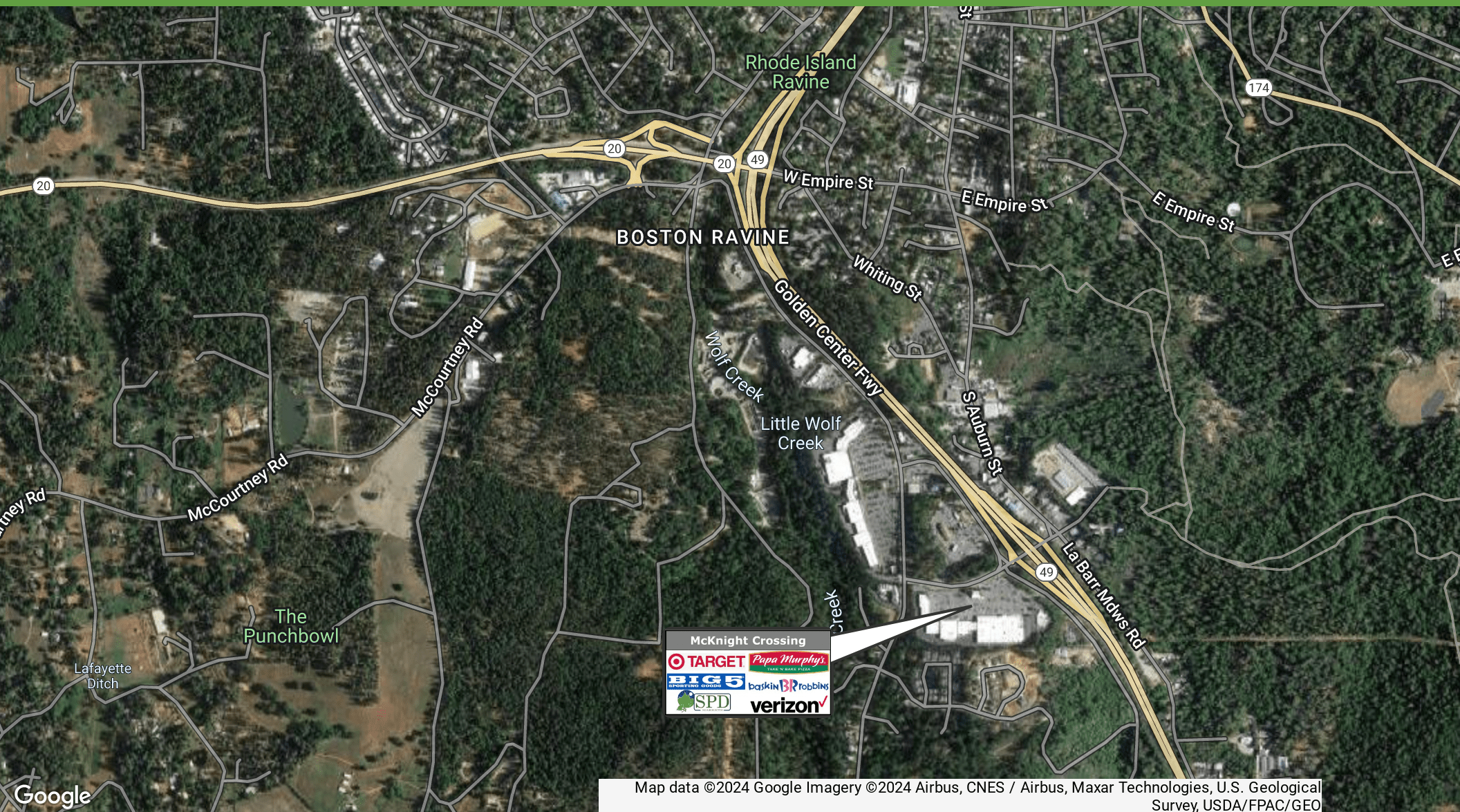
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RETAILER MAP



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RETAILER MAP // 16

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