

848 GOLD FLAT ROAD, NEVADA CITY, CA 95959
25,000 SF FLEX BUILDING WITH EXPANSION PADS



HIGHLAND COMMERCIAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	25,000 SF
Lot Size:	7.71 Acres
Number of Units:	1
Price / SF:	\$108.00
Year Built:	1985
Zoning:	EC (Employment Center)
Market:	Nevada City
Submarket:	Gold Flat Business Park

PROPERTY OVERVIEW

A high quality 25,000 SF steel-frame flexible-use 2-story building constructed in 1987 on a 7.71 acre site in excellent condition. Recently vacated by the long term high tech anchor tenant due to an out-of-state purchase of the company. Zoning allows for office, light manufacturing/assembly, R&D/lab space, studio/cabinet shops and other employment centered uses. The property includes two additional pad sites located on each side of the existing building that were formerly planned for another 48,000 SF of development with associated parking. This offering represents an outstanding opportunity to acquire a low-maintenance multi-functional and high quality building at significantly below replacement value with incredible expansion capability.

PROPERTY HIGHLIGHTS

- An outstanding corporate HQ opportunity with expansion capability.
- 25,000 SF 2-story flex building with two pad sites planned for an additional 48,000 SF.
- Class A high quality steel frame structure in like-new condition.
- Low maintenance improvements - easily divisible for multi-tenant use.
- Priced significantly below replacement cost at only \$100/SF.

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LOCATION DESCRIPTION



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The City of Nevada City is the high-tech / high-culture jewel of the Sierra Nevada foothills "Gold Country". It is located in between and only one hour from both the burgeoning Sacramento and Reno/Tahoe markets, both with international airports. Superb "quality of life" is the driving force of this market with highly ranked schools, four beautifully distinct seasons, vibrant cultural arts and proximity to world class skiing & hiking, and within an easy drive to the San Francisco Bay Area as well. Nevada City continues to win various regional and national commendations as one of the most desirable small towns in America.

SITE DESCRIPTION

Three pad sites of roughly a third acre each, located within a flat 7.71 acre common area parcel only 1/2 mile from State Highways 49 & 20. The middle pad site is improved with a 27,000 SF steel frame two-story flex building. The adjacent pad sites were formerly planned for an additional 48,000 SF of development and provide an exceptional opportunity for future growth.

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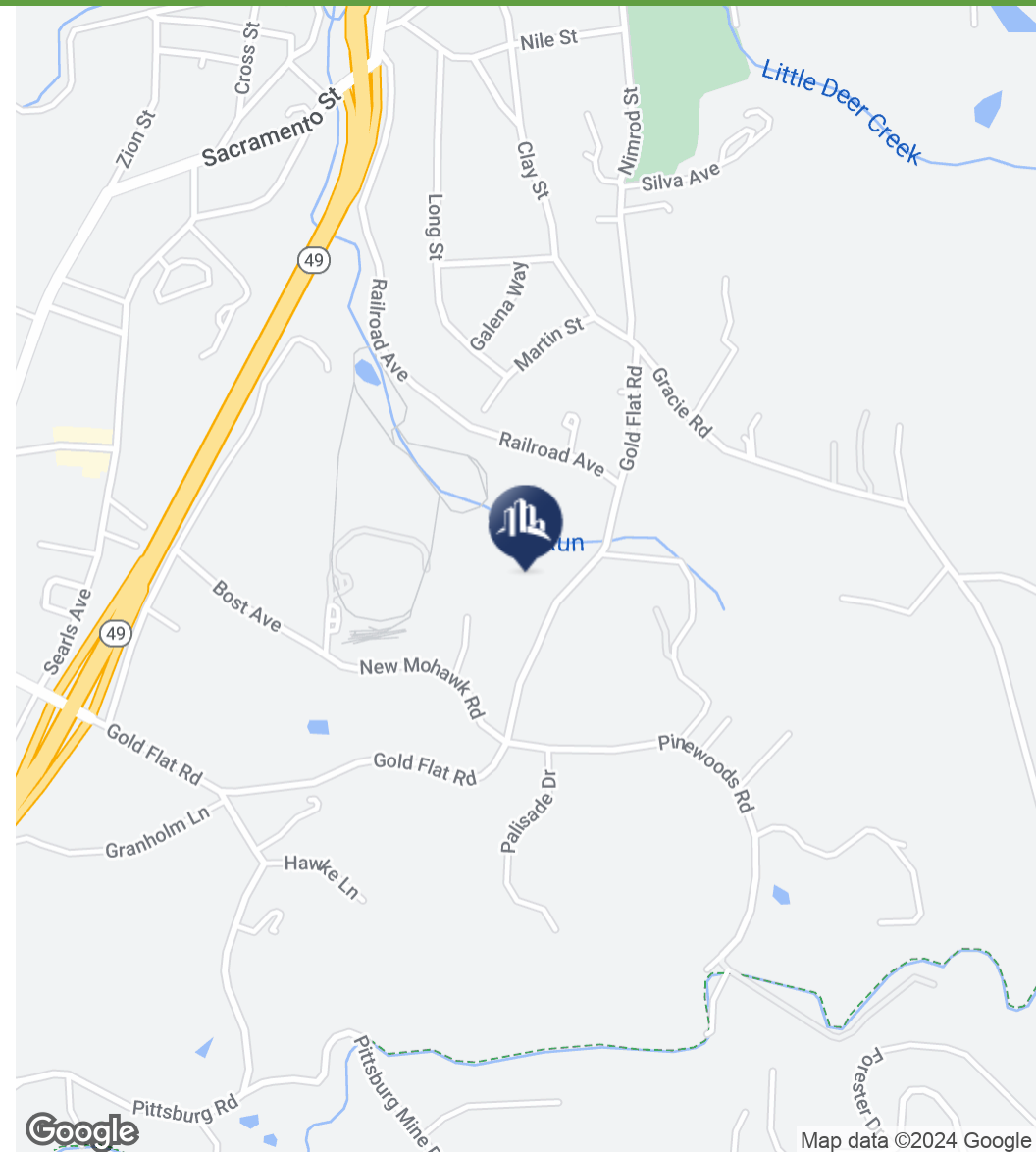
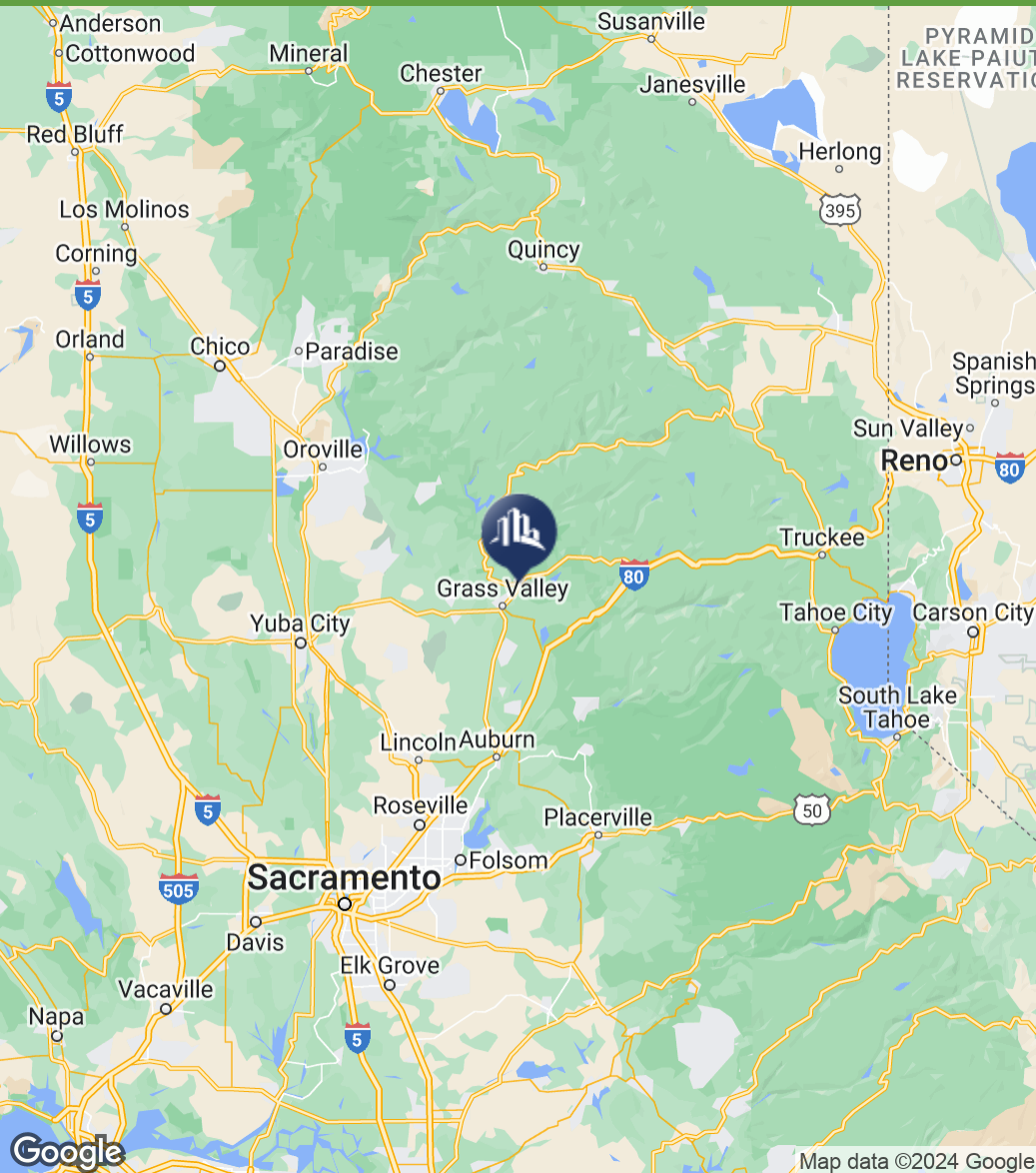
LOCATION DESCRIPTION // 3

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LOCATION MAPS



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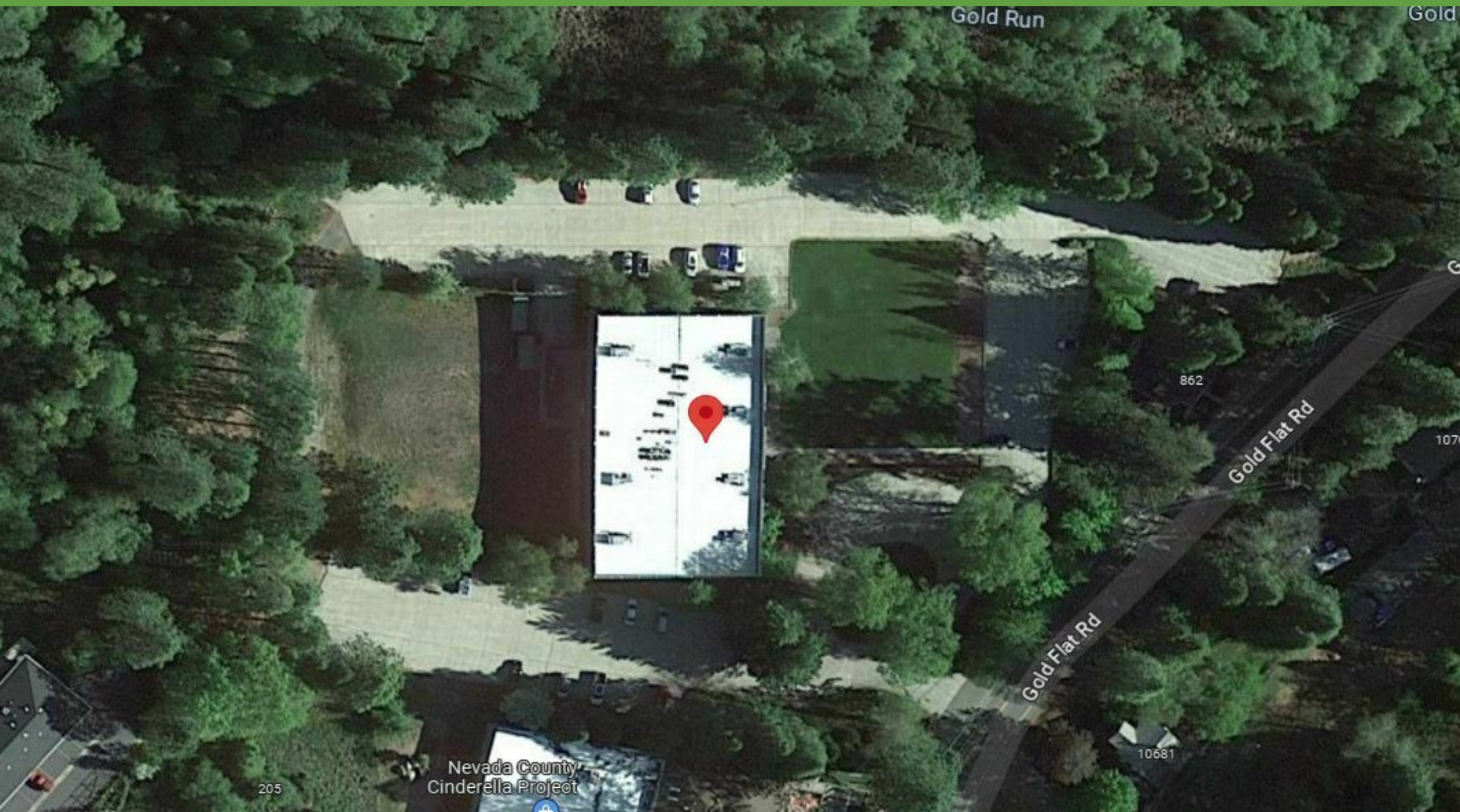
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LOCATION MAPS // 4



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AERIAL - SITE



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AERIAL - VICINITY // 5



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AERIAL MAP - VICINITY



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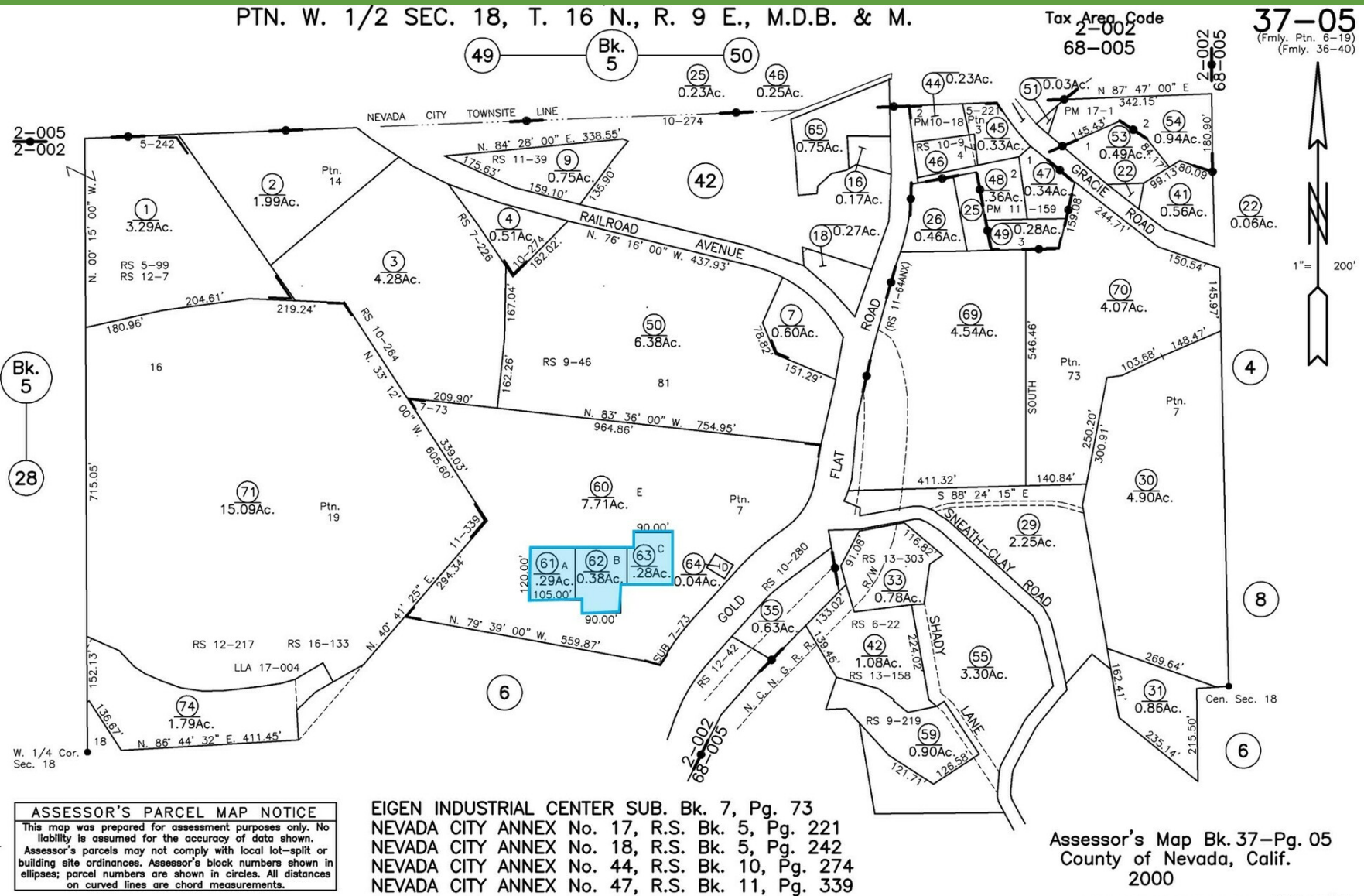
AERIAL MAP - CLOSE UP // 6



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PARCEL (APN) MAP



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PARCEL (APN) MAP // 7

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ADDITIONAL PHOTOS



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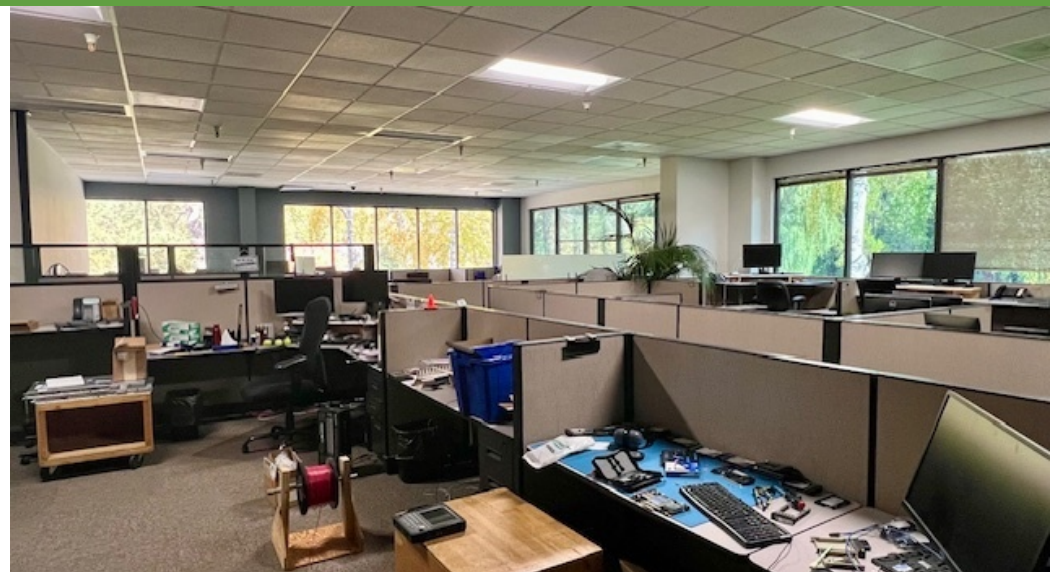
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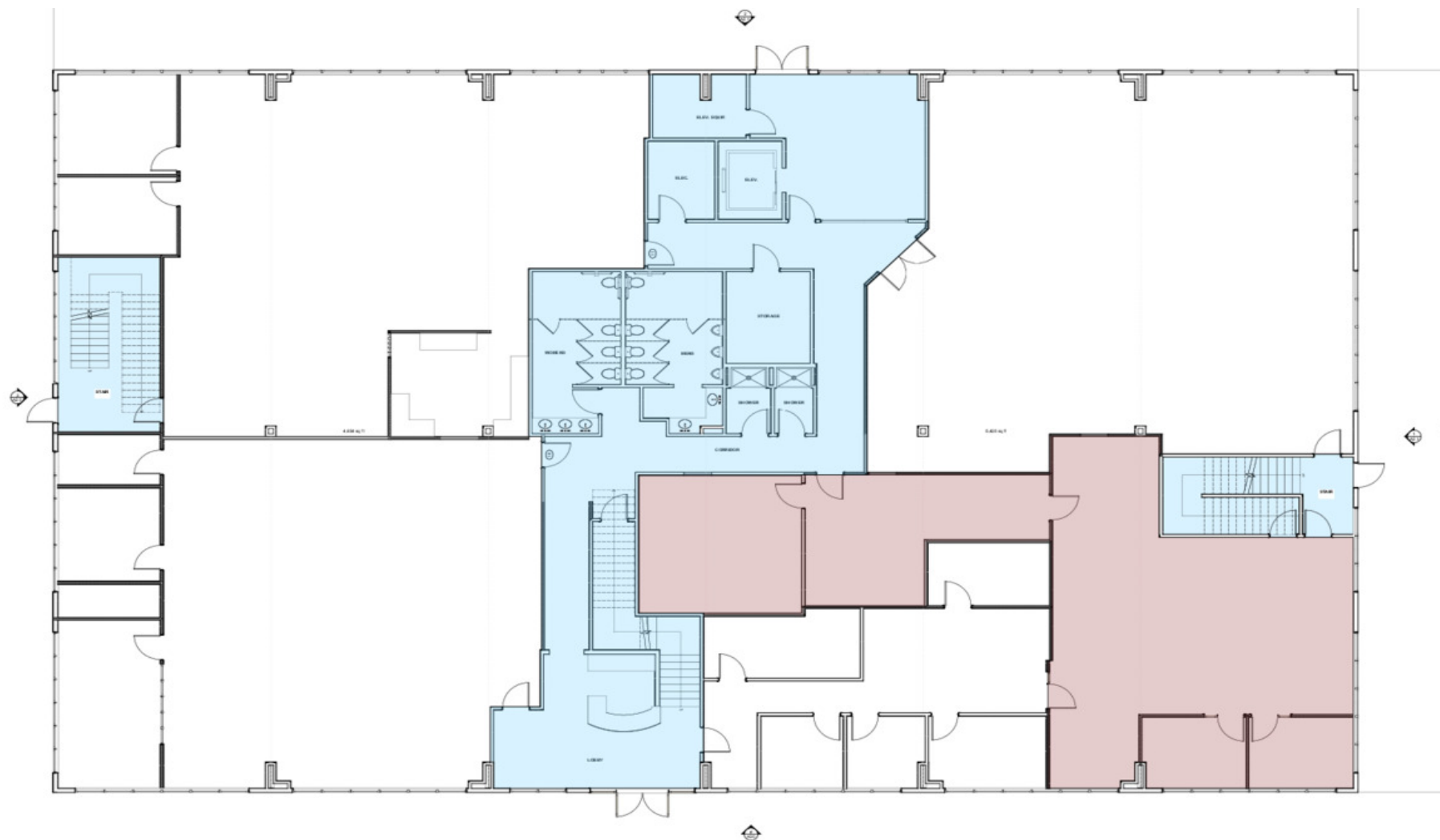
ADDITIONAL PHOTOS // 10

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FLOORPLANS



1 NEW 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"

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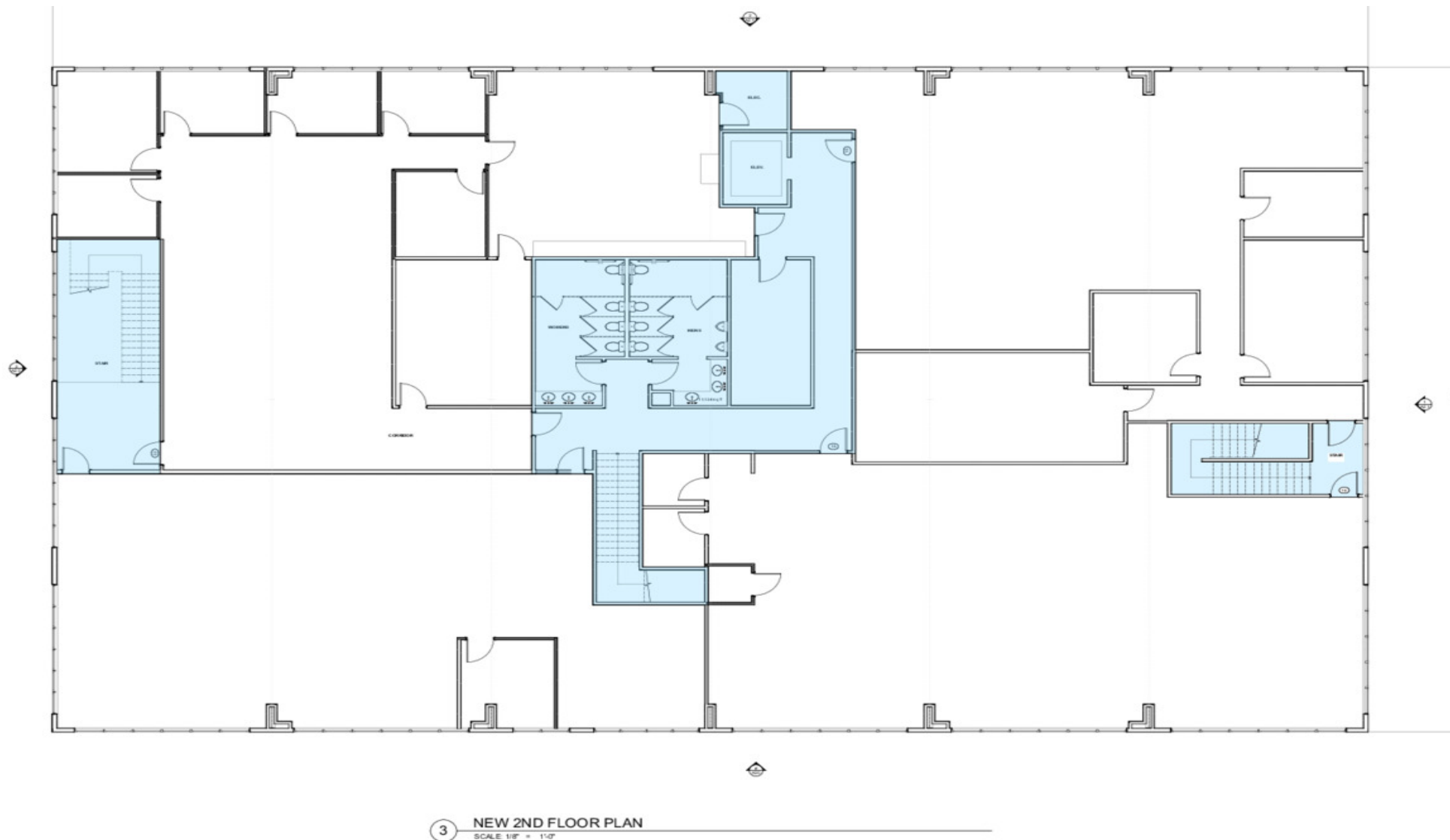
PLANS // 11

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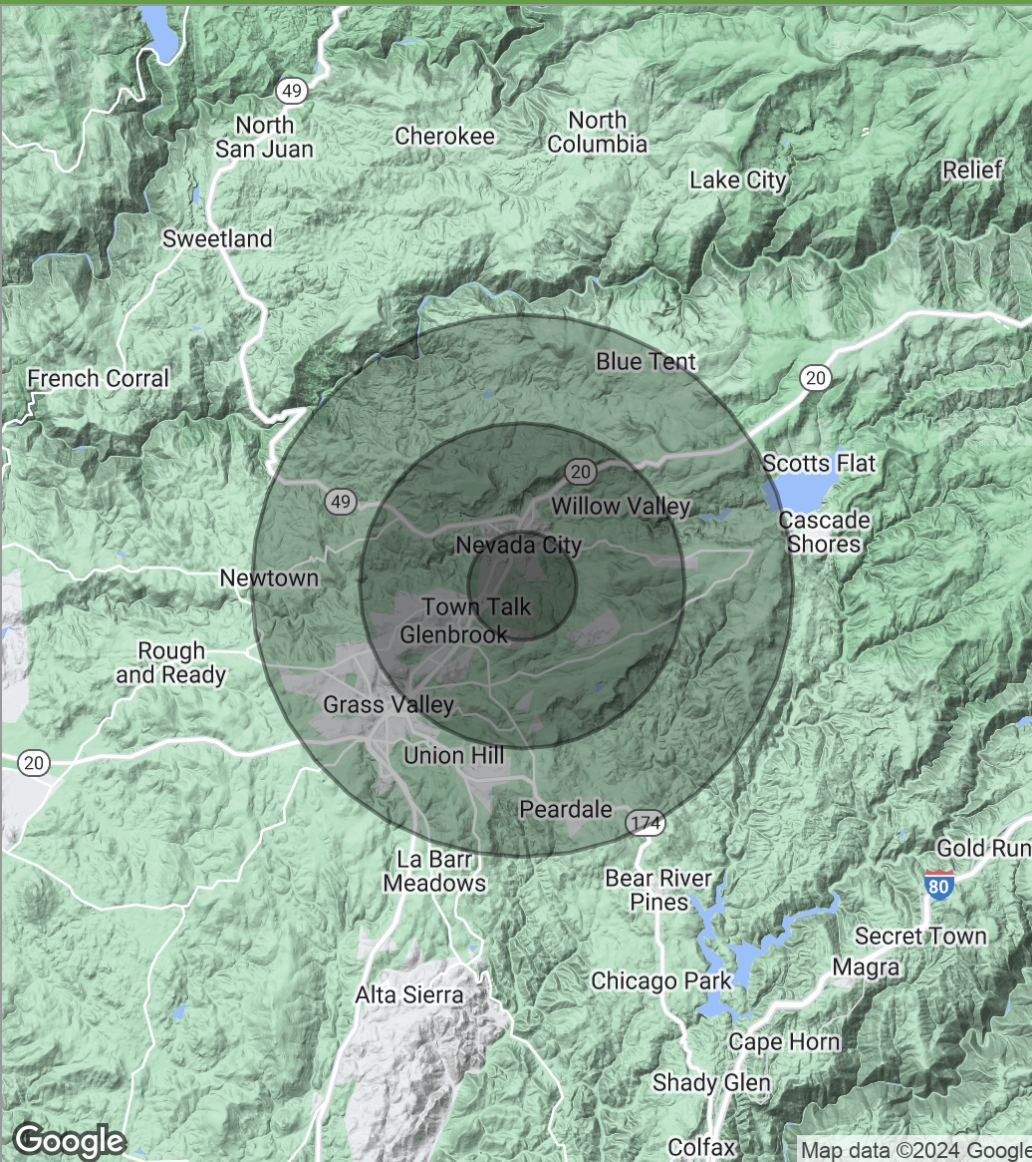
PLANS // 12

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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,207	14,957	32,016
Median age	58.5	53.7	50.8
Median age (Male)	54.9	50.7	47.5
Median age (Female)	61.7	58.2	54.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,198	7,738	15,723
# of persons per HH	1.8	1.9	2.0
Average HH income	\$72,308	\$69,832	\$71,678
Average house value	\$460,622	\$350,877	\$373,652

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	4.8%	10.4%	10.6%

RACE (%)

White	92.2%	90.8%	91.9%
Black	0.4%	0.6%	0.4%
Asian	1.1%	1.3%	1.4%
Hawaiian	0.9%	0.3%	0.1%
American Indian	0.1%	0.4%	0.4%
Other	0.4%	0.8%	0.6%

* Demographic data derived from 2020 ACS - US Census

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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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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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