

LITTON BUSINESS PARK LOTS 13 & 14, GRASS VALLEY, CA 95945
LITTON BUSINESS PARK LOTS 13 & 14



**Litton Business Pk
Lots 13 & 14
(Subject Property)**

LOCK RICHARDS
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HIGHLAND COMMERCIAL
11300 WILLOW VALLEY RD
NEVADA CITY, CA 95959
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Ridge Road
Lot 14
Lot 13

SIERRA COLLEGE

Sierra College Dr.

**BRIARPATCH
FOOD CO-OP**

**NEVADA COUNTY
COUNTRY CLUB**
EST. 1926

**LEFTY'S
FRY HOUSE**
EST. 2018

**SIERRA
CINEMAS**


Dignity Health

CALIFORNIA
49

E Main St
Dorsey Dr

CALIFORNIA
20

**DORSEY
MARKETPLACE**

**GROCERY
OUTLET**
Ben Franklin
Craft & Frame Shop
Firestone

Gold Country
SAFEMART
CVS pharmacy
AutoZone

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	See Lot Pricing Sheet
Lot Sizes:	3.78, 2.13 & 5.91 Acres
Zoning:	CBP
Market:	Grass Valley
Submarket:	Litton Business Park
Traffic Count:	8,505
Price / SF:	From \$3.58/sf

PROPERTY OVERVIEW

Sperry CGA - Highland Commercial, as exclusive agent, presents the last two available "corporate business park" lots in Litton Business Park, the most prestigious financial and medical business center in the region. The lots are located at a signalized corner within 1/2 mile from the new Highway 49/20 interchange at Dorsey Drive and walking distance to the popular BriarPatch whole foods store, the Ridge Racquet and Swim Club, Sierra College, numerous financial and medical services, and a wide array of workforce housing. The parcels are available separately or may be purchased and developed together for a larger project. CBP zoning provides opportunities for corporate office, medical, labs, light manufacturing, R&D, health clubs, schools, sports facilities, mixed use, residential care, markets, restaurants, service & warehouse retail, banks, hotels and more. All City utilities available to site. Seller may reserve right to exit easement through lots.

PROPERTY HIGHLIGHTS

- Signalized corner lots in exclusive Litton Business Park
- 50,000+ developable SF at 20% coverage.
- Walk to groceries, cafe, deli, healthclub, housing, medical & more
- Zone for office, medical, lt. industrial, mixed-use, educational, residential care, etc.
- Two lots, available together or separately

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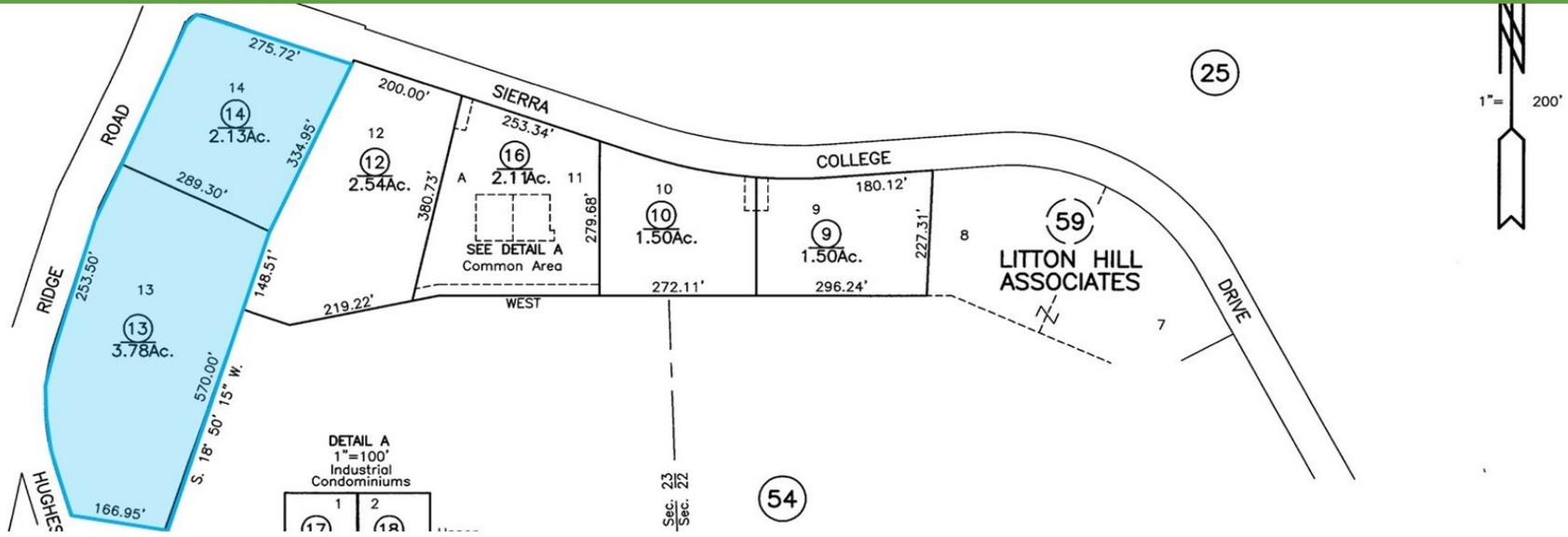
EXECUTIVE SUMMARY // 2

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LOT PRICING / DETAILS



OF LOTS 2 | TOTAL LOT SIZE 2.13 - 5.91 ACRES | LOT PRICING \$449,000 - \$925,000 | BEST USE OFFICE OR SERVICE RETAIL DEVELOPMENT

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	13	35-530-13	3.78 Acres	\$589,000	CBP
Available	14	35-530-14	2.13 Acres	\$449,000	CBP
Available	13 & 14 together	35-530-13/14	5.91 Acres	\$925,000	CBP

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PROPERTY DESCRIPTION



LOCATION OVERVIEW

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.

SITE DESCRIPTION

The final two "Corporate Business Park" zoned lots in Litton Business Park. They are contiguous and available individually or together as one. Signalized corner location.

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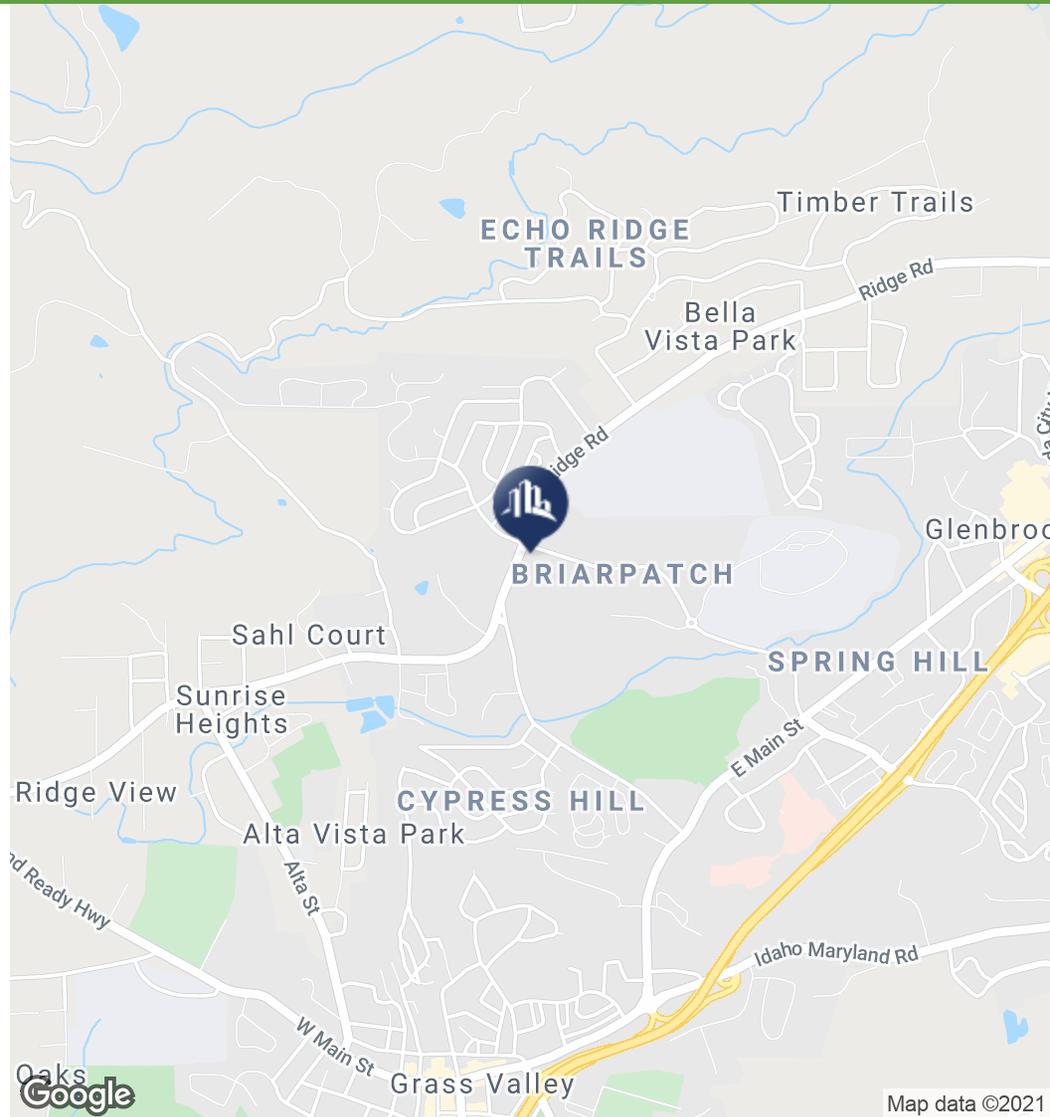
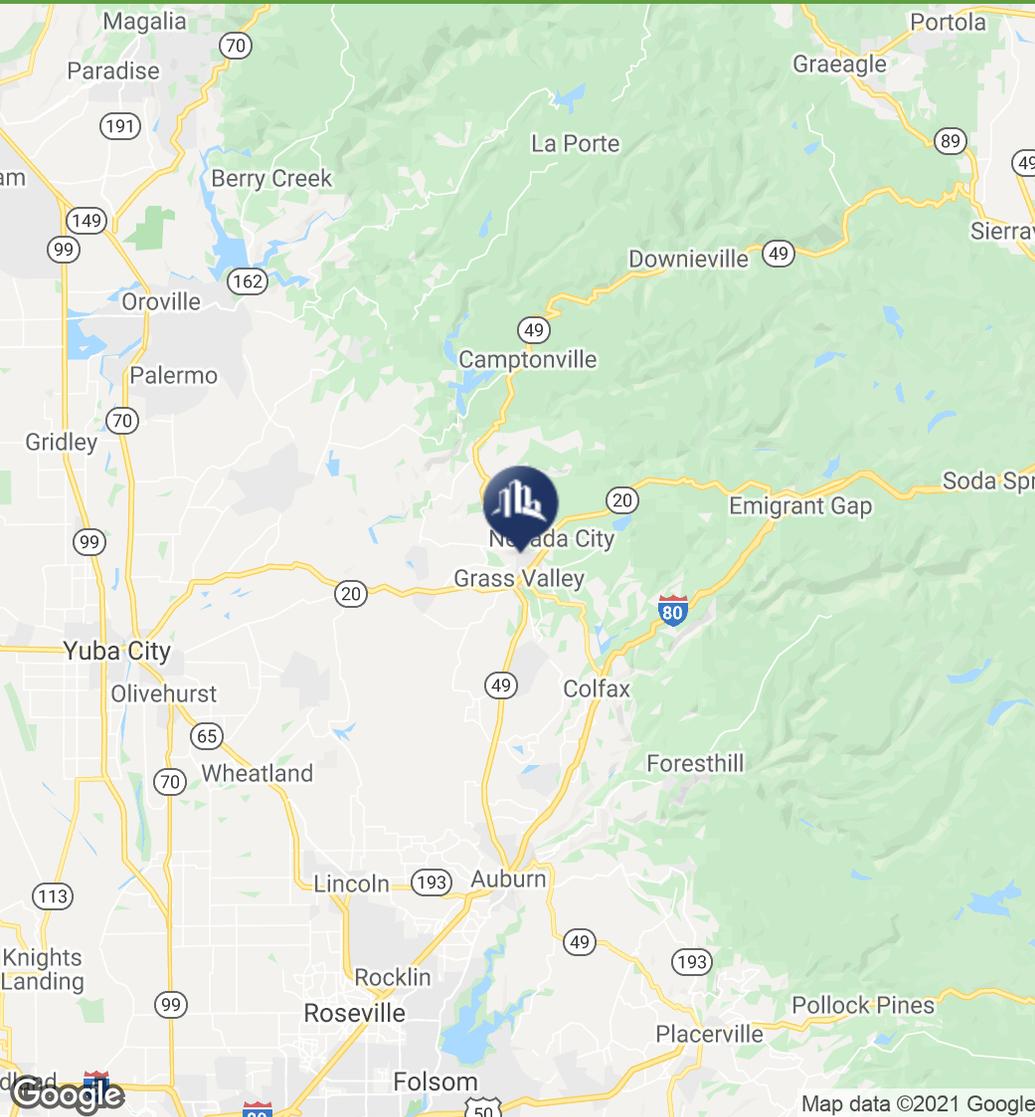
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LOCATION MAPS



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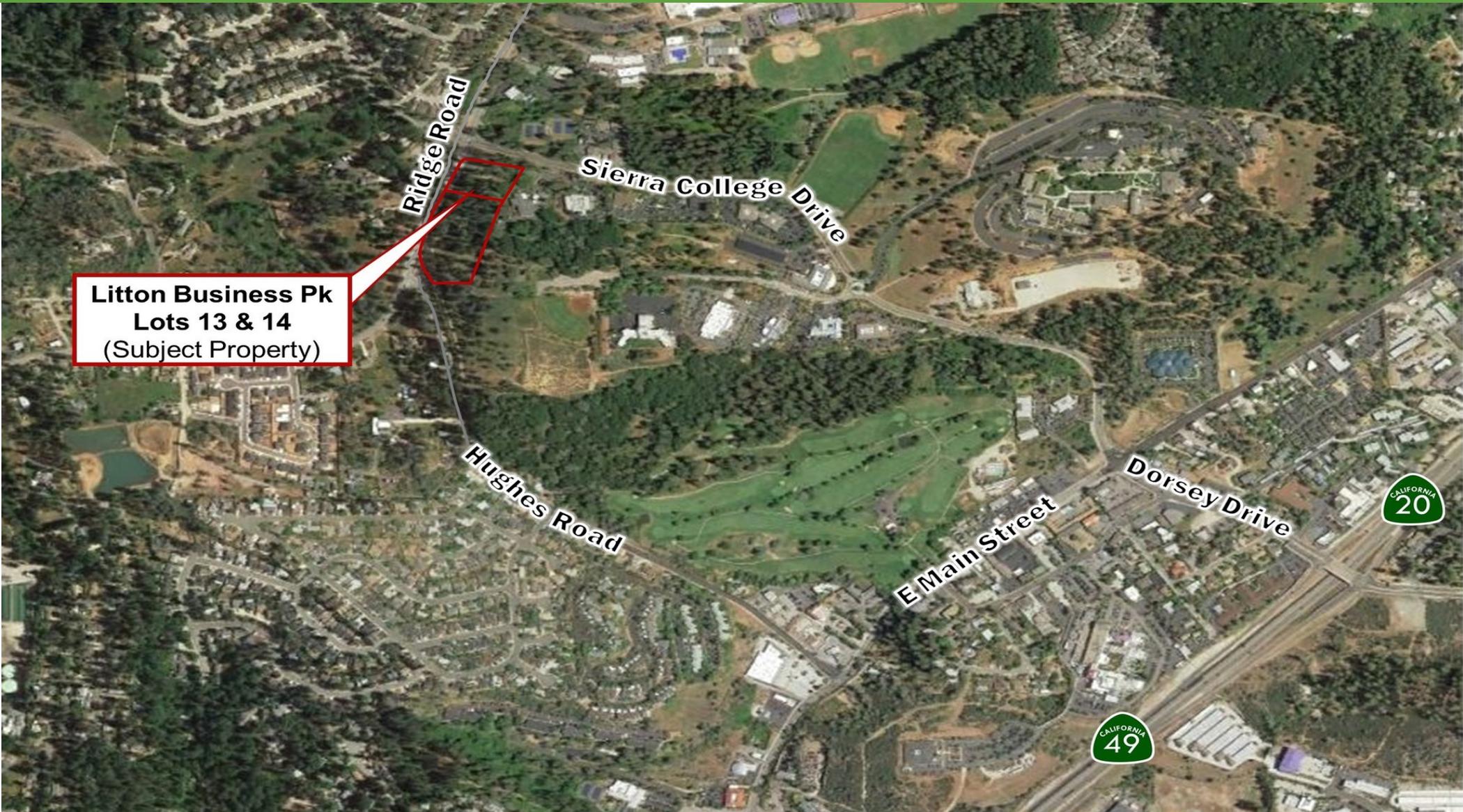
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LOCATION MAPS // 5



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AERIAL MAP - LOCAL



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AERIAL MAP - LOCAL // 6

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AERIAL MAP CLOSE-UP



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AERIAL MAP CLOSE-UP // 7

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PROPERTY DETAILS

LOCATION INFORMATION

Street Address	Litton Business Park Lots 13 & 14
City, State, Zip	Grass Valley, CA 95945
County/Township	Nevada
Market	Grass Valley
Submarket	Litton Business Park
Cross Streets	Sierra College Dr
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	1/2 mile
Nearest Airport	Nevada County (3 miles) , Sacramento Intn'l and Reno Intn'l (60-90 minutes)

PROPERTY DETAILS

Property Type	Land
Property Subtype	Office
Zoning	CBP
Lot Size	5.91 Acres
APN#	35-530-13 & 14
Traffic Count	8,505

UTILITIES & AMENITIES

Gas / Propane	Natural
Power	Yes

LAND

Number Of Lots	2
Best Use	Office or service retail development
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Flat to gently sloping

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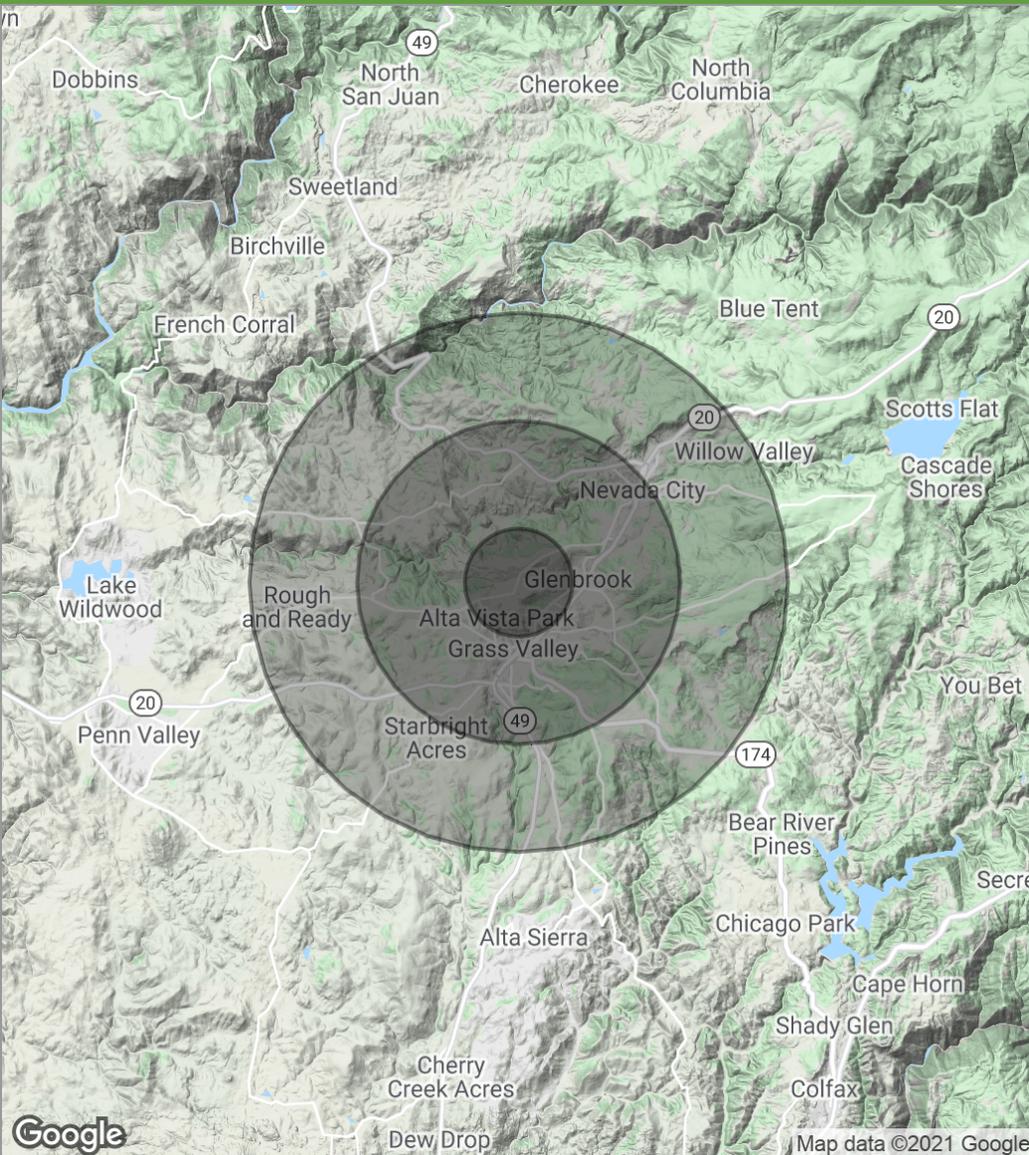
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,693	23,100	34,923
Median age	43.3	43.5	45.0
Median age (Male)	40.6	39.1	41.4
Median age (Female)	45.7	47.4	48.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,481	9,823	15,010
# of persons per HH	2.5	2.4	2.3
Average HH income	\$61,940	\$59,694	\$63,363
Average house value		\$553,297	\$545,856
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.4%	10.3%	9.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	94.3%	91.2%	91.1%
Black	1.1%	0.7%	0.6%
Asian	0.5%	2.0%	2.0%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.4%	3.6%	3.7%
Other	0.6%	0.8%	0.8%

** Demographic data derived from 2010 US Census*

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ADVISOR BIO

LOCK RICHARDS

President/Broker



11300 Willow Valley Rd
Nevada City, CA 95959
T 530.470.1740
lock@highlandcre.com
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

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 Resource Council

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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.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

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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