

**E MAIN ST - THREE PARCELS 14.68 ACRES , GRASS VALLEY, CA 95945**  
**+~15 ACRE MULTI-FAMILY SITE - UNSURPASSED LOCATION**



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



## OFFERING SUMMARY

Sale Price:	\$849,000 - \$2,250,000
Lot Size:	14.68 Acres
Zoning:	R-3 and R-1
Market:	Greater Sacramento Region
Submarket:	Grass Valley
Traffic Count:	7,340
Price / SF:	\$3.52

## PROPERTY OVERVIEW

A +-15 acre multi-family infill development site with unparalleled attributes including: I) Accessibility - over 1000' of E Main frontage only 1/3 mile from Highway 49 between two major intersections; II) Location - walking distance to restaurants, shopping, medical, Sierra College, hospital, country club; III) Physical - gentle upslope topography with coveted southern exposure and views - divisible; and IV) Regulatory - multi-family & single-family residential zoning in conformance with the City's General Plan. Former conceptual plans through City for 160 unit senior apartments, 5600sf community/senior center, 15 single family residential lots and an extension of Joerschke Dr into the property. All utilities to site.

## PROPERTY HIGHLIGHTS

- +-15 acres in three adjoining parcels - divisible
- Combination R-3 high density zoning with additional R-1
- Rare infill adjoining City lots with pastoral feel
- Centered between two major arterials providing superior access
- Walk to cafes, shopping, hospital, college & country club

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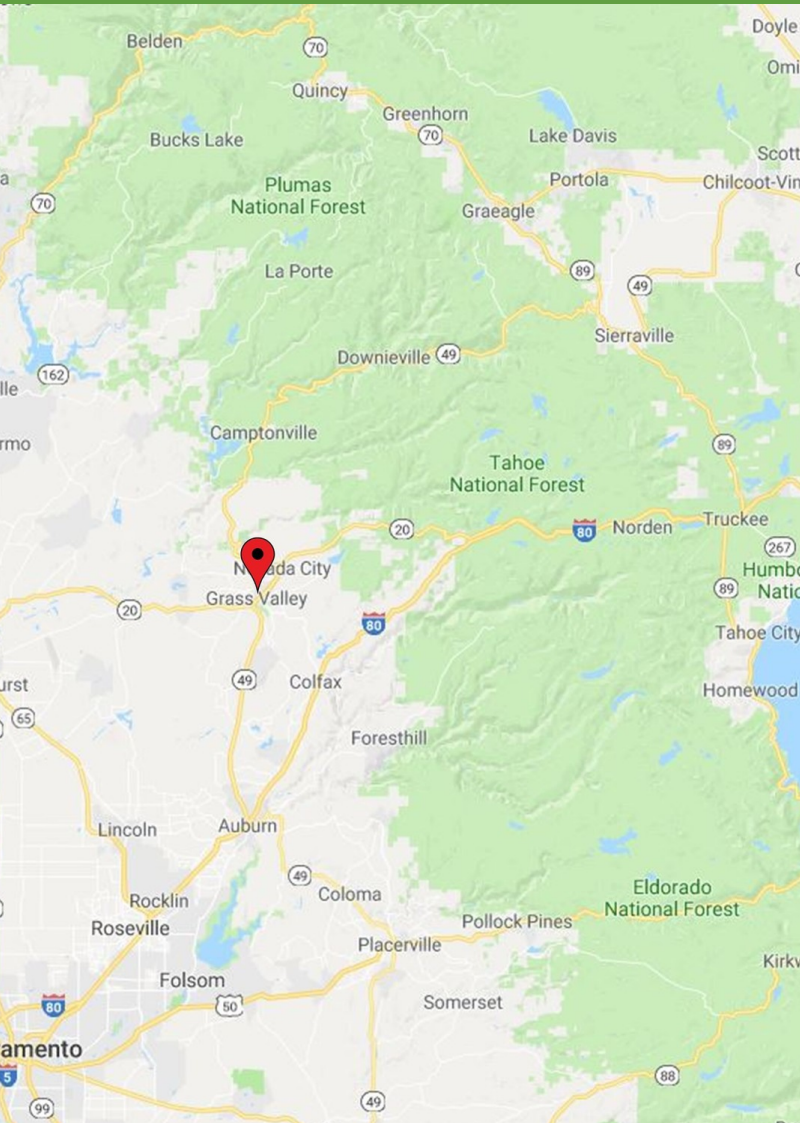
**EXECUTIVE SUMMARY // 2**

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**LOCATION OVERVIEW**



## 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

Three contiguous parcels totaling 14.68 acres of gentle upslope property with coveted southern exposure and views, within walking distance to restaurants, shopping, medical, Sierra College, Sierra Nevada Memorial Hospital, Nevada County Country Club and more.

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LOCATION OVERVIEW // 3

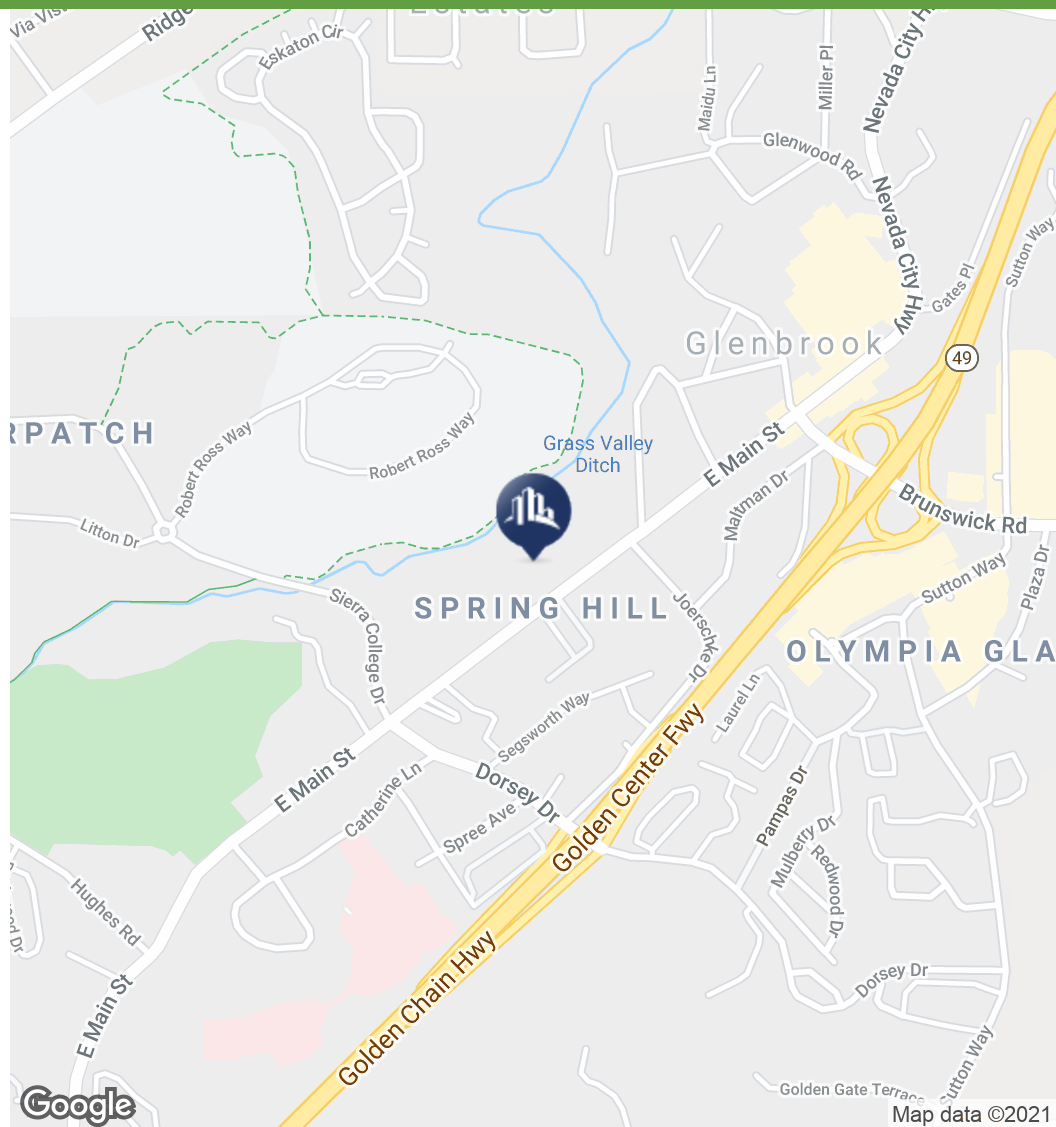
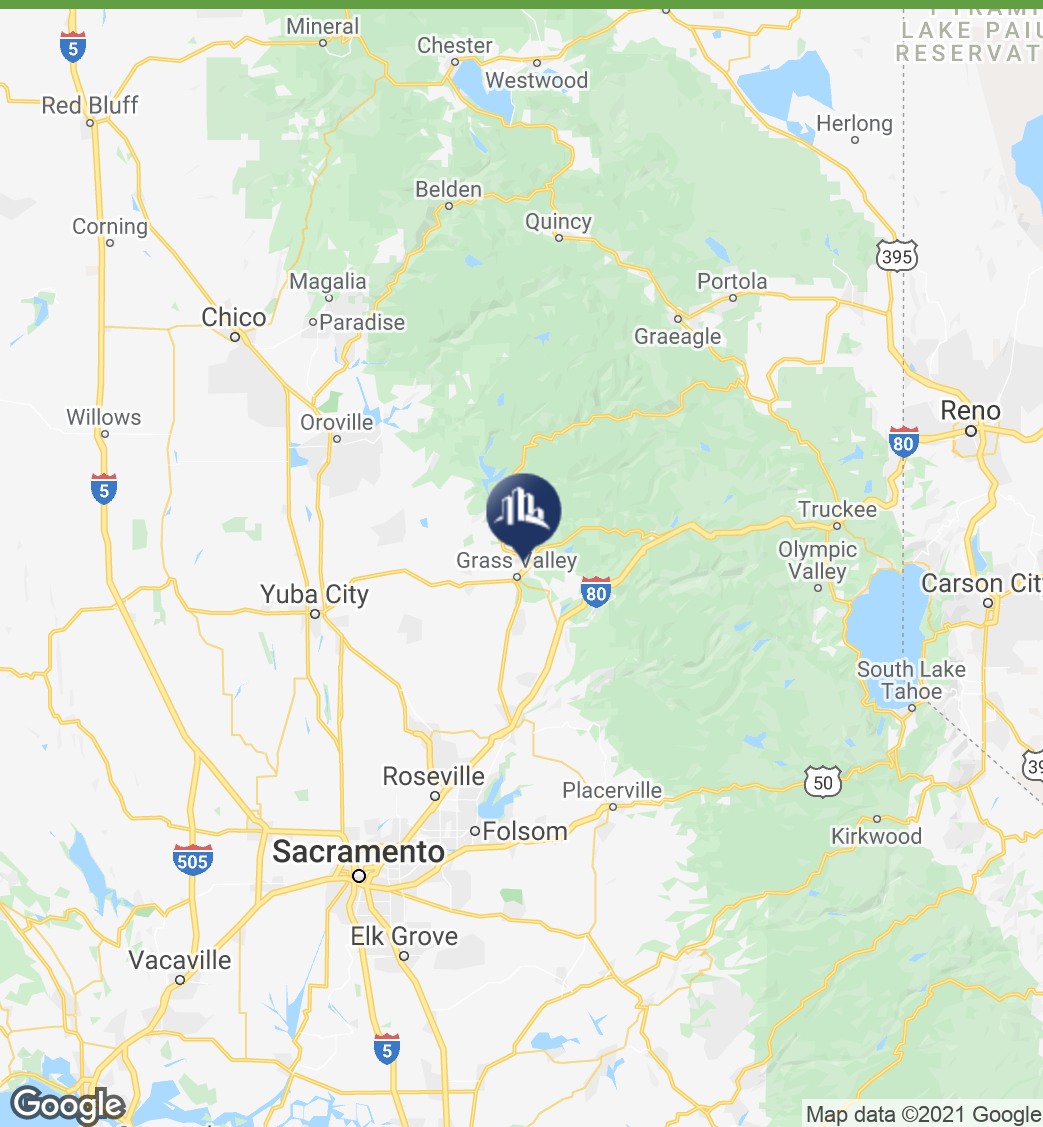
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# LOCATION MAPS



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**LOCATION MAPS // 4**

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# AERIAL MAP - VICINITY



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**AERIAL MAP - VICINITY // 5**

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# AERIAL - CLOSE-UP



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**AERIAL - CLOSE-UP // 6**

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## ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS // 7**

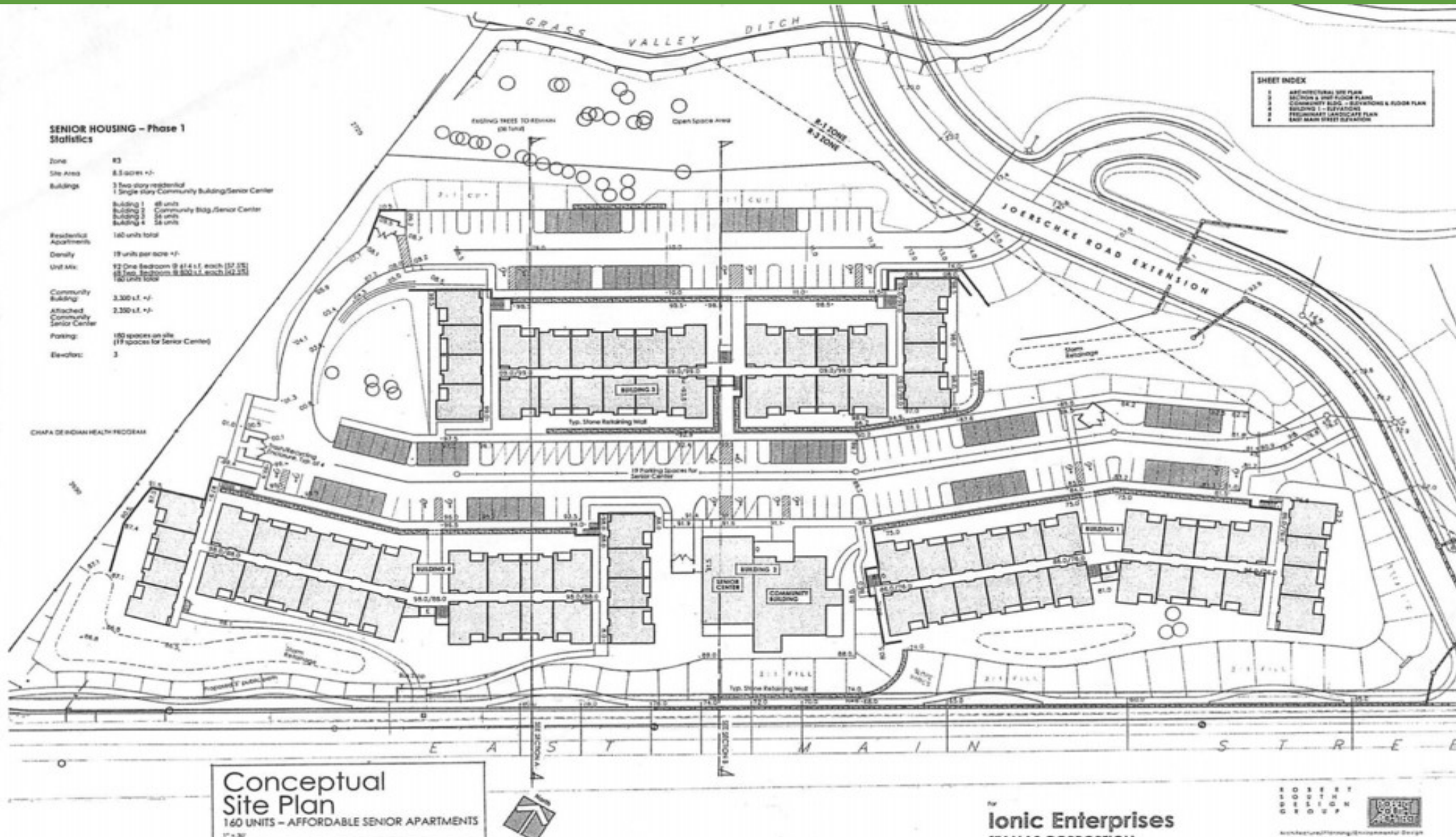
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# CONCEPTUAL SITE PLAN - 160 SR. APTS & 5600SF SR. CENTER



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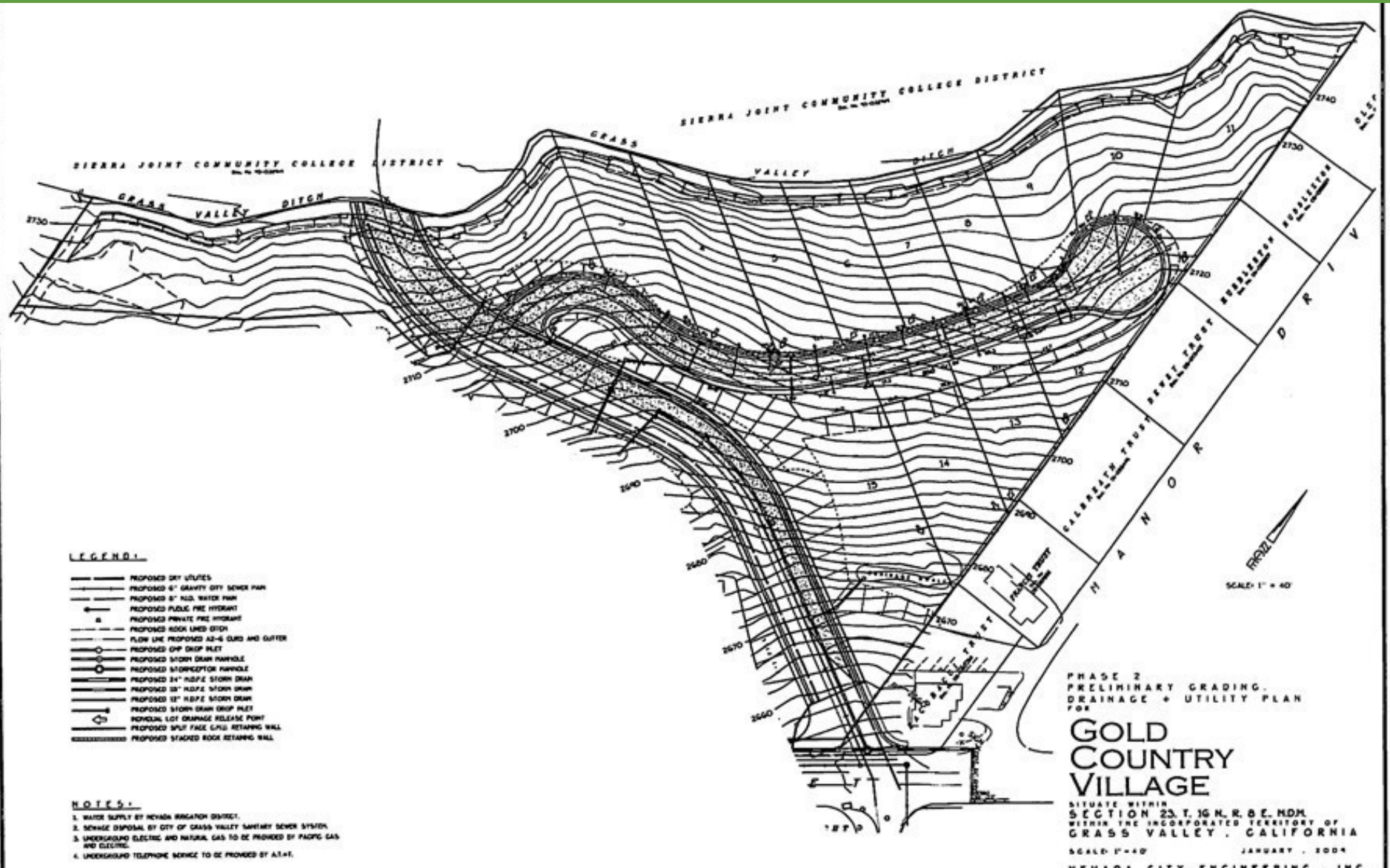
**CONCEPTUAL SITE PLAN - 160 SR. APTS &**

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# CONCEPTUAL SITE PLAN - ADDT'L 15 SFR LOTS



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CONCEPTUAL SITE PLAN - ADDT'L 15 SFR

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# CONCEPTUAL - E. MAIN ST ELEVATION



GOLD  
COUNTRY  
VILLAGE  
EAST MAIN STREET  
CONCEPTUAL ELEVATION  
Page

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**CONCEPTUAL RENDERING - E. MAIN ST E**

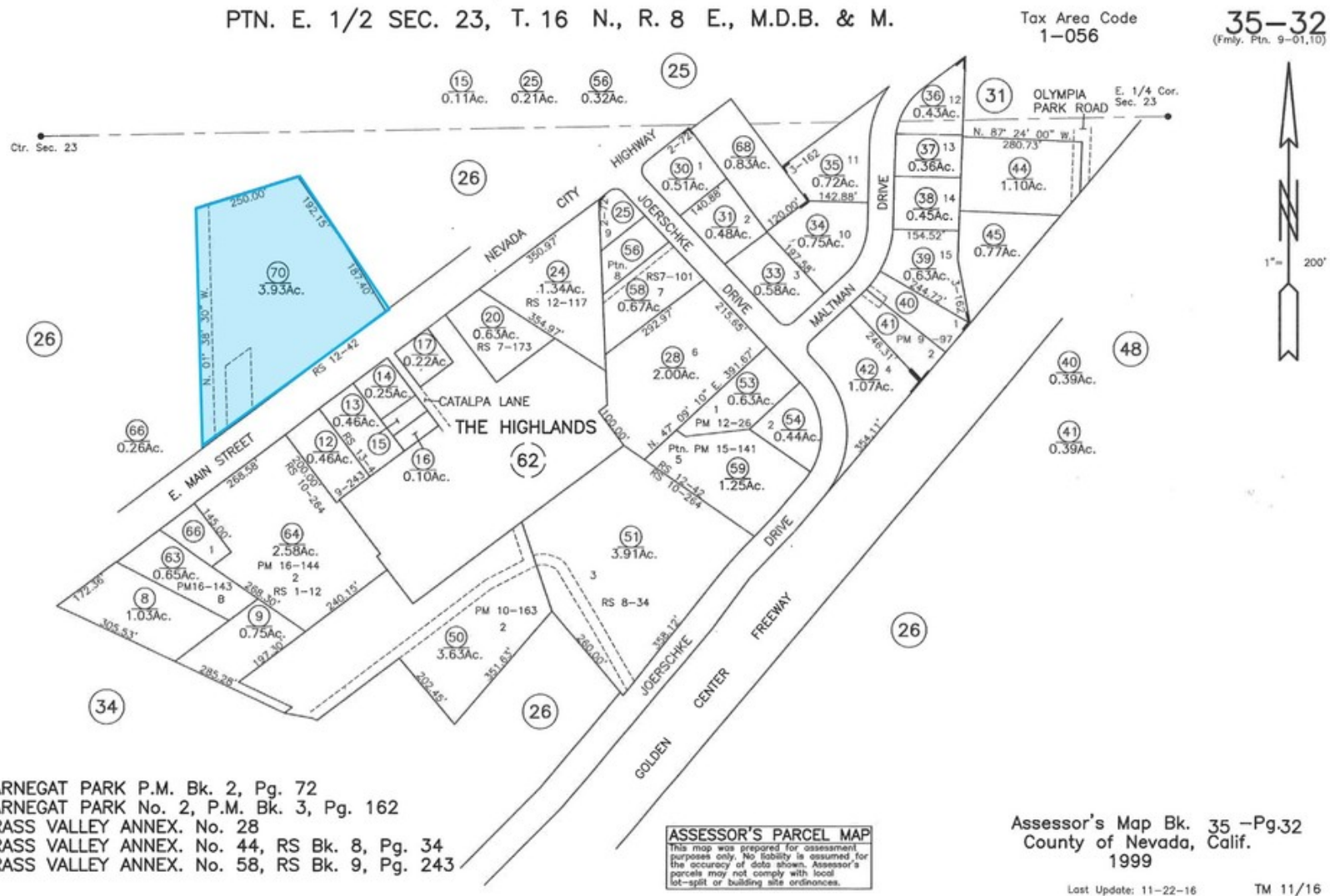
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# PARCEL MAP 35-320-70, R-3 ZONED



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**PARCEL MAP 35-320-70, R-3 ZONED // 11**

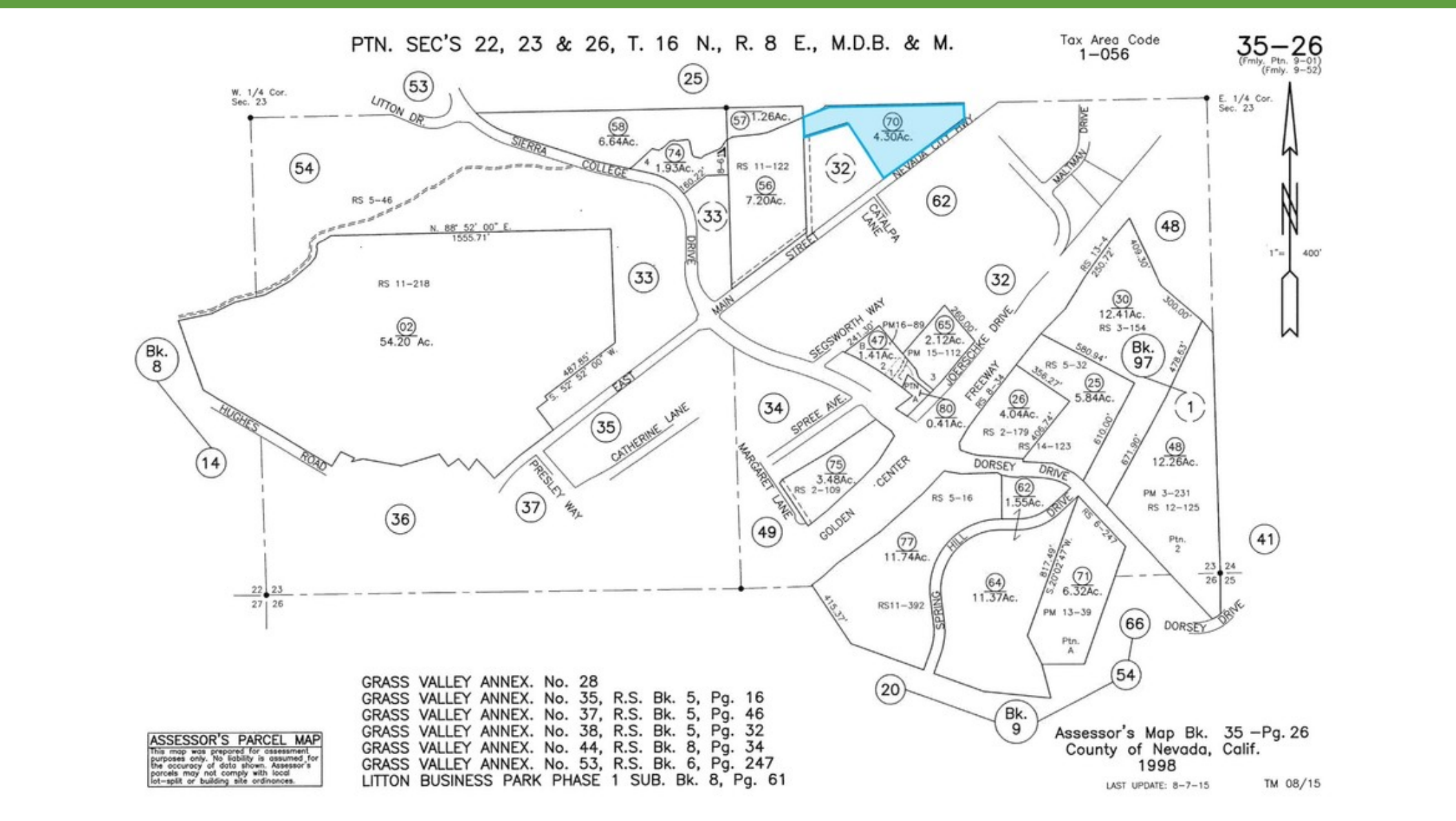
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**PARCEL MAP 35-260-70 R-3 ZONED**



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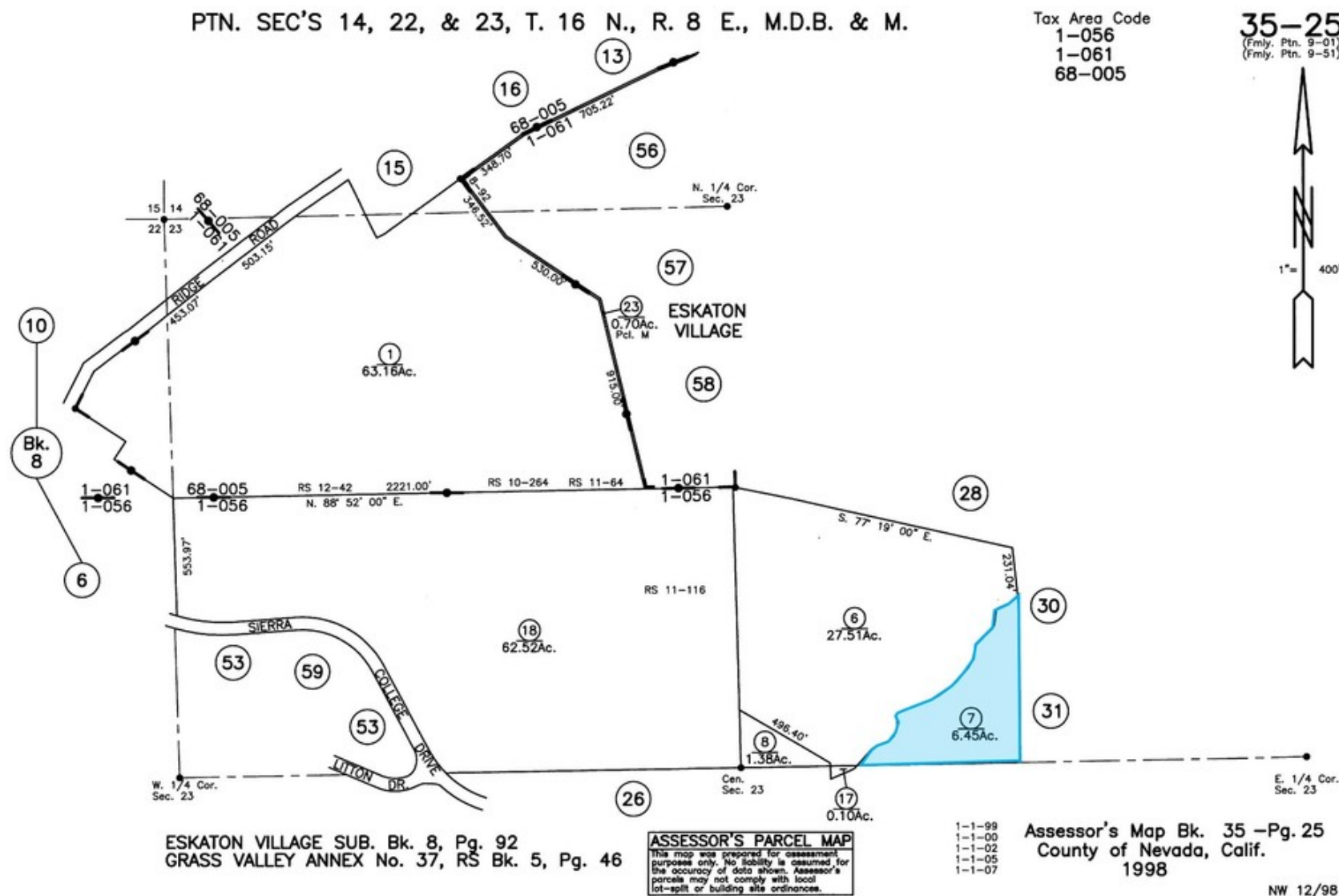
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# PARCEL MAP 35-250-07, R-1 ZONED



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**PARCEL MAP 35-250-07, R-1 ZONED // 13**

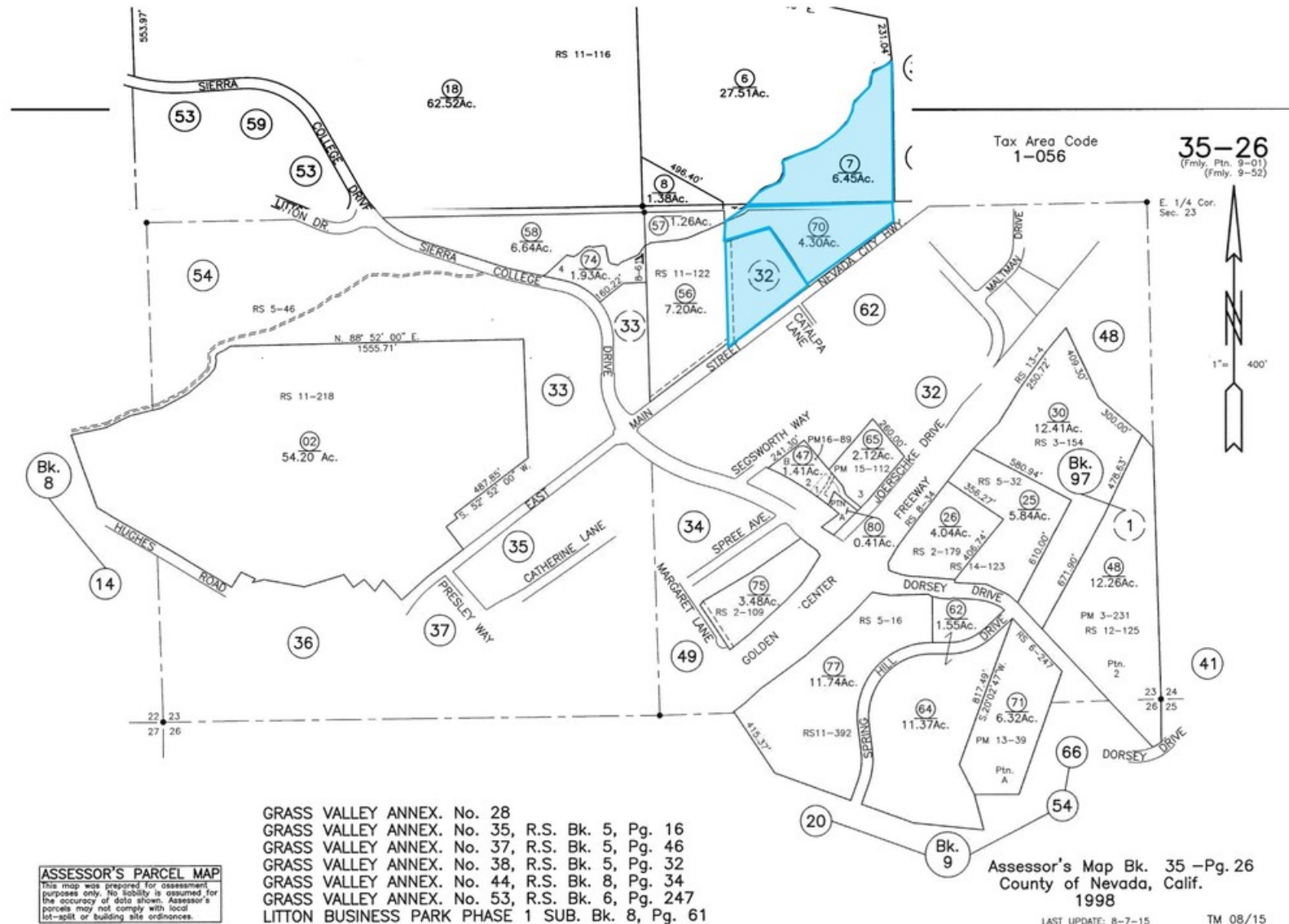
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# PARCEL MAP -ALL 3 PARCELS



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**PARCEL MAP - 3 PARCELS // 14**

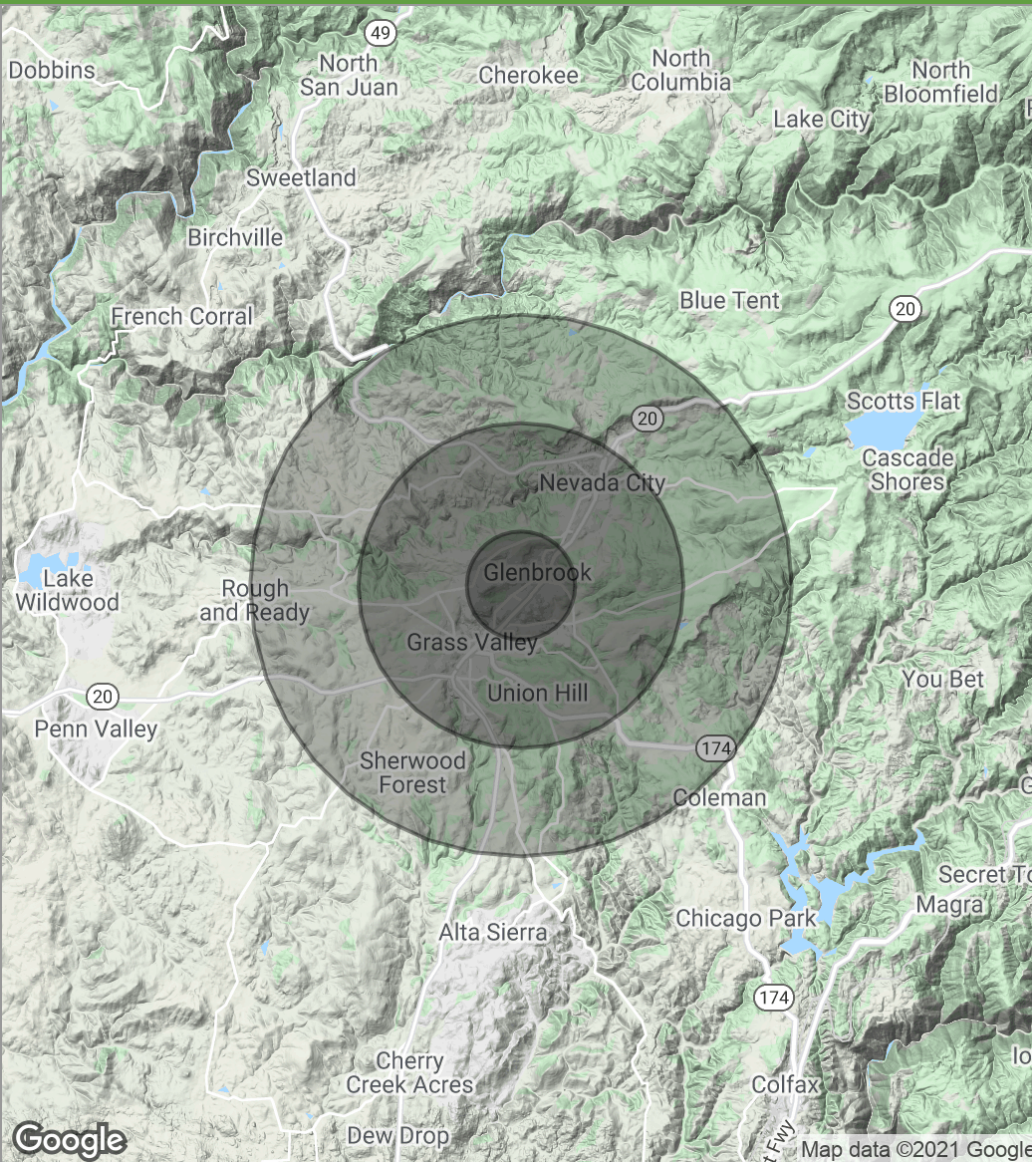
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,783	23,207	36,845
Median age	41.5	43.2	45.6
Median age (Male)	36.6	38.5	42.1
Median age (Female)	46.4	47.6	48.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,599	9,965	15,906
# of persons per HH	2.4	2.3	2.3
Average HH income	\$53,125	\$57,400	\$63,104
Average house value		\$514,229	\$521,832
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.3%	10.7%	9.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	90.6%	90.6%	91.3%
Black	0.8%	0.7%	0.6%
Asian	1.5%	2.0%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	4.7%	4.3%	3.5%
Other	0.8%	0.9%	0.8%

\* Demographic data derived from 2010 US Census

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# ADVISOR BIO

## LOCK RICHARDS

President/Broker



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Nevada City, CA 95959  
T 530.470.1740  
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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 Resource Council

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**ADVISOR BIO & CONTACT 1 // 16**

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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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