

210 BROAD ST., NEVADA CITY, CA 95959
210 BROAD STREET

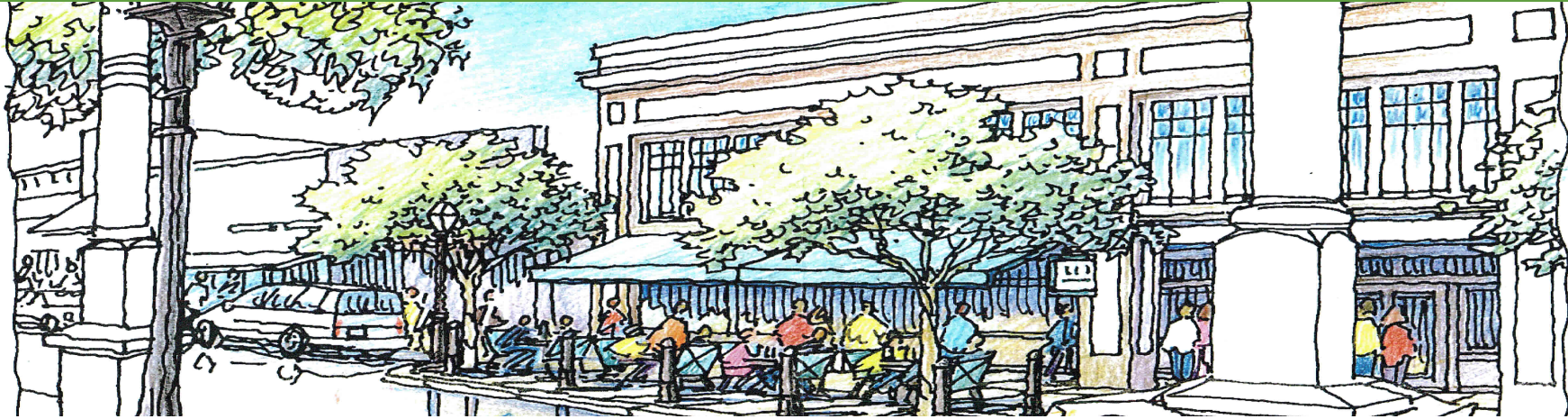

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GLOBAL AFFILIATES™
HIGHLAND COMMERCIAL



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sale Price:	\$2,000,000
Lot Size:	0.44 Acres
Year Built:	1920
Building Size:	21,675
Renovated:	2015
Zoning:	GB (Gen. Business)
Market:	Nevada City
Submarket:	Downtown
Traffic Count:	17,300
Price / SF:	\$92.27

PROPERTY OVERVIEW

A circa 1920 commercial building of +-21,675 SF located in the heart of Downtown. The parcel stretches one full block with frontage on Broad, Union and Commercial Streets, and rare on-site parking for 29 vehicles. The lower floor has ground-level frontage and access onto Commercial St to the north and Calanan Park to the east. The upper level sits at the foot of Broad St directly across from the historic National Hotel, now undergoing complete renovation. The building is topped off with a +-5675 SF gallery mezzanine looking down onto the second level. The property has undergone significant renovation including all new utility services, ADA/path-of-travel/parking improvements, new front facade with all new dual pane windows and a new rear entry. The interior is in cold shell condition representing a blank canvas for the buyer to create his/her vision. Plans & approvals are available for a marketplace style development akin to a small San Francisco Ferry Building. This property is perfectly teed-up for a developer or user to come in and take advantage of the location, history and quality of this offering.

PROPERTY HIGHLIGHTS

- Arguably the best location in Downtown Nevada City.
- Large .44 acre parcel w/ parking and access onto 3 city streets.
- Major renovation work complete - ready for improvements.
- Valuable planning entitlements obtained and in place.
- Solid steel/concrete construction.

NEVADA CITY'S FLAGSHIP RETAIL BUILDING!

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EXECUTIVE SUMMARY // 2

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LOCATION OVERVIEW



LOCATION OVERVIEW

Nevada City is nestled in the Sierra Nevada foothills only one hour from both Lake Tahoe and Sacramento. The region is located below the snow line and above the fog for the perfect 4-season climate. It lies within 90 minutes of 4 major universities (UC Davis, CS Chico, CS Sacramento & UN Reno) and 2 international airports (Sacramento & Reno). Nevada County's economy has effectively transitioned from mining/logging/construction to video technology, digital media and other high-tech industries, balanced by national-caliber arts and entertainment sectors. With superb schools and multiple national awards relating to unbeatable quality of life, the Grass Valley/Nevada City region continues to attract residents and businesses from nearby Sacramento and the SF Bay Area.

Broad Street is the heart of Nevada City's award-winning historic district, which is listed on the National Register of Historic Places. It is considered to be among the best-preserved towns of the West. In addition to its grand history, Nevada City is a vibrant, thriving community and the entertainment capital of the Sierra Nevada foothills. Visitors enjoy fine restaurants and lodgings, live theatre and music, specialty shopping, antiques, art galleries and museums. Ringed by deep green hillsides and bordering the Tahoe National Forest, Nevada City is located just minutes from sparkling Sierra lakes and rivers and forested trail systems perfect for hiking and biking. In recent years, the Nevada City lifestyle has attracted artists, writers, musicians and retirees as well as small business people and high-tech entrepreneurs who are able to locate their enterprises away from the pressures of big city life.

SITE DESCRIPTION

One of the largest Downtown Nevada City lots at .44 acres, the lot stretches one full city block from Broad Street to Commercial Street providing extraordinary ease of access, parking and retail exposure. The site lies adjacent to beautifully landscaped Calanan Park and direct access into the park from the lower level of the building has been approved. The site also stretches to Union Street, home to the colorful and popular Nevada City Farmers Market.



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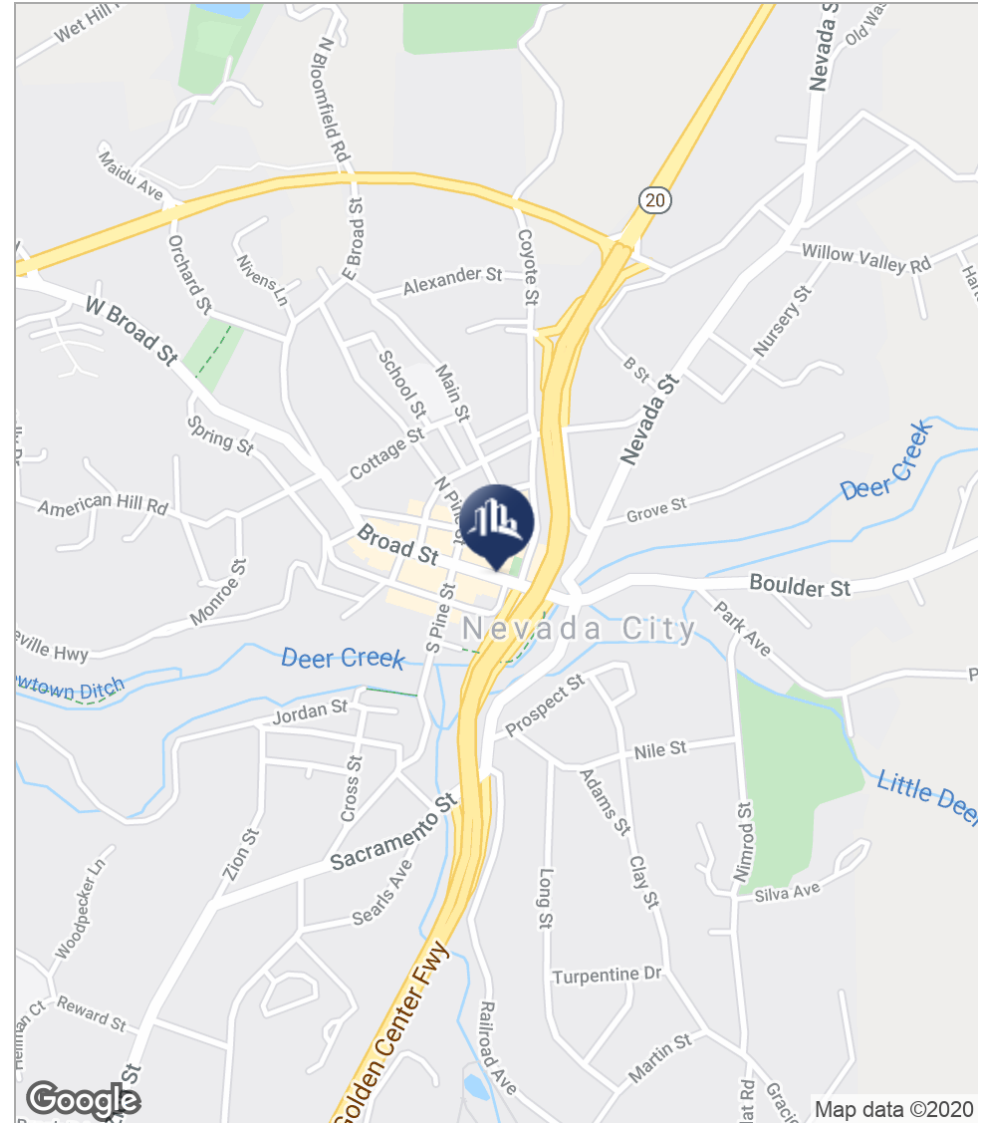
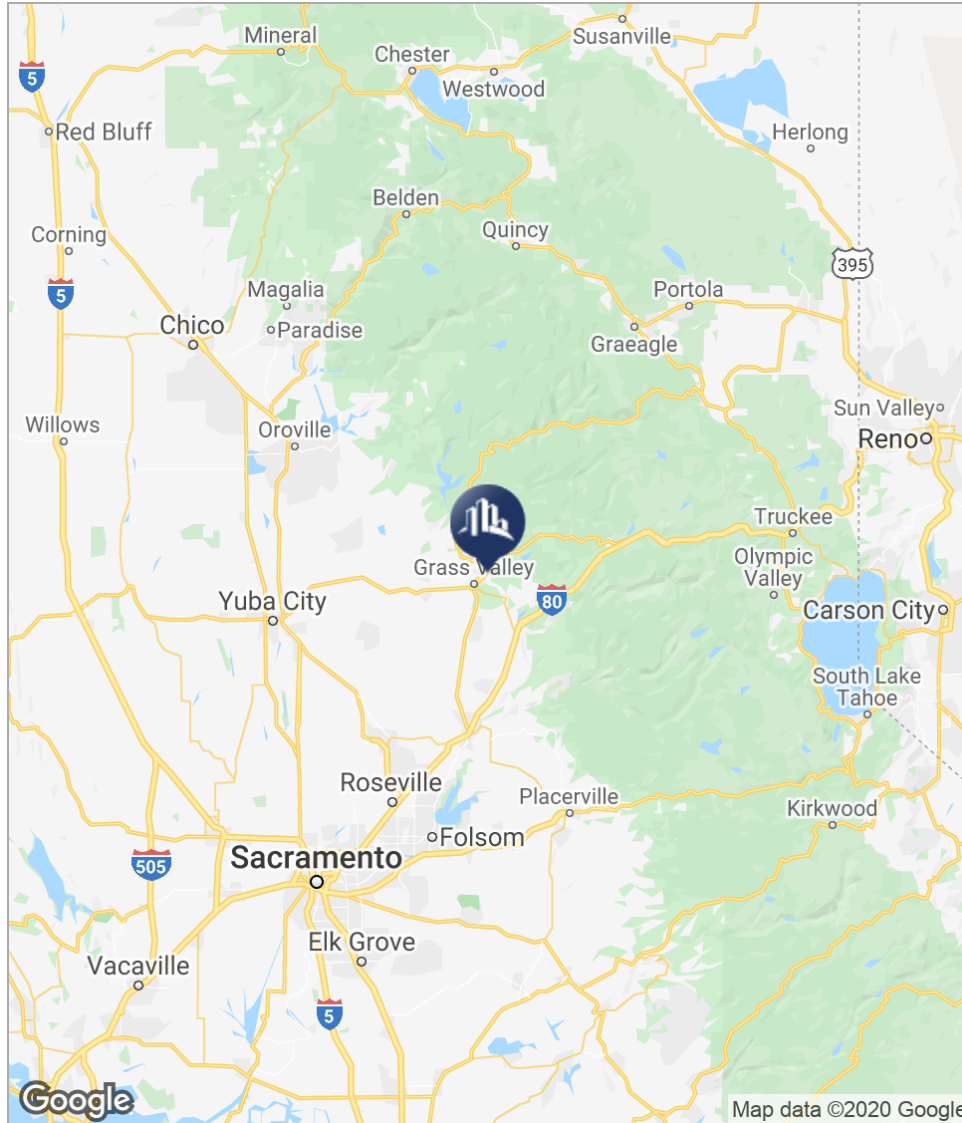
LOCATION OVERVIEW // 3



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LOCATION MAPS



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LOCATION MAPS // 4



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AERIAL



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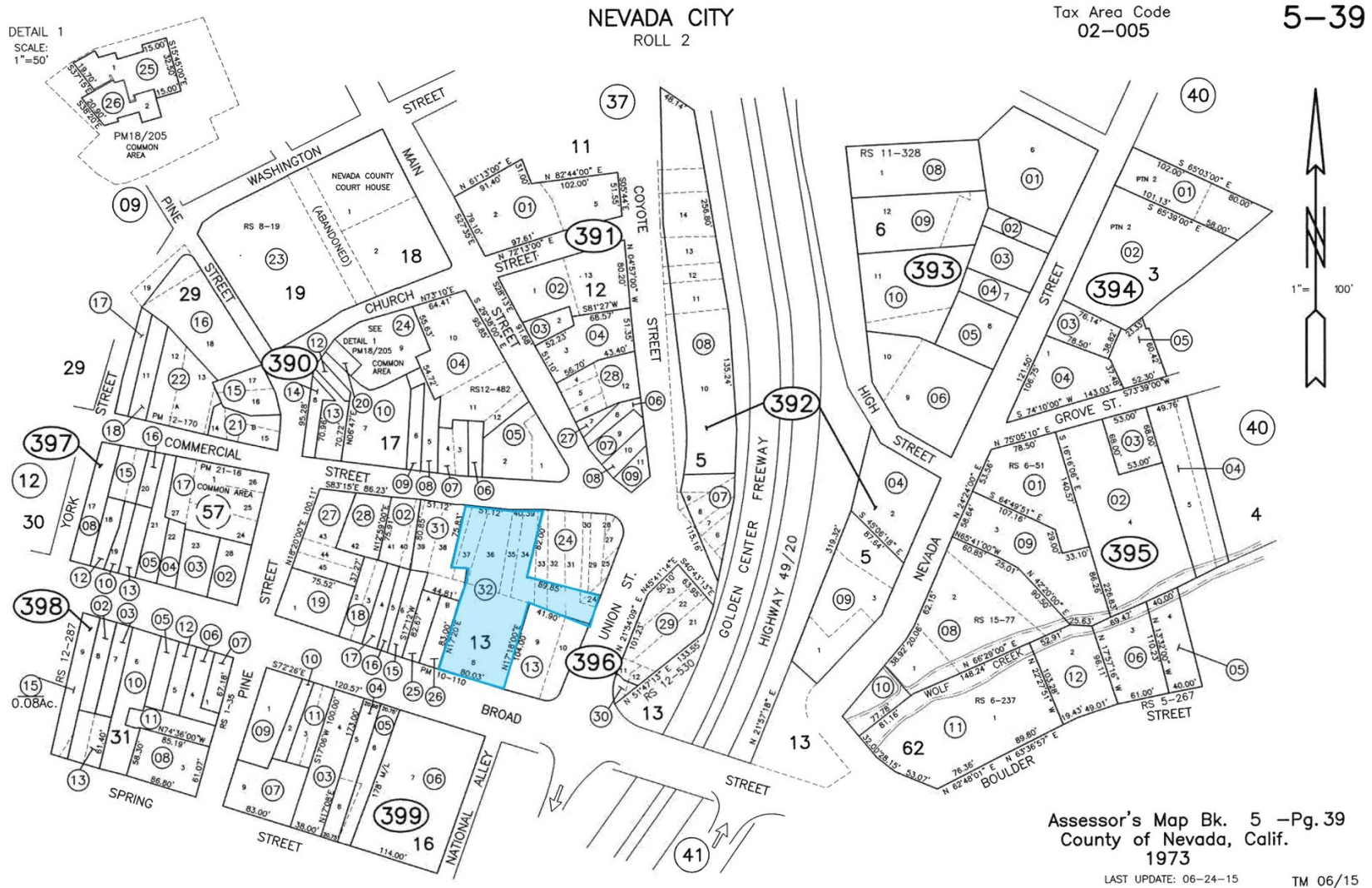
AERIAL // 5



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PARCEL (APN) MAP



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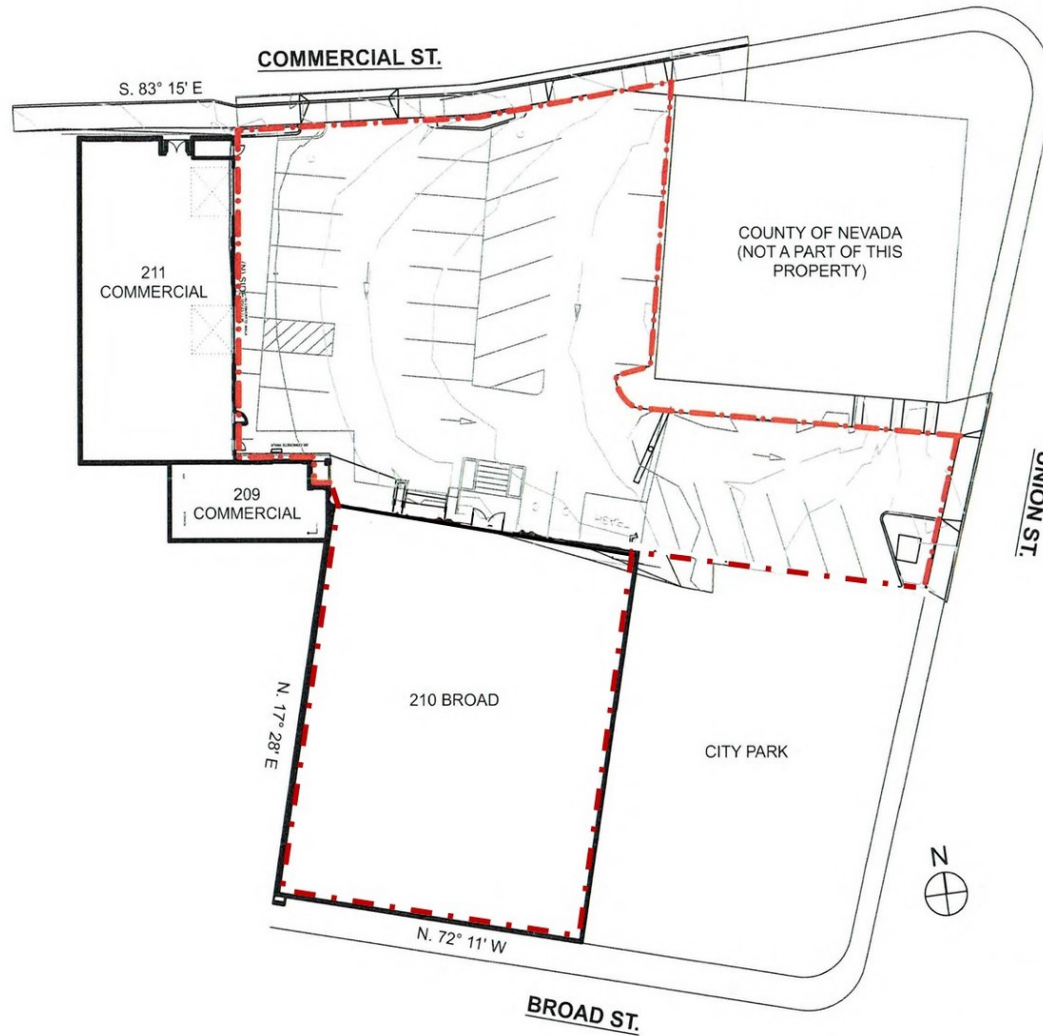
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PARCEL (APN) MAP // 6



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SITE PLAN



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SITE PLAN // 7



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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	The Alpha Building
Street Address	210 Broad St.
City, State, Zip	Nevada City, CA 95959
County/Township	Nevada
Market	Nevada City
Submarket	Downtown
Cross Streets	Union St.
Side Of Street	North
Road Type	Paved
Market Type	Small
Nearest Highway	1/2 block to Hwy 49
Nearest Airports	Nevada County, Sacramento and Reno

BUILDING INFORMATION

Building Size	21,675 SF
Occupancy %	0%
Number Of Floors	3
Roof	Comp & synthetic membrane
Last Renovated	2015
Framing	Reinforced concrete and steel.
Walls	Steel reinforced concrete.
Exterior Walls	Steel reinforced concrete
Mezzanine	+5675 SF mezzanine gallery
Foundation	Concrete slab.

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	GB (Gen. Business)
Lot Size	0.44 Acres
APN#	05-396-32
Lot Frontage (Broad & Commercial Streets)	170
Lot Depth	200
Traffic Count (Union St)	17,300

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	29
Parking Description	29 spaces shared with 3-Forks

UTILITIES & AMENITIES

ADA	Path of travel & parking in place
Water	New 1.25" water service and 6" fire service installed
HVAC	Ductless splits planned
Broadband	Cable
Sewer	New sewer service stubbed
Nat Gas	Newly installed 2 million BTU natural gas service.
Electrical	Newly installed 1200A 3 Phase service

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PROPERTY DETAILS // 8



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ADDITIONAL PHOTOS



Corner Broad & Union Streets - Courthouse in background.



The Alpha Building



D.A.s office (left foreground) / Subject Property / Three Forks Brewery (right)

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ADDITIONAL PHOTOS // 9



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ADDITIONAL PHOTOS



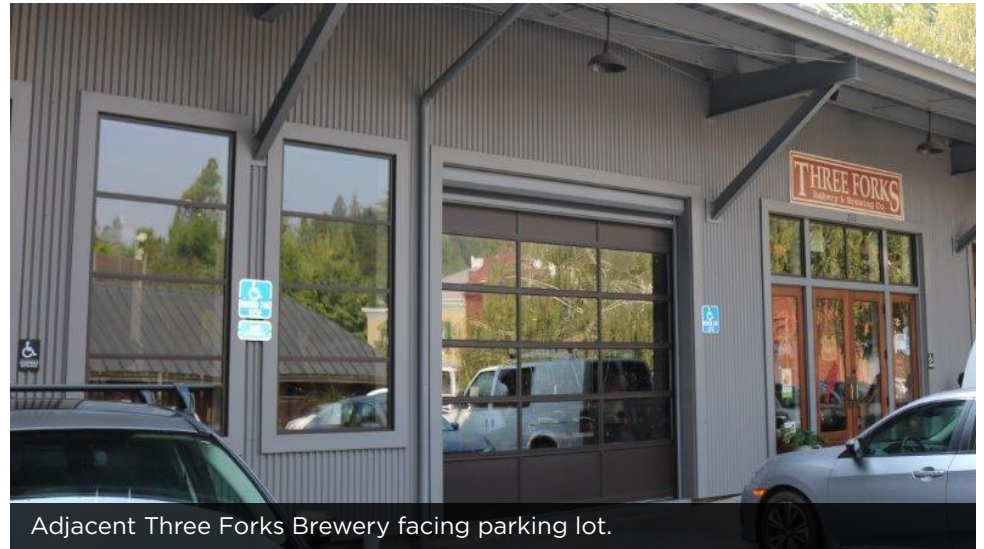
View from Commercial Street entrance / parking lot.



Future Calanan Park entry.



Parking lot exit onto Union St.



Adjacent Three Forks Brewery facing parking lot.

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ADDITIONAL PHOTOS // 10

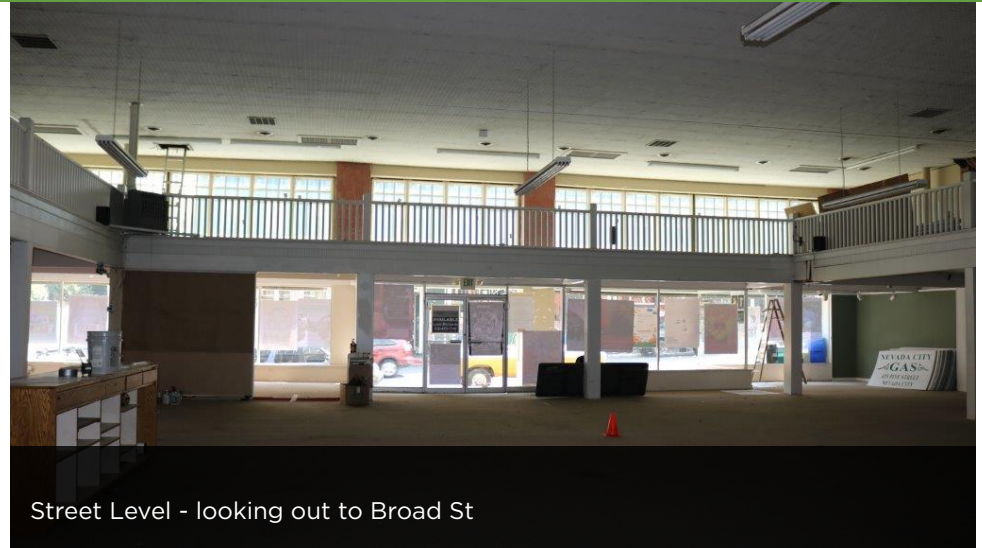


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ADDITIONAL PHOTOS



Commercial Street / North Side



Street Level - looking out to Broad St



Lower Level - with Commercial St, parking lot and Calanan Park frontage



Upper Level - Mezzanine Gallery

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ADDITIONAL PHOTOS // 11



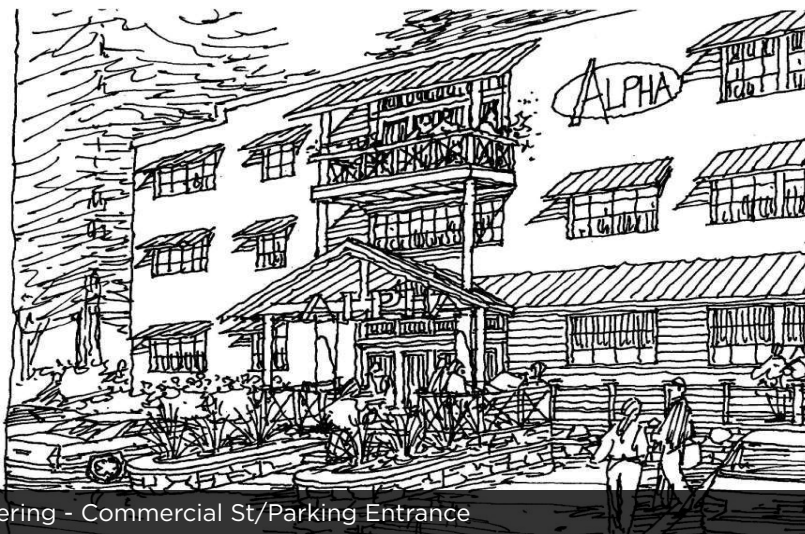
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CONCEPTUAL ENTRY RENDERINGS



Arch. Rendering - Broad Street Patio



Arch. Rendering - Commercial St/Parking Entrance



Arch. Rendering - Calanan Park Entrance

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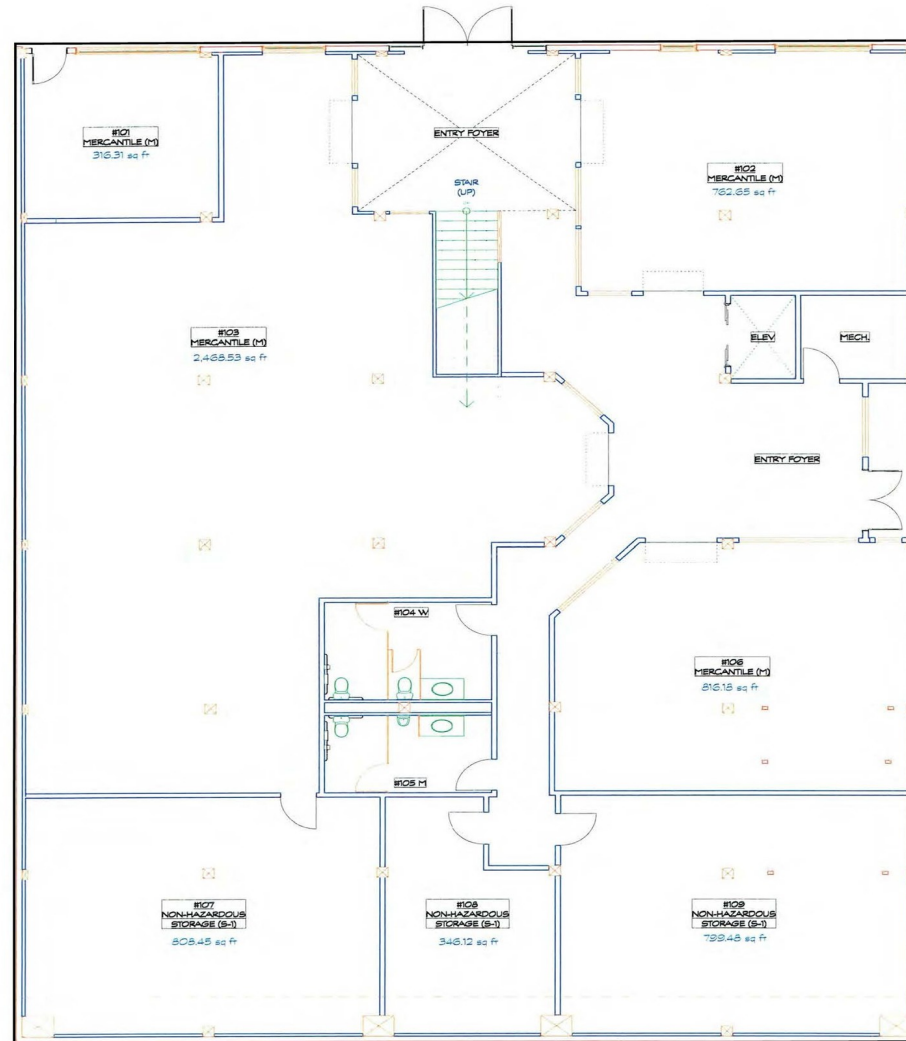
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CONCEPTUAL ENTRY RENDERINGS // 12



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CONCEPTUAL FLOOR PLAN - COMMERCIAL ST/CALANAN PARK/PARKING LEVEL



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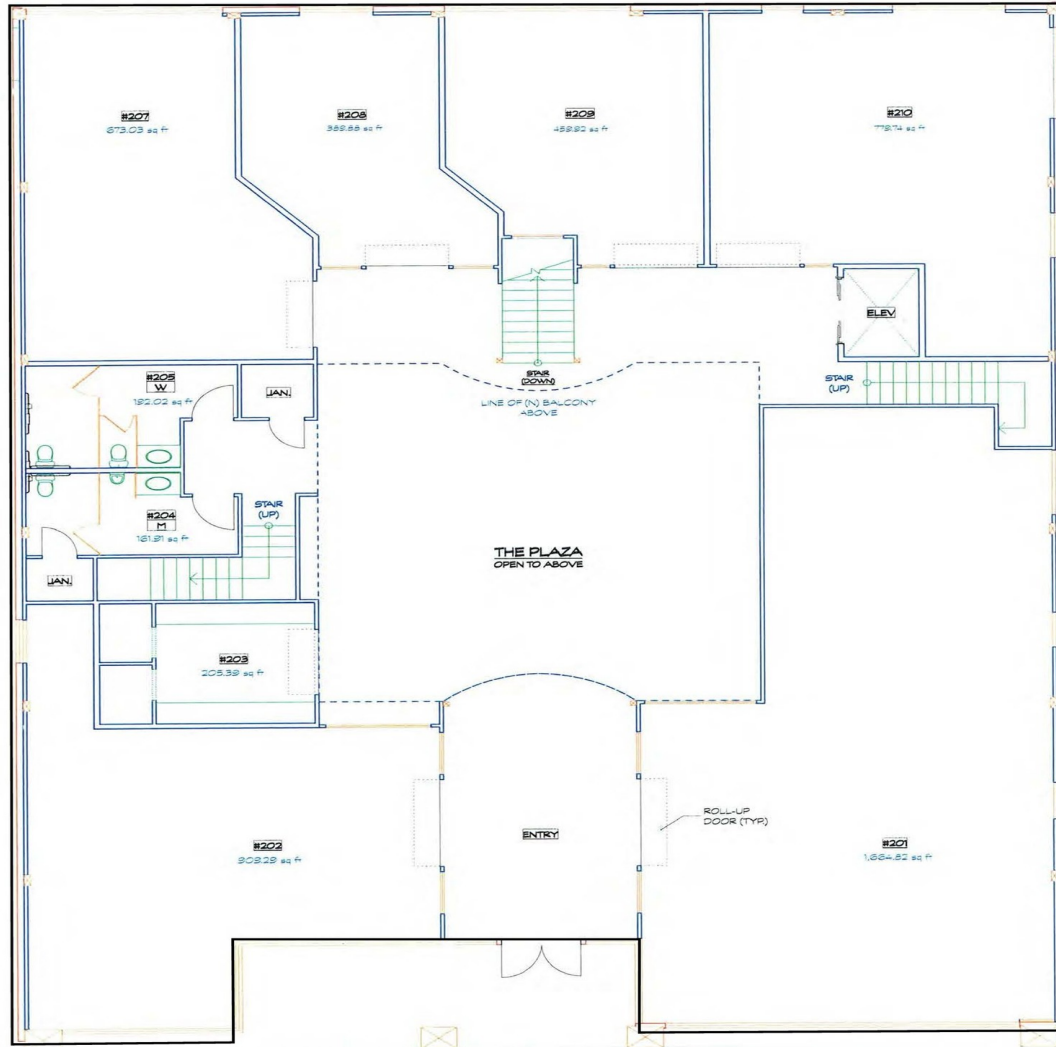
CONCEPTUAL FLOOR PLAN - PARKING LE



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CONCEPTUAL FLOOR PLAN - BROAD STREET LEVEL



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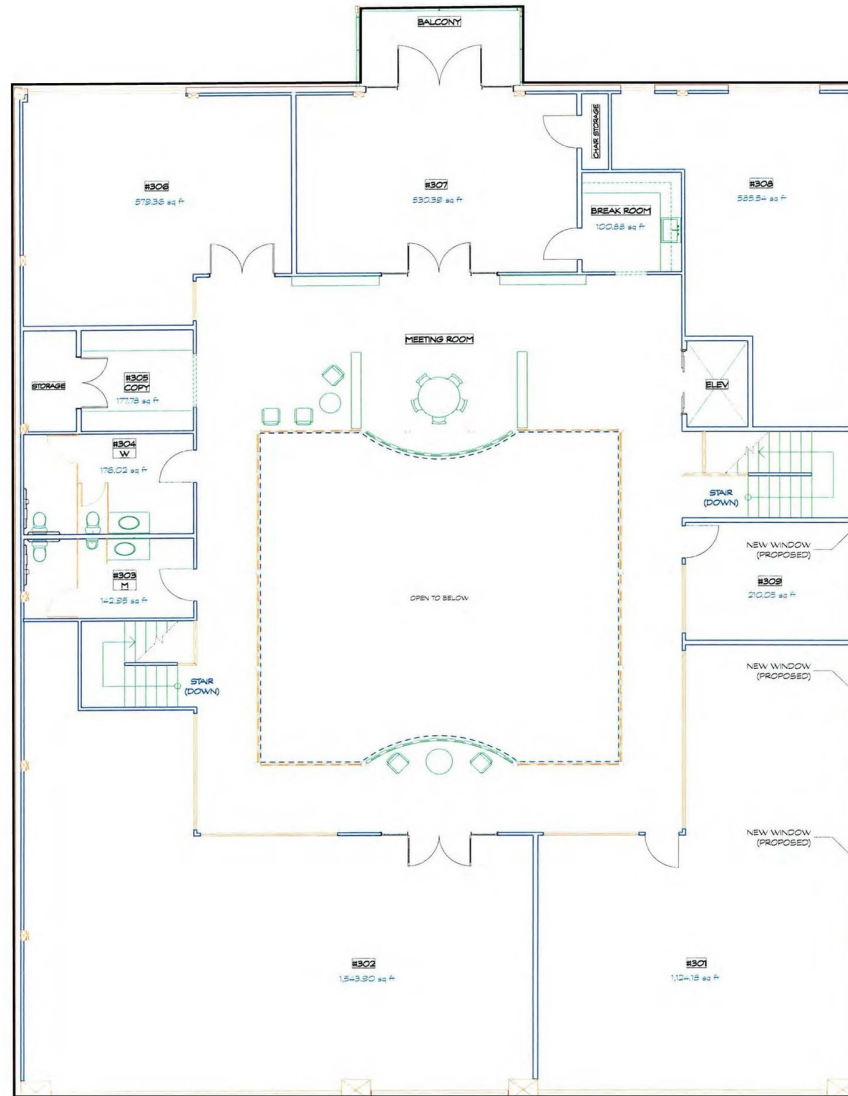
CONCEPTUAL FLOOR PLAN - BROAD STRI



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CONCEPTUAL FLOOR PLAN - MEZZANINE LEVEL



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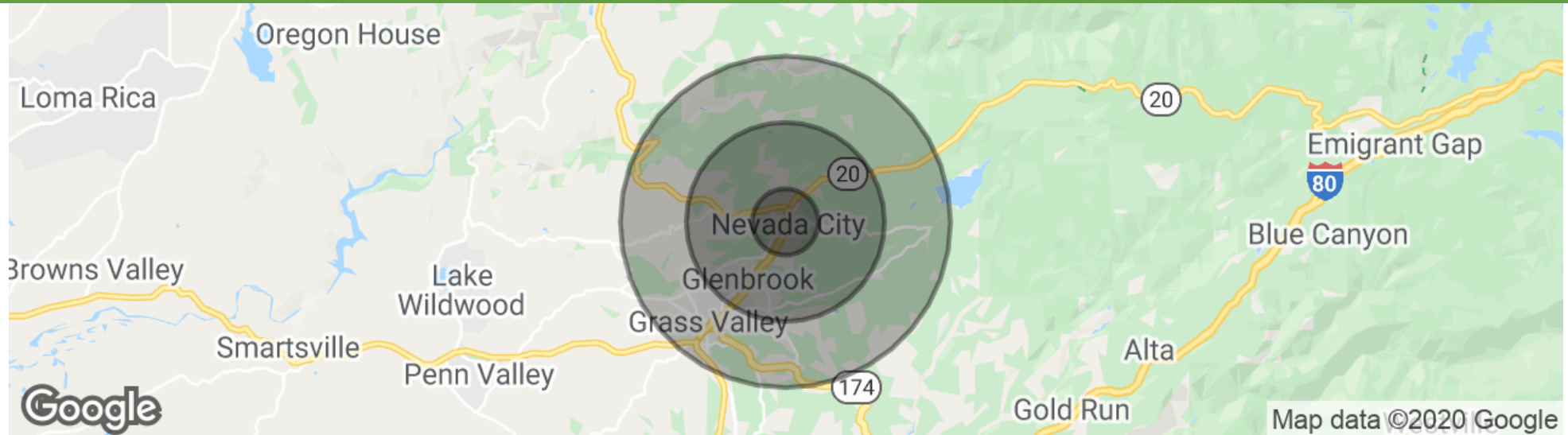
CONCEPTUAL FLOOR PLAN - MEZZANINE



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,592	10,596	26,302
Median age	47.9	45.5	44.3
Median age (Male)	47.5	43.7	41.7
Median age (Female)	48.4	47.7	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	673	4,515	11,286
# of persons per HH	2.4	2.3	2.3
Average HH income	\$86,261	\$73,113	\$66,793
Average house value	\$640,213	\$621,241	\$613,073

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DEMOGRAPHICS MAP & REPORT



ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	7.2%	9.3%	10.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,467	9,648	23,743
Total Population - Black	7	53	127
Total Population - Asian	49	253	585
Total Population - Hawaiian	0	8	23
Total Population - American Indian	22	340	1,120
Total Population - Other	4	51	150

* Demographic data derived from 2010 US Census

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ADVISOR BIO

LOCK RICHARDS

President/Broker



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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

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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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.

NEVADA CITY'S FLAGSHIP RETAIL BUILDING!

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*Each SperryCGA office independently owned and operated