

CPR Commercial Property Review

Monitoring the Heartbeat of Commercial Real Estate Activity in Nevada County



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Commercial Real Estate Market Activity, Grass Valley & Nevada City 4th Quarter 2015

2015 - In the Books!

At year end it's interesting to look back over the past twelve months and attempt to discover trends characterizing the period and perhaps foretelling what's in store for the coming year.

Based on our graphs to the right it is clear that 2015 saw strong increases in transaction activity and sale/lease prices. Both total commercial sales transactions and sales volume for all property types combined (office, industrial and retail) increased over 60% in 2015! Median leasing rates increased approximately 5% year-over-year while sale prices increased roughly 7.7%.

Vacancy fell most dramatically in the industrial sector – declining from 6.3% to 3.4%. Our retail market continues strong and stable with a vacancy of just over 4.5%. The newly planned +-200,000SF Dorsey Marketplace retail center in Grass Valley will be the first real shake-up in our retail market in years. The office market remains the laggard with about 350,000SF of vacant space in 57 different buildings.

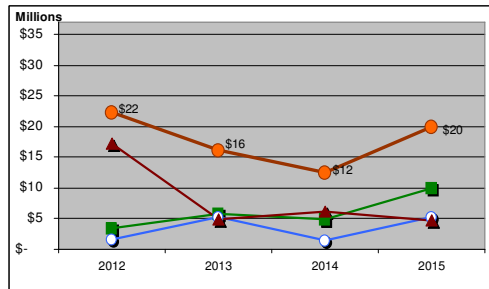
The future is tough to predict as we have both positive signs (strong job growth, low short term inflation expectations) as well as worrisome signs (unstable world economy, late stage of economic cycle). Smart investors in 2016 should focus on fundamentally sound deals with income growth potential that can offset expected cap rate increases resulting from anticipated interest rate increases over the next several years.



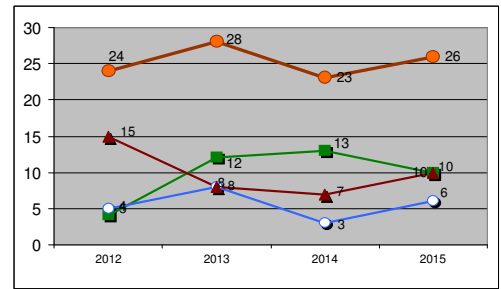
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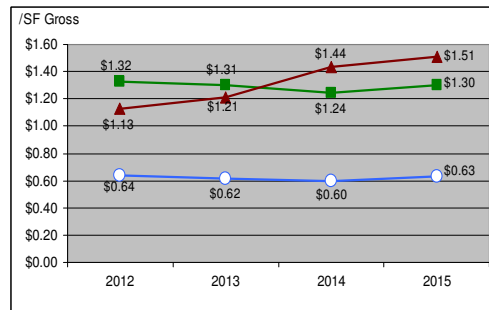
Sale Volume



of Sale Transactions

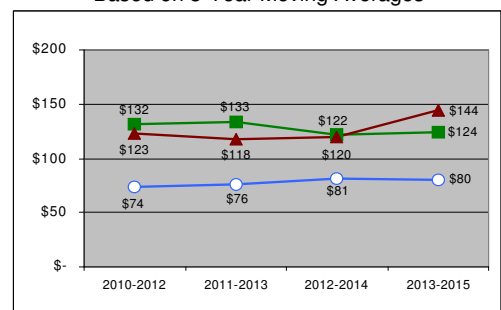


Median "Asking" Lease Rates

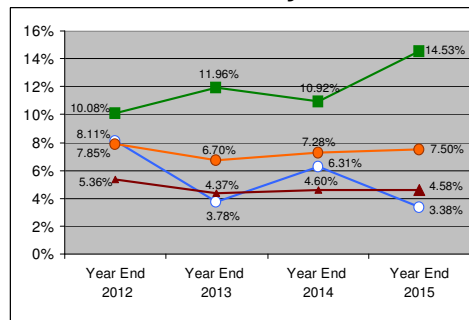


Median "Closed" Sale Prices

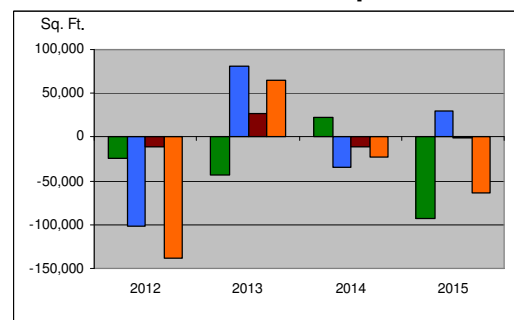
Based on 3-Year Moving Averages



Vacancy



Net Lease Absorption



■ Office ■ Industrial ■ Retail ■ All Product Types

Note: Statistics based on SVN proprietary database consisting of approximately 2.4m sq. ft. office (375 props), 1.8m sq. ft. industrial (188 props), and 2.7m sq. ft. retail (925 props), located in Grass Valley & Nevada City areas. We attempt to provide the most accurate data at each quarter's end, however revisions may be made throughout the year accounting for past reporting discrepancies. Vacancy information is based on current market listings and subject to short-term discrepancies due to lag periods between lease signings and tenants occupying; and lease postings and tenants vacating.

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FOR LEASE

Location	Sq. Ft.	Price Range
Industrial		
11986 - 11990 Charles Dr, Grass Valley	2,470	\$1.00 - \$1.00
13340-13346 Grass Valley Ave, Grass Valley	3,500	\$0.57 - \$0.57
1025 Idaho Maryland Rd, Grass Valley	2,400	\$0.60 - \$0.60
119 E McKnight Way, Grass Valley	1,305	\$0.85 - \$0.85
2391 Nevada City Hwy, Grass Valley	1,360	\$0.75 - \$0.75
143 Spring Hill Dr, Ste F, Grass Valley	47,000	\$0.35 - \$0.50
Office	580	\$1.03 - \$1.03
2344 & 2352 Nevada City Hwy, Grass Valley	3,212	\$0.62 - \$0.62
120 N Auburn St, Grass Valley	1,161	\$1.39 - \$1.60
131 S Auburn St, Grass Valley	3,383	\$1.01 - \$1.51
463 S Auburn St, Grass Valley	1,000	\$0.90 - \$0.90
375 Brunswick Rd, Grass Valley	6,791	\$1.27 - \$1.27
256 Buena Vista St A-F, Grass Valley	1,682	\$0.87 - \$0.95
124 Clydesdale Ct, Grass Valley	23,745	\$0.85 - \$1.05
333 Crown Point Cir, Grass Valley	3,041	\$1.50 - \$1.50
345 Crown Point Cir, Grass Valley	2,563	\$1.35 - \$1.35
350 Crown Point Cir, Grass Valley	5,550	\$1.40 - \$1.40
355 Crown Point Cir, Grass Valley	12,000	\$0.65 - \$0.65
360 Crown Point Cir, Grass Valley	9,603	\$1.39 - \$1.49
431 Crown Point Cir, Grass Valley	11,100	\$0.85 - \$0.85
149 Crown Point Ct, Grass Valley	728	\$1.50 - \$1.50
149 Crown Point Ct, Grass Valley	1,161	\$1.50 - \$1.50
650 Gold Flat Rd, Nevada City	1,007	\$1.25 - \$1.25
900 Golden Gate Ter, Grass Valley	2,400	\$0.94 - \$0.94
13100 Grass Valley Ave, Grass Valley	4,256	\$0.65 - \$0.65
154 Hughes Rd #6, Grass Valley	648	\$0.69 - \$0.69
175 Joerschke Dr, Grass Valley	1,676	\$0.85 - \$0.85
901-B La Barr Meadows Rd, Grass Valley	1,359	\$0.99 - \$0.99
200 Litton Dr, Grass Valley	3,000	\$1.40 - \$1.40
1740 - 1744 E Main St, Grass Valley	530	\$1.43 - \$1.43
640 E Main St, Grass Valley	1,579	\$0.65 - \$0.65
900 E Main St, Grass Valley	11,150	\$1.00 - \$1.10
970 E Main St, Grass Valley	1,654	\$1.15 - \$1.15
204 W Main St/215 Richardson St, Grass Valley	1,078	\$0.50 - \$1.27
715 Maltman Dr, Grass Valley	5,060	\$1.37 - \$1.37
944 - 1020 McCourtney Rd, Grass Valley	5,679	\$1.55 - \$1.55
2059 Nevada City Hwy, Grass Valley	2,947	\$1.35 - \$1.35
104 New Mohawk Rd, Nevada City	26,336	\$0.80 - \$0.80
101 - 106 Providence Mine Rd, Nevada City	8,552	\$1.48 - \$1.48
200 - 208 Providence Mine Rd, Nevada City	14,558	\$1.48 - \$1.48
351 Providence Mine Rd, Nevada City	1,152 - 1,800	\$1.60 - \$1.80
356 Providence Mine Rd #6, Nevada City	622	\$1.38 - \$1.38
400 Providence Mine Rd, Nevada City	67,000	\$0.95 - \$0.95
400 Providence Mine Rd, Nevada City	6,265	\$0.95 - \$0.95
305 Railroad Ave, Nevada City	674	\$1.41 - \$1.41
206 Sacramento St, Nevada City	850	\$1.12 - \$1.12
530-582 Searls Ave, Nevada City	1,900	\$0.92 - \$0.92
165 Spring Hill Dr, Grass Valley	2,500	\$1.00 - \$1.00
401 Spring St, Nevada City	3,628	\$1.29 - \$1.29
908 Taylorville Rd, Grass Valley	300	\$1.15 - \$1.15
1415 Whispering Pines Ln, Grass Valley	8,009	\$1.60 - \$1.60
692-698 Whiting St, Grass Valley	1,620	\$1.00 - \$1.99
Medical/Dental		
563 Brunswick Rd # 10, Grass Valley	1,463	\$1.20 - \$1.20
123 Margaret Ln, Grass Valley	2,300	\$1.00 - \$1.20
590 Searls Ave, Nevada City	1,566	\$1.38 - \$1.50
280 Sierra College Dr, Grass Valley	6,000	\$2.05 - \$2.05
300 Sierra College Dr #250, Grass Valley	1,740	\$2.00 - \$2.00
360 Sierra College Dr, Grass Valley	803	\$1.25 - \$1.25
404 Sierra College Dr, Grass Valley	5,375	\$1.90 - \$1.90
Retail		
10120 - 10132 Alta Sierra Dr, Grass Valley	2,800	\$1.00 - \$1.00
262 S Auburn St, Grass Valley	2,450	\$1.06 - \$1.06
650 Freeman Ln, Grass Valley	28,070	\$1.62 - \$1.97
147 Joerschke Dr, Grass Valley	800	\$0.63 - \$0.63
462 - 470 E Main St, Grass Valley	4,700	\$0.85 - \$0.85
533-537 E Main St, Grass Valley	11,804	\$1.15 - \$1.15
840 E Main St, Grass Valley	12,760	\$1.50 - \$1.60
633 - 653 Maltman Dr, Grass Valley	1,500	\$1.33 - \$1.33
11229 McCourtney Rd, Grass Valley	6,000	\$0.70 - \$0.70
111 W McKnight Way, Grass Valley	7,818	\$1.58 - \$1.58
105 - 121 Neal St, Grass Valley	4,200	\$1.43 - \$1.43
2032 - 2118 Nevada City Hwy, Grass Valley	12,356	\$1.51 - \$1.61
10118 - 10144 Pleasant Valley Road, Penn Valley	2,662	\$1.60 - \$1.70
12820 Rough And Ready Hwy, Rough And Ready	3,550	\$1.01 - \$1.01
1027-1031 Sutton Way, Grass Valley	1,800	\$1.74 - \$1.74
399-471 Sutton Way, Grass Valley	2,826	\$1.25 - \$1.25
526-720 Sutton Way, Grass Valley	4,452	\$2.11 - \$2.11
102 - 108 Union St, Nevada City	3,401	\$1.65 - \$1.65

FOR SALE

Location	Sq. Ft.	Price	Price/SF
Industrial			
10662 E Bennett Rd, Grass Valley	5,202	714,999	\$137
11960 Charles Dr, Grass Valley	1,750	245,000	\$140
11976 Charles Dr, Grass Valley	2,550	340,000	\$133
1025 Idaho Maryland Rd, Grass Valley	1,305	350,000	\$268
12289 Loma Rica Dr, Grass Valley	1,250	147,500	\$118
12291 Loma Rica Dr, Grass Valley	1,350	147,500	\$109
13185 Nevada City Ave, Grass Valley	19,600	1,395,000	\$71
2391 Nevada City Hwy, Grass Valley	47,000	2,400,000	\$51
110 Spring Hill Dr #10 - 13, Grass Valley	7,904	724,500	\$92
Office			
2344 & 2352 Nevada City Hwy, Grass Valley	3,212	349,900	\$109
302 S Auburn St, Grass Valley	1,719	429,000	\$250
565 Brunswick Rd # 11, Grass Valley	1,028	117,500	\$114
230 Colfax Ave, Grass Valley	4,084	395,000	\$97
309 Commercial St, Nevada City	756	599,000	\$792
380 Crown Point Cir, Grass Valley	14,797	1,750,000	\$118
964 Golden Gate Ter, Grass Valley	5,740	635,000	\$111
13100 Grass Valley Ave, Grass Valley	30,600	1,995,000	\$65
154 Hughes Rd, Grass Valley	6,650	759,000	\$114
154 Hughes Rd #5, Grass Valley	1,401	199,000	\$142
154 Hughes Rd #4, 6 & 8, Grass Valley	450 - 648	115,000	\$177
154 Hughes Rd #1 & 7, Grass Valley	1,350 - 1,428	219,000	From \$153
563 Idaho Maryland Rd, Grass Valley	6,208	969,000	\$156
1465 E Main St, Grass Valley	1,200	375,000	\$313
900 E Main St, Grass Valley	23,500	3,390,000	\$144
131 Mill St, Grass Valley	10,560	1,349,000	\$128
351 Providence Mine Rd, Nevada City	1,152 - 1,800	From 275,000	\$195
Medical/Dental			
109 Margaret Ln, Grass Valley	1,792	299,000	\$167
300 Sierra College Dr #250, Grass Valley	1,740	399,000	\$229
Retail			
147 S Auburn St, Grass Valley	3,666	375,000	\$102
130 W Berryhill Dr, Grass Valley	26,218	2,400,000	\$92
318 Broad St, Nevada City	2,220	550,000	\$248
242 Colfax Ave, Grass Valley	1,269	230,000	\$181
421 Colfax Ave, Grass Valley	2,088	354,000	\$170
450 Colfax Ave, Grass Valley	4,308	480,000	\$111
300 Commercial St, Nevada City	2,598	775,000	\$298
104 E Main St, Grass Valley	1,387	295,000	\$213
1150 E Main St, Grass Valley	2,850	890,000	\$312
11229 McCourtney Rd, Grass Valley	6,000	559,000	\$93
535 Mill St, Grass Valley	5,112	800,000	\$156
18851 State Highway 20, Nevada City	5,850	739,000	\$126
1125-1165 Sutton Way, Grass Valley	24,539	3,680,000	\$150

RECENT TRANSACTIONS

Location	Sq. Ft.	Sale/Lease	Close Date
137 Boulder St, Nevada City	3,192	Sale	9/30/2015
399-471 Sutton Way, Grass Valley	979	Lease	10/1/2015
443 Crown Point Cir, Grass Valley	15,264	Sale	10/5/2015
257 Colfax Ave, Grass Valley	1,065	Sale	10/9/2015
13355 Nevada City Ave, Grass Valley	29,694	Sale	10/14/2015
1061 E Main St. # 203, Grass Valley	1,120	Sale	10/19/2015
563 Brunswick Rd # 6, Grass Valley	980	Sale	10/21/2015
11978 Charles Dr, Grass Valley	2,750	Sale	11/3/2015
119 E McKnight Way, Grass Valley	10,888	Sale	11/6/2015
310 Providence Mine Rd, Nevada City	29,509	Sale	12/23/2015
2059 Nevada City Hwy, Grass Valley	9,136	Sale	12/30/2015

IN THE WORKS

Location - Description
2391 Nevada City Hwy, GV – New Tentative Map 6-lot Commercial Sub-division Approved
900 Sutton Way, GV – DMV New Construction, 7,600 SF, Completion September 2015
Alpha Building, NC – Community Collaborative Project, 28,000 SF, Start 2016
Bear River Mill site, La Barr Meadows Rd, GV – Planned Industrial Park, Unknown Start
Dorsey Dr & Hwy 49, GV – Planned 220,000 SF Community Shopping Center, Start 2016
13145 Loma Rica Drive, GV – Planned 18,700 SF Industrial Building, Unknown Start
La Barr Meadows/Hwy 49, GV – Planned 28,000 SF Public Works Building, Start 2016
500 Idaho Maryland Rd, GV – Two Planned 22,500 SF Trailer Mfg. Buildings, Start 2016
E. Main St/W. Olympia Dr, GV – 44,000 SF Hotel with 9,000 SF Retail, Start 2017

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Sperry Van Ness
Highland Commercial

The properties on this page represent only a partial list of properties at the time of printing and are intended to be a reflection of overall market activity only. This information is gathered from internal Sperry Van Ness- Highland Commercial sources, public sources, Multiple Listing Service and internet sites, and all square footage and prices listed are approximations.