

FOR SALE - 100% LEASED



\$1,150,000

**1035 SUTTON WAY
(HWY 49/BRUNSWICK INTERCHANGE)
GRASS VALLEY, CA 95624**

Listed Exclusively by:

Patrick Follett
pf@corecre.com
916. 274. 4433
CA DRE #01796180

CORE
COMMERCIAL

2264 Fair Oaks Blvd, Sacramento, CA 95825
CA DRE #01904661

FOR SALE 1035 Sutton Way, Grass Valley CA

Valuation Summary		In-Place
Min. Rent, Leased		103,406
Min. Rent, Vacancy		
NNN, Leased ¹		18,480
NNN, Vacancy		
Effective Gross Income		\$121,886
Expenses		
Common Area Charges ²		28,386
Property Taxes ³	(Est.)	11,776
Insurance	Actual	3,365
Total Expenses		(43,527)
Net Operating Income		\$78,359

Footnotes

- 1 Fresh Image & Sam's Beauty Supply are NNN. Both Pay 10% Admin Fee
- 2 2012 Expenses Annualized Inflated at 3%
- 3 Estimate of Property Taxes upon reassessment due to transfer



Core Commercial is pleased to offer for sale this ±6,880 SF retail/office center located in Grass Valley, CA. The offering is an outparcel to a high volume Safeway & CVS anchored shopping center in the retail epicenter of Grass Valley. The subject property is 100% occupied by established tenants who benefit from the exposure created by the anchor tenants.

Location	1035 Sutton Way Grass Valley, CA 95945
Price	\$1,150,000
NOI	\$78,359
Cap Rate	6.81%
Building Size	±6,880
Price/SF	\$167
Parcel	35-400-50 (Nevada County)
Total Land Area	±26,136 SF (±0.60 Ac)
Traffic at this Intersection	28,000 cpd

FOR SALE 1035 Sutton Way, Grass Valley CA

Tenant Name	± Size	Share	Term		Rent			Increases		Type	Options
			Start	End	Annual	Monthly	\$/SF	On	To		
Fresh Image (Clothing Boutique)	1,890	27.5%	Feb-02	2/29/2016	\$27,000	\$2,250	\$1.19	Mar-14 Mar-15	\$2,300 \$2,350	NNN	1, 3-yr option
Sam's Beauty Supply & Salon	1,050	15.3%	Sep-96	9/30/2019	\$20,100	\$1,675	\$1.60			NNN	2, 4-yr options
Valentina's Bistro & Bakery	2,000	29.1%	Jun-10	6/1/2015	\$28,800	\$2,400	\$1.20			Gross	2, 5-yr options
Coldwell Banker Real Estate Agent	720	10.5%	Mar-04	MTM	\$12,756	\$1,063	\$1.48			Gross	MTM
Property Associates Mgmt Co	620	9.0%	Sep-08	4/30/2014	\$6,600	\$550	\$0.89			Gross	No options
Lacey Bowman Insurance Services	600	8.7%	May-11	7/31/2014	\$7,800	\$650	\$1.08			Gross	No options
Total Site	6,880	100%			\$103,056	\$8,588	\$1.25	Average In-Place Rent			



Patrick Follett
 pf@corecre.com
 916. 274. 4433



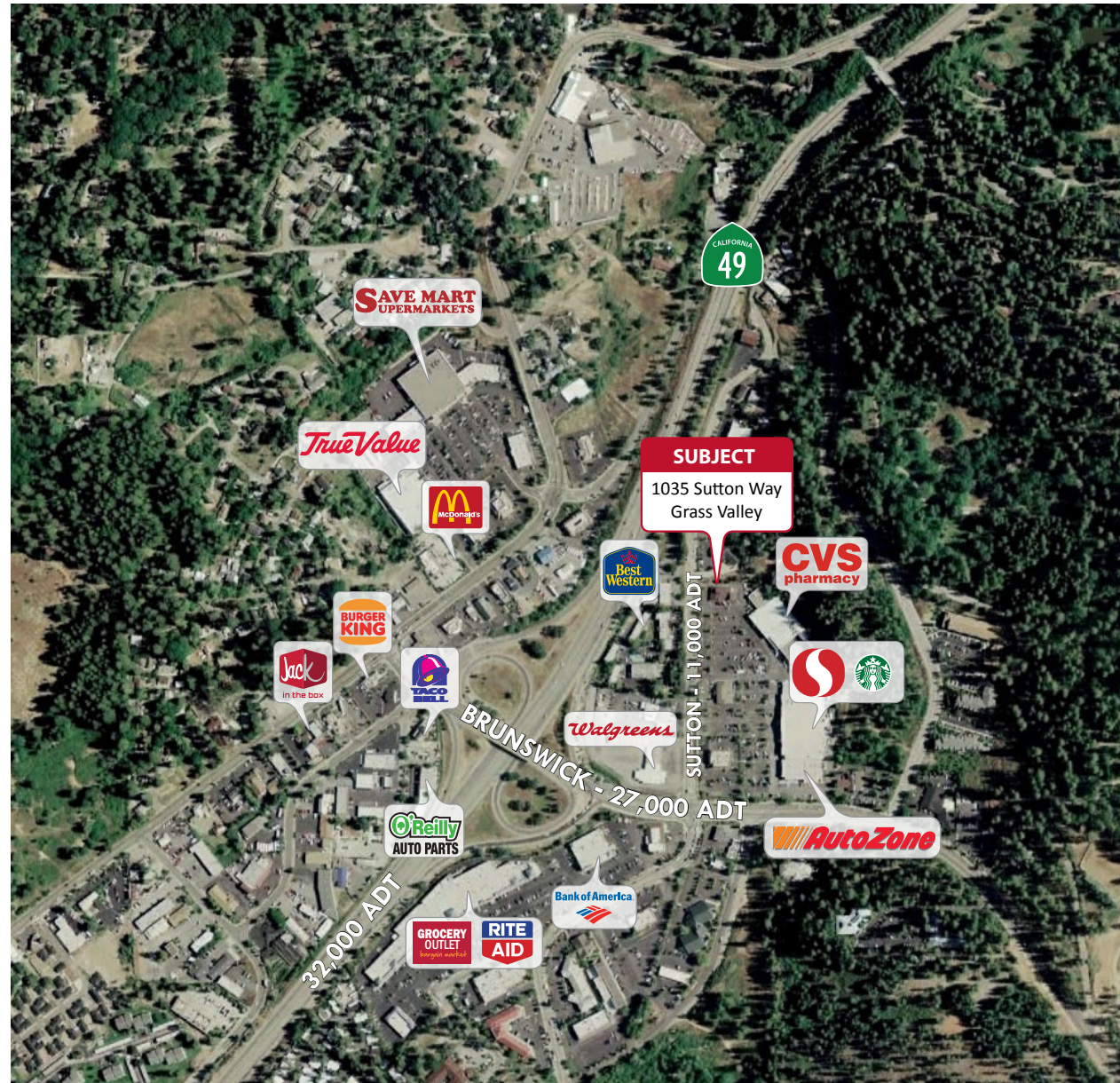
FOR SALE 1035 Sutton Way, Grass Valley CA

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Est. 2011 Population	3,400	23,100	33,200
Average H'hold Income	\$47,100	\$70,100	\$71,100
Median H'hold Income	\$34,600	\$52,600	\$53,300
Daytime Employees	5,538	19,824	23,048

Traffic counts are approximately 38,000 cars per day at the Brunswick and Sutton intersection, while Highway 49 is approximately 32,000 cars per day. Situated on a .60 acre parcel, the subject property has ample parking and can be accessed on Sutton or Brunswick.

Built in 1980, the well maintained center captures the essence of the historic California Gold Rush town of Grass Valley. Additional tenants in the immediate center include AutoZone, Starbucks (in Safeway) and Quiznos. Immediately across the street from the property is the Grass Valley DMV and CHP field office; the 1.5 acre site is slated to undergo a \$7.8M renovation in the near future. Additionally, a Best Western Gold Country Inn is located just across Sutton Way.



Patrick Follett
 pf@corecre.com
 916. 274. 4433

CORE
 COMMERCIAL

FOR SALE 1035 Sutton Way, Grass Valley, CA

Located just outside of Auburn along Highway 49, Grass Valley is approximately an hour drive from both Sacramento and Lake Tahoe. The city was originally established during the California Gold Rush and continues to thrive as tourists visit year-round to learn more about the city's history. The city continues to realize the emergence of new industries such as alternative energy and other innovative products. Grass Valley has evolved into an affluent community and an attractive alternative to nearby larger cities. The subject property is located at the main intersection for retail in Grass Valley, evidenced by the list of national retailers which include: Safeway, Save Mart, Grocery Outlet, CVS, Walgreens and several others.

SUBJECT
1035 Sutton Way
Grass Valley