

CPR Commercial Property Review

Monitoring the Heartbeat of Commercial Real Estate Activity in Nevada County



HighlandCRE.com
530-470-1740

Commercial Real Estate Market Activity, Grass Valley & Nevada City 3rd Quarter 2021

LOCAL VS NATIONAL TRENDS

How is our local commercial real estate market performing in comparison with the national market? Starting with the office market: Nationally, 26mm net square feet were leased in the 3rd quarter and the office vacancy rate fell +-1% to 16.1%. Locally, office vacancies increased slightly by 5 basis points to 10.71% – still a tighter market than nationally.

Regarding the U.S. retail market, absorption increased to the greatest extent since 2017, decreasing vacancy approx. 2% down to 5.3%, with average rents YOY increasing 2.5%. Locally, retail vacancy increased slightly by 5 basis points to 3.14%, still reflecting a stronger market than nationally.

With respect to the industrial market, high expectations nationally were met and surpassed. Rents grew approx. 3% and absorption YTD was the best since 2000, with the vacancy rate falling to 4.4%. Locally, as with office and retail, our industrial vacancy increased slightly by about 14 basis points to 1.63% - still a more supply-constrained market than nationally.

Regarding multifamily: On a national basis, a record 273k apartment units were filled in the third quarter and the national apartment vacancy rate fell to a record 2.8%, with rents bumping up 11% YOY.

In summary, the Western Nevada County market compares favorably to the national market in all sectors signaling steady rent and value growth barring economic recession. (National figures sourced by Marcus & Millichap.)



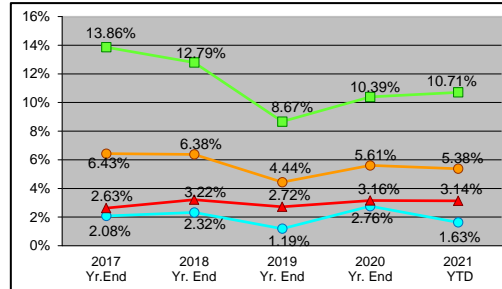
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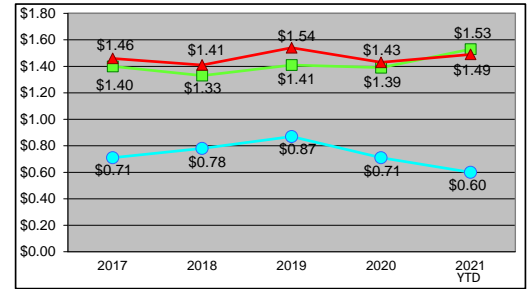
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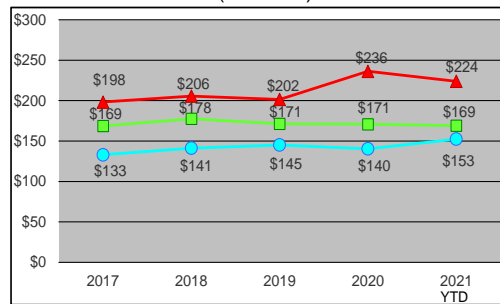
Vacancy



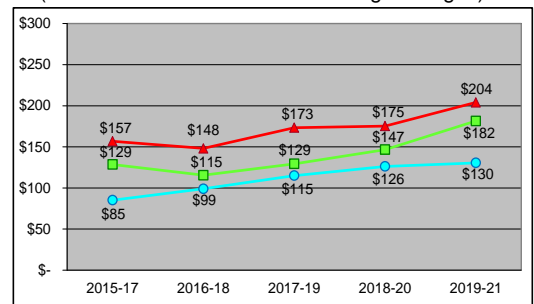
Median "Asking" Rents - Gross (SF/Month)



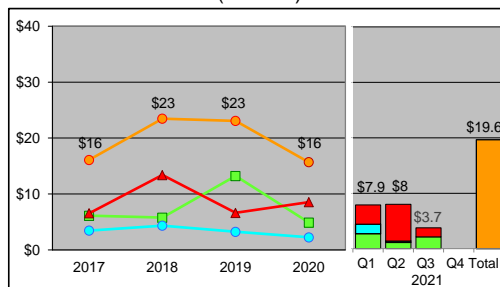
Median "Asking" Sale Prices (Price/SF)



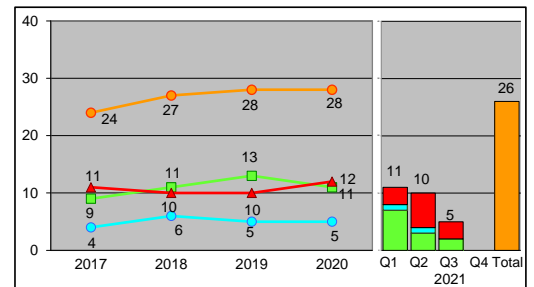
Median "Closed" Sale Prices (Price/SF - Based on 3-Year Moving Averages)



Sale Dollar Volume (Millions)



Sale Transactions



Office Industrial Retail All Product Types

Note: Statistics based on our proprietary database consisting of approximately 2.5m sq. ft. office (387 props), 1.9m sq. ft. industrial (190 props), and 2.7m sq. ft. retail (365 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.

CPR Commercial Property Review – 3rd Quarter 2021

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FOR LEASE

Location	Sq. Ft.	Price Range/SF Gross	
Industrial			
416 Crown Point Cir, Grass Valley	12,360	\$0.80	\$0.80
13046 Loma Rica Dr, Grass Valley	2,400	\$0.60	\$0.60
155 Spring Hill Dr # 201, Grass Valley	2,777	\$0.54	\$0.54
Office			
10015 Alta Sierra Dr, Grass Valley	830	\$1.31	\$1.33
131 S Auburn St, Grass Valley	1,066	\$1.51	\$1.51
375 Brunswick Rd, Grass Valley	5,798	\$1.28	\$1.28
464-458 Brunswick Rd, Grass Valley	7,706	\$1.60	\$2.05
124 Clydesdale Ct, Grass Valley	7,352	\$0.75	\$0.75
333 Crown Point Cir, Grass Valley	5,444	\$1.55	\$1.55
350 Crown Point Cir, Grass Valley	6,469	\$1.55	\$1.55
355 Crown Point Cir, Grass Valley	4,800	\$0.60	\$0.60
360 Crown Point Cir, Grass Valley	14,062	\$1.49	\$1.69
400 Crown Point Cir, Grass Valley	19,754	\$1.10	\$1.10
431 Crown Point Cir, Grass Valley	11,100	\$0.85	\$0.85
488 Crown Point Cir, Grass Valley	5,168	\$1.60	\$1.80
149 Crown Point Ct, Grass Valley	728	\$1.50	\$1.50
962 Golden Gate Ter, Grass Valley	6,206	\$0.85	\$0.85
175 Joerschke Dr, Grass Valley	1,940	\$0.77	\$0.77
200 Litton Dr, Grass Valley	3,000	\$1.40	\$1.40
900 E Main St, Grass Valley	5,900	\$1.84	\$1.90
970 E Main St, Grass Valley	720	\$1.25	\$1.25
749 Maltman Dr, Grass Valley	1,928	\$1.00	\$1.00
944 - 1020 McCourtney Rd, Grass Valley	6,004	\$1.73	\$1.73
138 New Mohawk Rd, Nevada City	5,700	\$2.25	\$2.25
101 - 106 Providence Mine Rd, Nevada City	4,941	\$1.55	\$1.55
200 - 208 Providence Mine Rd, Nevada City	19,659	\$1.55	\$1.55
310 Providence Mine Rd, Nevada City	15,089	\$1.75	\$1.75
351 - 356 Providence Mine Rd, Nevada City	4,386	\$1.78	\$1.78
400 Providence Mine Rd, Nevada City	72,110	\$0.95	\$0.95
305 Railroad Ave, Nevada City	1,362	\$1.60	\$1.60
420 Sierra College Dr, Grass Valley	1,750	\$2.00	\$2.00
1012 Sutton Way, Grass Valley	3,200	\$1.87	\$1.87
426 Sutton Way, Grass Valley	2,324	\$1.45	\$1.45
908 Taylorville Rd, Grass Valley	2,704	\$1.66	\$1.66
Medical/Dental			
563 Brunswick Rd # 5, Grass Valley	1,473	\$1.55	\$1.55
590 Searls Ave, Nevada City	1,475	\$2.16	\$2.16
Retail			
114 Argall Way, Nevada City	1,160	\$1.21	\$1.21
133 Argall Way, Nevada City	2,700	\$1.25	\$1.25
150 S Auburn St, Grass Valley	1,100	\$1.09	\$1.09
246 Commercial St & 204 N Pine St, Nevada City	1,250	\$1.98	\$1.98
650 Freeman Ln, Grass Valley	20,856	\$1.95	\$2.20
131-139 Joerschke Dr, Grass Valley	4,236	\$0.92	\$1.15
1239 - 1267 E Main St, Grass Valley	2,855	\$1.12	\$1.12
128 - 132 E Main St, Grass Valley	800	\$2.03	\$2.03
840 E Main St, Grass Valley	11,727	\$1.60	\$1.60
107 W Main St, Grass Valley	951	\$1.42	\$1.42
633 - 653 Maltman Dr, Grass Valley	2,400	\$0.83	\$1.14
671 Maltman Dr, Grass Valley	1,660	\$1.20	\$1.20
111 W McKnight Way, Grass Valley	10,580	\$1.50	\$2.15
117 Neal St, Grass Valley	2,875	\$1.79	\$1.79
2032 - 2118 Nevada City Hwy, Grass Valley	2,925	\$1.56	\$1.56
984 Plaza Dr, Grass Valley	6,359	\$1.25	\$1.25
1035-1043 Sutton Way, Grass Valley	1,890	\$2.00	\$2.00
399-471 Sutton Way, Grass Valley	5,194	\$1.35	\$1.60
860-870 Sutton Way, Grass Valley	1,704	\$3.00	\$3.00

FOR SALE Cont'd - Retail

Location	Sq. Ft.	Price	Price/SF
1125-1165 Sutton Way, Grass Valley	24,539	\$5,155,000	\$210.07
997-1005 Sutton Way, Grass Valley	25,208	\$5,100,000	\$218.18
102 - 108 Union St, Nevada City	14,000	\$3,200,000	\$228.57

FOR SALE

Location	Sq. Ft.	Price	Price/SF
Industrial			
875 Idaho Maryland, Grass Valley	4,320	\$599,000	\$138.66
Office			
10015 Alta Sierra Dr, Grass Valley	4,176	\$760,000	\$181.99
512 - 528 Brunswick Rd, Grass Valley	6,164	\$1,550,000	\$251.46
563 Brunswick Rd # 9, Grass Valley	1,015	\$119,000	\$117.24
565 Brunswick Rd # 9, Grass Valley	1,387	\$190,000	\$209.30
230 Colfax Ave, Grass Valley	4,084	\$749,000	\$183.40
360 Crown Point Cir, Grass Valley	22,796	\$2,900,000	\$155.78
400 Crown Point Cir, Grass Valley	19,754	\$1,725,000	\$87.32
125 Crown Point Ct, Grass Valley	41,604	\$3,120,300	\$75.00
308 Main St, Grass Valley	2,529	\$750,000	\$296.56
1740 - 1744 E Main St, Grass Valley	7,139	\$1,559,000	\$218.38
1781 E Main St, Grass Valley	1,945	\$697,000	\$358.35
900 E Main St, Grass Valley	23,137	\$3,690,000	\$159.90
734 Maltman Drive, Grass Valley	2,000	\$349,000	\$174.50
104 New Mohawk Rd, Nevada City	26,336	\$2,500,000	\$94.93
11408 Pleasant Valley Road, Penn Valley	1,550	\$430,000	\$277.42
841 - 857 Sutton Way, Grass Valley	8,788	\$3,979,724	\$452.86
Medical/Dental			
565 Brunswick Rd # 1, Grass Valley	1,075	\$225,000	\$209.30
1061 E Main St # 101, Grass Valley	1,137	\$199,500	\$175.46
1061 E Main St # 203, Grass Valley	1,120	\$192,500	\$171.88
300 Sierra College Dr #165, Grass Valley	4,787	\$1,800,000	\$329.64
700 Zion St, Nevada City	12,000	\$2,500,000	\$208.33
Retail			
15386 & 15448 Little Valley Rd, Grass Valley	1,530	\$1,200,000	\$784.31
210 Broad St, Nevada City	21,675	\$2,000,000	\$92.27
233 Broad St, Nevada City	7,927	\$1,695,000	\$213.83
314 Broad St, Nevada City	2,448	\$1,575,000	\$643.38
315 Broad St, Nevada City	4,979	\$1,350,000	\$271.14
303 Broad St & 108 S Pine St, Nevada City	1,901	\$950,000	\$499.74
250 Colfax Ave, Grass Valley	1,531	\$469,000	\$306.34
106 E Main St, Grass Valley	3,828	\$1,250,000	\$326.54
124 E Main St, Grass Valley	6,000	\$650,000	\$108.33
840 E Main St, Grass Valley	28,706	\$4,550,000	\$158.50
217 W Main St, Grass Valley	1,188	\$399,000	\$335.86
633 - 653 Maltman Dr, Grass Valley	8,595	\$1,099,000	\$127.87
123 Mill St, Grass Valley	5,000	\$775,000	\$155.00

RECENT TRANSACTIONS

Location	Sq. Ft.	Sale/Lease	Close Date
117 New Mohawk Rd, Nevada City	1,625	Lease	6/2/2021
305 Railroad Ave, Nevada City	1,224	Lease	6/29/2021
311 Broad St, Nevada City	1,320	Sale	7/21/2021
399-471 Sutton Way, Grass Valley	3,252	Lease	8/1/2021
504 Whiting St, Grass Valley	4,972	Sale	8/6/2021
421 Broad St, Nevada City	1,850	Sale	8/10/2021
128 New Mohawk Rd, Nevada City	2,612	Sale	9/1/2021
200 - 208 Providence Mine Rd, Nevada City	1,216	Lease	9/1/2021

IN THE WORKS

Location - Description
Loma Rica Ranch I, GV – Brunswick & Dorsey, 235 New Homes, Infrastructure Started
2897 Loma Rica Dr, GV – 2-Story 14K SF Office for Event Helper, Completion 2021
130 Crown Pt. Ct, GV – 6,889 SF Dedicated Dental Building, Completion 2021
152 S. Auburn St, GV – 3,700 SF Retail w/ 5 Residential Units Above, Start 2021
875 Sutton Way, GV – 2,366 SF New Wendy's Drive thru, Completion Q1 2022
170 Ridge Road, NC – 51 Affordable Housing Apts. in 3 Story Bldgs, Completion Q2 2022
936 Old Tunnel Rd, GV – 38K SF Day Resource Center w/ 41 Apts., Completion 2022
Sierra College Dr & E Main St, GV – 10K SF Medical Office-Chapa-De, Completion 2022
Linden Ave, GV – 27 Single Family Homes on 7 Acres, Start Spring 2022
1912 Nev. City Hwy, GV – 3,792 SF C-Store w/ 2,400 SF Express Car Wash, Start 2022
Dorsey Marketplace, GV – 104K SF Retail, 9K SF Office, 172 Apts., Start 2022

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