



LUMBERJACKS
\$1,705,000 - 5.5% CAP
4 YEARS REMAINING
NO OPTIONS

2075 Nevada City Hwy
Grass Valley, CA 95945

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LUMBERJACKS RESTAURANT

ALIVE Commercial Real Estate is pleased to present this Lumberjacks Restaurant offering in Grass Valley, CA at a list price of \$1,705,000 / 5.5% Cap Rate. The subject property is a freestanding retail building comprised of 4,203 SF situated on an oversized 0.90-acre parcel per public records. The current tenant has been operating at this location since 2010 with a lease expiring August 31, 2030 and no options remaining. The Net Operating Income (NOI) is \$93,783.96 which equates to an in-place rental rate of \$1.86 PSF – NNN, well below market within this retail corridor of Grass Valley. This investment allows for stable and passive income with the potential for future redevelopment. By way of example, immediately adjacent to the subject property is a new construction Sherwin Williams with an in-place rental rate of \$3.60 PSF - NNN. Additional retailers in the immediate trade area include Save Mart, McDonald's, Tractor Supply, Dutch Bros Coffee, Quick Quack Car Wash, Dollar General, Safeway, Grocery Outlet and a host of others. The Sutton & Brunswick interchange has long served as the dominant retail trade area in a market with substantial barriers to entry. Please contact Patrick Follett directly at pfollett@alivecre.com or 916.871.2269 to discuss this offering and please do not disturb the existing tenant.

PROPERTY SUMMARY

Lumberjacks Restaurant	2075 NEVADA CITY HWY, GRASS VALLEY, CA 95945
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ABOUT THE OFFERING	
List Price	\$1,705,000
Cap Rate	5.5%
Net Operating Income (NOI)	\$93,783,96
Lease Type	Absolute NNN
Building Size (public records)	4,203 SF
Year Built (public records)	1987
Parcel Size	0.9 Acres
Lease Expiration	August 31, 2030
Term Remaining	Approx. 4 Years

ABOUT THE OFFERING (CONTINUED)	
Rental Increases	2% Annually (in September of Each Yr)
Options	None
Traffic Counts	14,700 VPD (Loopnet)
Parking	55 Parking Spaces
Drive - Thru	No
APN	035-600-008-000
Right of First Refusal	No
Tenant	Franchisee
NOTES:	
Buyer to verify all information independently	



RENT ROLL

Tenant	Building Size	Lease Start	Lease Expiration	Annual Rent	Rent PSF / Year	Options	Rental Increases
Lumberjacks (Franchisee)	4,203 SF	May 10, 2010	August 31, 2030	\$93,783.96	\$1.86	None	2% Annually
Right of First Refusal (ROFR) - No							

Notes: Per the Amendment and Extension of Lease dated July 23, 2015 "The parties hereby confirm, as stated in the Lease, that this is an absolute triple net lease ("NNN") and Tenant shall be responsible for the maintenance of the premises, including all structural parts of the improvements, all systems, tenant improvements, real property taxes, insurance, and in summary all operational costs of the premises"



RETAILER MAP





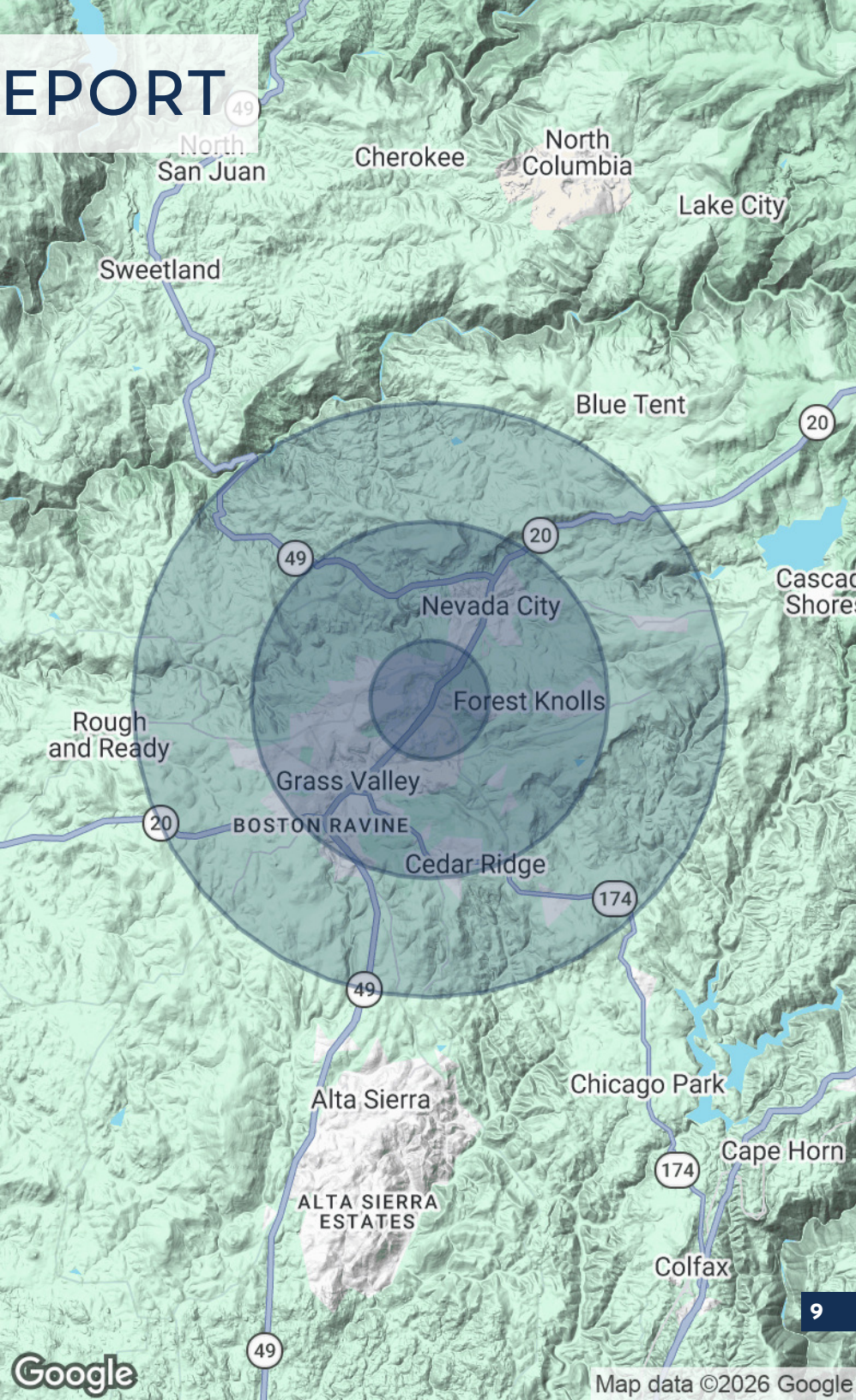
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,982	25,536	36,386
Average Age	51	49	49
Average Age (Male)	47	47	47
Average Age (Female)	54	51	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,054	11,200	15,731
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$83,490	\$99,564	\$103,416
Average House Value	\$484,592	\$580,507	\$608,778

2020 American Community Survey (ACS)

DISTANCE TO	
Nevada City	2.5 Miles
Auburn	25 Miles
Yuba City	35 Miles
Truckee	55 Miles
Roseville	42 Miles
Sacramento	60 Miles



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LUMBERJACKS RESTAURANT



PRESENTED BY:



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Vice President

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