

OFFERING MEMORANDUM

NEVADA STREET PLAZA

470 NEVADA STREET, AUBURN, CA

CBRE

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CBRE

I.

executive summary

executive summary

The Offering

CBRE is pleased to present 470 Nevada Street in Auburn, California, a fully leased and rent current office building that represents an outstanding investment opportunity. This 2-story 31,246 square foot (part of a three building complex on 1.32 acres) Class A office building is meticulously maintained featuring a warranted new (May, 2025) roof that provides a long-term durable space for tenants and an uncommon attractive acquisition opportunity.

In contrast to current securities market volatility and unknown effect of the pending federal tariffs programs, Nevada Street Plaza is a stable cash flow investment reasonably priced and offered for sale by verifiable market comps.



Designed to provide efficient and high-end workspaces, the building caters to the needs of professional tenants. The interior features modern amenities and a thoughtful design that enhances productivity and comfort. Each workspace is equipped with state-of-the-art facilities, making it an ideal choice for businesses seeking a prestigious and functional office space.

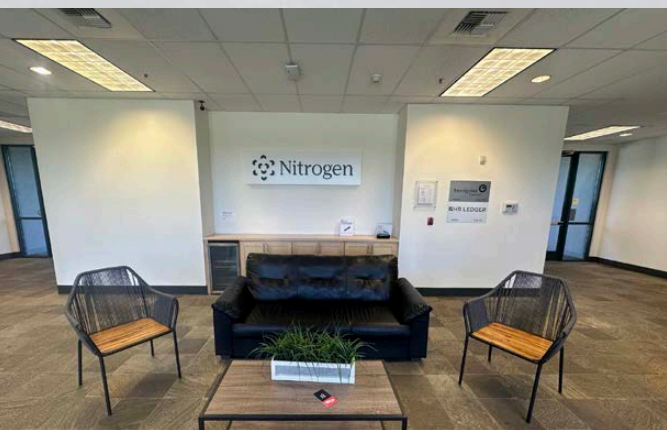
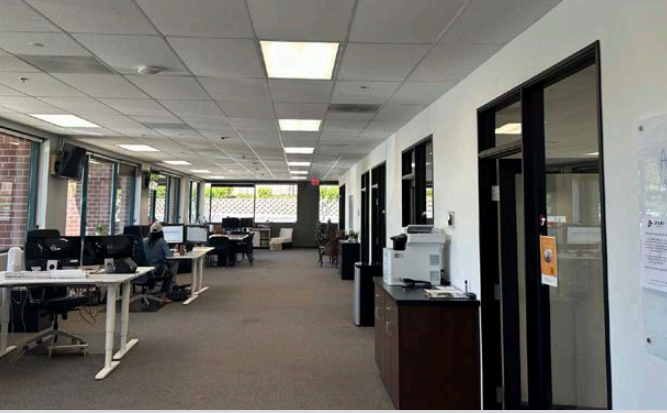
This two-story 31,246 SF building sits on .72 acres of a 3 building complex, one mile west of Highway 80. The building's strategic location in Auburn offers easy access to major transportation routes, local amenities, and business services, further adding to its appeal. If you're looking to invest in a property that guarantees steady rental income this building delivers on all fronts.

Investment Highlights

Building has two major tenants Nitrogen who occupies 27,340 square feet and has been in the building for 8 years and Ameriprise Financial who occupies 3,906 square feet and have been in the building for 10 years. The building is offered at \$8,200,000 (\$262 psf) at a 7.47% cap rate.







Existing tenant improvements are best in class for the best professional office building in Auburn.

Opportunity to operate a building amenity cafe on second floor.



II.

property description

property description

Property Overview



Address
470 Nevada Street,
Auburn, CA 95602



Market/Submarket
Sacramento /
Roseville / Auburn



Square Footage
31,246 SF



Occupancy
100%



Operating Expenses
\$.44 PSF



Taxes
\$.99 PSF



Lot Size
0.72 acres



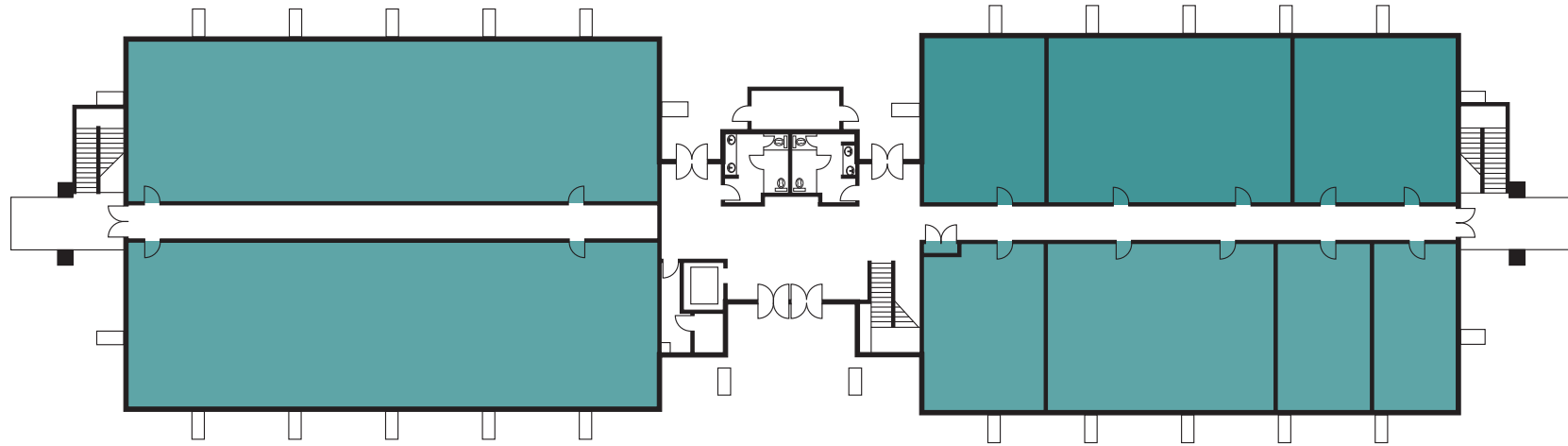
Year Built
2007

470 Nevada Street is part of a 3 building complex on 1.32 acres. Association shares the cost proportionately to the operation of parking lots and utilities. Current owner of 470 Nevada Street handles association coordination.

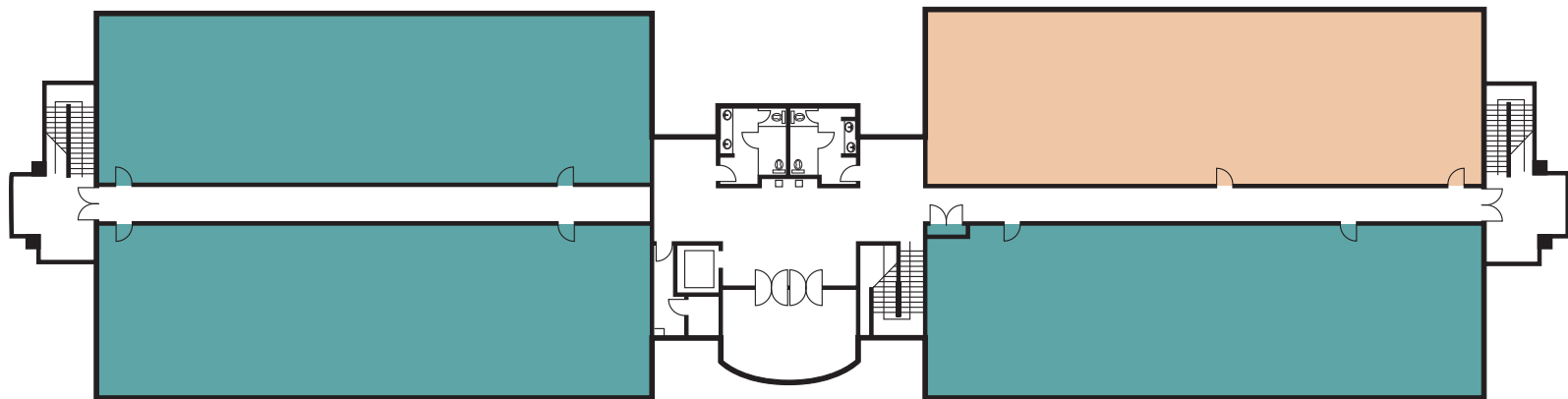


Floor Plans

First Floor



Second Floor



■ Nitrogen ■ Ameriprise

III.

tenant overview

tenants



Nitrogen

Nitrogen, formerly known as Riskalyze, is a software company based in Auburn, California, that provides financial advisors and wealth management firms with tools to manage client risk and engage in financial planning. The company's core offering includes a platform that allows advisors to measure client risk tolerance, generate proposals, conduct investment research, and build personalized financial plans. Nitrogen's software helps advisors build trust with clients, educate them about risk, and encourage long-term investment strategies. The company also offers resources for advisor growth, including lead generation tools, marketing materials, and client engagement features.

Ameriprise

Ameriprise Financial offers financial planning and advice in Auburn, CA, through its network of advisors. They provide personalized financial planning, including investment strategies and market analysis, to help clients achieve their goals. Specifically in Auburn, advisors like Glenn Kenes and others offer one-on-one advice, personalized recommendations, and regular meetings with clients. Ameriprise also provides secure online access to accounts and documents and an online security guarantee.

IV.

financial analysis

Rent Roll

Suite	Tenant	Sq. Ft.	% of Total	Lease Term		Base Rent				% of Total Rent	Annual CAM/ Reimbursements	Lease Type	Rent Increases	Comments
				Begin	End	Rent / Mo.	Annual	PSF /Yr.	PSF / Mo.					
150 & 201-209	Nitrogen	27,340	87.5%	05/2017	12/2029	\$63,975.60	\$767,707	\$28.08	\$2.34	87.7%	TBD	FS	3% annual increases	2017 Base Year.
200	Ameriprise	3,906	12.5%	08/2015	02/2027	\$9,240.82	\$110,890	\$28.39	\$2.37	12.6%	N/A	FS	3% annual increases	No reimbursements.
			100.0%			\$71,306.89	\$855,683	\$27.39	\$2.28	100.0%				

Gross Annual Income

Monthly Rent	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	
Nitrogen	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$63,975.60	\$65,889.40	\$65,889.40	\$767,707.20
Ameriprise	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$9,240.82	\$107,660.28
Gross Annual Income												\$882,424.64	

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Valuation Estimates

		Calculation #1	Calculation #2	Calculation #3	Calculation #4
Gross Rents		\$882,425	\$882,425	\$882,425	\$858,963
Vacancy Reserve	5.00%	(\$44,121)			
Effective Rent		\$838,303	\$882,425	\$882,425	\$882,425
Operating Expenses		\$(269,655)	\$(269,655)	\$(269,655)	\$(269,655)
Net Operating Income. (NOI)		\$568,648	\$612,770	\$612,770	\$612,770
Capitalization Rate		7.00%	7.25%	7.00%	7.00%
		\$8,123,547	\$8,451,994	\$8,753,850	\$8,753,850
New Roof March 2025		\$165,000			\$165,000
		\$8,288,547	\$8,451,994	\$8,753,850	\$8,918,850

Average	\$8,353,545
Rounded	\$8,354,000
Square Feet	31,246
	\$275.33

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Expenses

	PSF	Monthly	Annual
Association Assessments	\$0.05	\$1,713.67	\$20,564.00
Supplies	\$0.00	\$13.81	\$165.74
Management Fee	\$0.52	\$1,349.80	\$24,885.81
Elevator Costs	\$0.29	\$756.11	\$13,940.09
HVAC	\$0.36	\$941.07	\$17,350.20
Insurance	\$0.17	\$444.87	\$8,202.00
Taxes	\$0.99	\$2,590.20	\$47,754.57
Repairs/Maintenance	\$0.58	\$1,517.58	\$27,979.14
Security & Alarm	\$0.23	\$595.92	\$10,986.75
Utilities - Water	\$2.04	\$5,306.10	\$97,826.81
Total	\$5.24	\$15,229.13	\$269,655.11

Analysis

Gross Income	\$882,424.64
Effective Gross Income	\$882,424.64
Less Operating Expenses	\$(269,655.11)
Net Operating Income	\$612,769.53
Initial Capitalization Rate	7.47%
Offering Price	\$8,200,000.00
Price Per Square Foot	\$262.43

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V.

location overview

location overview

**Discover Prime Commercial Real Estate
in the heart of Downtown Auburn offering excellent
access to Highway 49, Interstate 80, and Highway 193.**

Auburn, the county seat of Placer County, is geographically positioned northeast of Sacramento and southwest of Lake Tahoe, nestled in the foothills of the Sierra Nevada mountain range. The city is on the edge of the Auburn State Recreation Area and overlooks the American River Canyon, providing an abundance of outdoor recreational opportunities. Encompassing approximately 7.5 miles, Auburn has a population of around 13,330 and experiences seasonal changes due to its elevation between 1,000 and 1,400 feet. The property offers stunning views of the American River Canyon and access to a wealth of outdoor recreational activities.

Auburn is dedicated to fostering the arts, with vibrant public art, theater, music, dance, and numerous local artists showcasing their work in galleries and businesses. Known for hosting prestigious events like the Western States Endurance Run/Ultra Marathon and the Tevis Cup Ride, Auburn attracts participants and spectators from around the globe. Additionally, the expanding Placer and Nevada County foothills wine regions offer several wine trails, drawing both locals and tourists to enjoy the area's fine wines.

Explore the unique blend of natural beauty, cultural richness, and strategic location that makes this property in downtown Auburn an exceptional opportunity for commercial real estate investment.



Demographics

3 Miles

Population

2024 Population - Current Year Estimate	27,864
2029 Population - Five Year Projection	28,581
2020 Population - Census	28,251
2010 Population - Census	27,221
2020-2024 Annual Population Growth Rate	-0.32%
2024-2029 Annual Population Growth Rate	0.51%

Households

2024 Households - Current Year Estimate	11,826
2029 Households - Five Year Projection	12,281
2020 Households - Census	11,818
2010 Households - Census	11,090
2020-2024 Compound Annual Household Growth Rate	0.02%
2024-2029 Annual Household Growth Rate	0.76%
2024 Average Household Size	2.28

Household Income

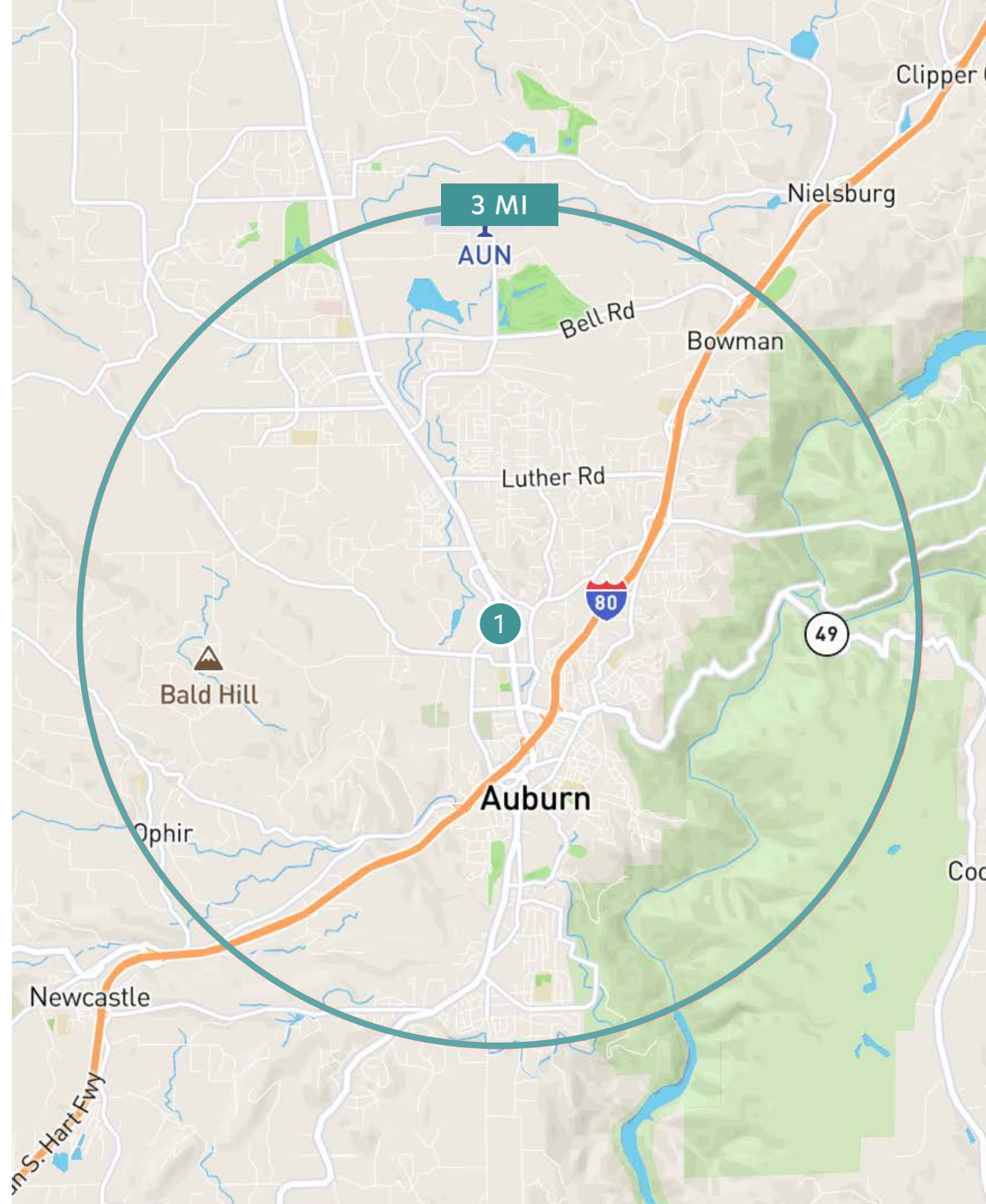
2024 Households	11,826
2024 Average Household Income	\$113,753
2029 Average Household Income	\$131,730
2024 Median Household Income	\$79,853
2029 Median Household Income	\$91,477
2024 Per Capita Income	\$48,274
2029 Per Capita Income	\$56,562

Education

2024 Population 25 and Over	20,995
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Place of Work

2024 Businesses	2,274
2024 Employees	23,576



NEVADA STREET PLAZA

470 NEVADA STREET, AUBURN, CA

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