

FOR LEASE

NEVADA CITY BOTANICAL CAMPUS

545 & 555 SEARLS AVENUE, NEVADA CITY, CALIFORNIA

\$3.00/SF/MO NNN



COLDWELL BANKER

GRASS ROOTS
REALTY

COMMERCIAL DIVISION

LICENSE #00873741

555 Searls

545 Searls

NEVADA CITY BOTANICAL CAMPUS

Coldwell Banker Grass Roots Realty, as exclusive advisor, is pleased to present for lease the Nevada City Botanical Campus ("The Project") located in the City of Nevada City. The Project is in the heart of one of the largest cannabis producing regions in the world. In addition to its excellent location, Nevada City has some of the most favorable tax rates in the entire state. The offering is an extremely rare opportunity to lease a newly redeveloped, state-of-the-art, cannabis campus which has benefited from \$3 million of landlord improvements over the past 3 years, including demising, power upgrades (800–1,200 amps per unit) and all exterior/ADA upgrades completed. This allows a tenant the

ability to lease a space and complete their build-out, with time to market that cannot be beat. The building is now under new management, offering more aggressive and creative solutions for cannabis tenants.

The Project was the first professionally delivered shell specific to the cannabis industry in Nevada City and quickly captured the best tenants in the region, including the extremely high performing dispensary, Elevation 2477. The project consists of three buildings, spread across two parcels, totaling 27,136 square feet. There are ten (10) units on the property. s

AVAILABLE UNITS

545 SEARLS

UNIT 2

4,500 SF

\$3.00/SF/MO NNN

UNIT 3

2,867 SF

\$3.00/SF/MO NNN

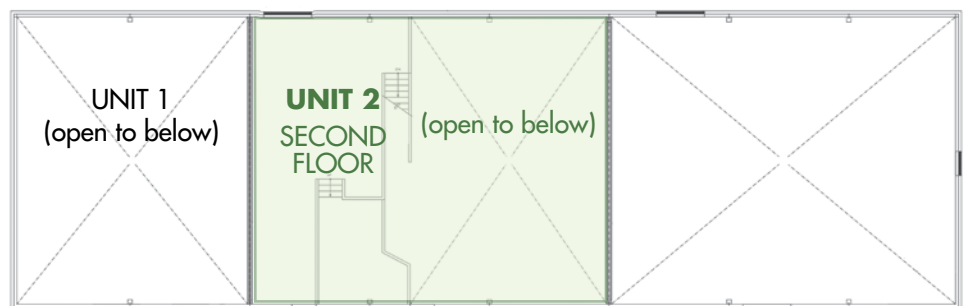
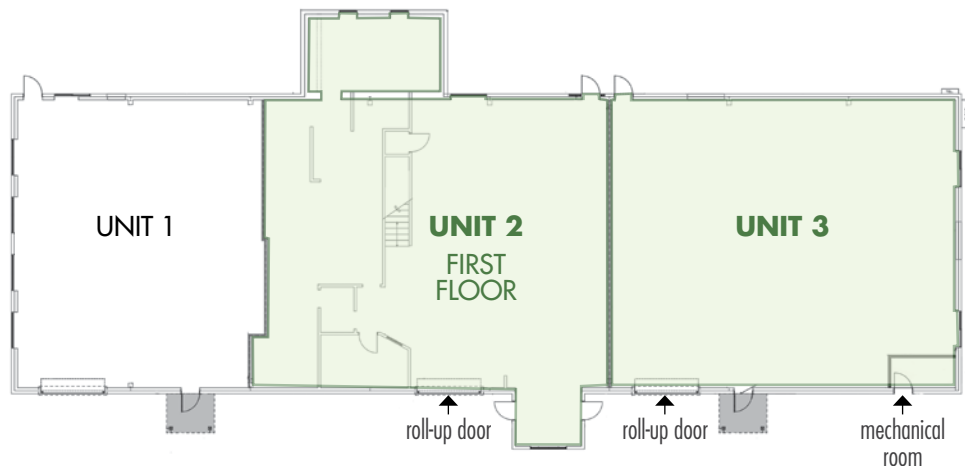
555 SEARLS

UNIT 5

2,550 SF

\$3.00/SF/MO NNN

545 SEARLS — UNIT 2 (4,500 SF) & UNIT 3 (2,867 SF)



LOCAL CANNABIS INDUSTRY

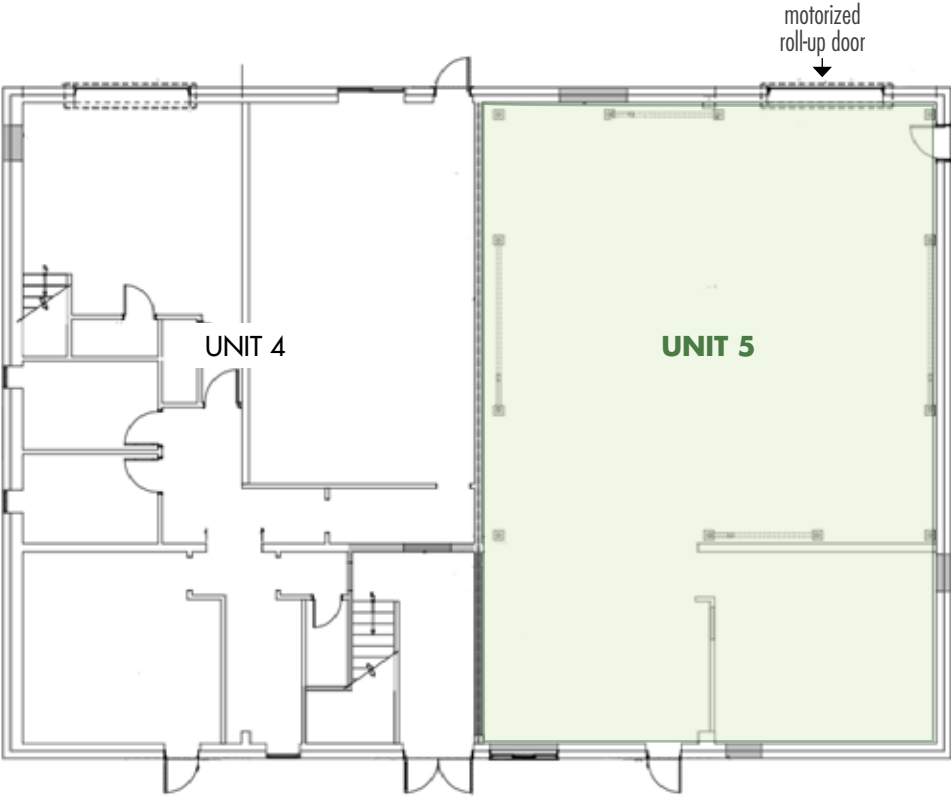
Nevada City is in Nevada County, California, which is one the largest producing outdoor cannabis regions in the world. The remote western slope of the Tahoe Sierra sees substantial rain and enough sun to make for ideal growing conditions. Since long before California voters passed the nation’s first medical marijuana law in 1996, Proposition 215, Nevada County cannabis farmers have been cultivating abundant amounts of some of the highest quality cannabis in the world. The landscape for the cannabis industry in Nevada City is unique because of its geographic location. Nevada City is

extremely small, and cannabis uses are limited to light industrial buildings within city limits. Taking into consideration setbacks to schools, churches,etc., the Nevada City Botanical Campus is one of the only large scale projects that is usable for cannabis, making it one of the only locations that tenants can lease for their specific use.

Nevada City’s ordinance allows all cannabis uses except mature cultivation (which is likely to be approved in the near term), including Type 7 manufacturing. While Nevada County does not have a cannabis ordinance in place for businesses, it has allowed permitted

CANNABIS BUSINESS TAX RATES BY COUNTY	
Nevada	2.50%
Fresno	4.00%
Sacramento	5.00%
San Francisco	5.00%
California City	6.00%
Santa Cruz	7.00%
Oakland	10.00%
Los Angeles	10.00%
San Jose	10.00%
Davis	10.00%
Alturas.....	10.00%

555 SEARLS — UNIT 5 (2,550 SF)



outdoor grows since 2018. Distribution, manufacturing, testing, and processing companies located in Nevada City will benefit from the local grows and become the de-facto processors and buyers for local farmers.



AREA DESCRIPTION

The Nevada City Botanical Campus is located in the historic gold rush town of Nevada City, California. Nevada City is situated between North Lake Tahoe and Sacramento, providing excellent access to Highways 49, 20, 174, and Interstate 80. The property is within an hour of downtown Sacramento, Tahoe ski resorts, and only two and a half hours from the San Francisco Bay Area.

Nevada County

Nevada County is a beautiful, vibrant California community in the Sierra Nevada foothills and the home to three distinct downtown areas: Grass Valley, Nevada City and Truckee. Each town offers its own unique interpretation of the Sierra Nevada story. Established at the height of the Gold Rush in 1851, Nevada County has a rich and storied history. The rural quality of life, diverse cultural, historic, and recreational attractions, excellent schools, lively arts scene, and incredible beauty have made Nevada County a sought-after destination for residents and visitors alike. Its comparatively low cost of living, coupled with its proximity to the State Capitol (1 hour), the San Francisco Bay Area (2.5 hours), and Lake Tahoe (1.5 hours), has made the area a magnet for urban flight. Major publications have written about Nevada County's charm and beauty. *Sunset* magazine ranks Nevada City #1 in its 2017 "Best Value Towns" list. *Outside* magazine recently named Nevada City one of the best river towns in America. In addition, *Time* magazine



named Grass Valley as one of California's "Hot Small Towns."

Economy

Western Nevada County has deep roots in technology, with the region representing one of the four most highly regarded digital media technology clusters in the U.S., along with Silicon Valley, Portland, Seattle, and Boston. A deep brain trust was developed following the inception of the Grass Valley Group in 1958 with hundreds of startup technology companies forming and creating a diverse, broad based technology sector. Nevada County's other large industries include healthcare, educational services, professional and financial services, tourism, manufacturing, and arts and entertainment.

The diverse, well rounded local

economy, in addition to high construction costs due to topographical challenges and a lack of developable land, translates into a tight industrial market and very little delivery of new product, making this an extremely hard site to replicate. Western Nevada County has recently experienced a resurgence and large capital investment in the cannabis, hospitality and food and beverage sector led by a new generation of entrepreneurs who are either returning to the community in which they grew up or making a home in the community they desire to live in. In either case, significant capital investments in the downtown corridors have reinvigorated the community and retail dynamics across Nevada County in a manner not seen in a generation.



COLDWELL BANKER

**GRASS ROOTS
REALTY**

COMMERCIAL DIVISION

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