

DORSEY MARKETPLACE

SEQ Grass Valley Highway & Dorsey Drive - Grass Valley, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



Proposed Rendering Subject to Change



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

SEQ Grass Valley Highway and Dorsey Drive
Grass Valley, CA

notable tenants in close proximity:

Ben Franklin Crafts, CVS Pharmacy, Dollar Tree, Grocery Outlet, JC Penney, K-Mart, Petco, Raley's, Rite Aid, Safeway, Savemart, Staples

availability:

High Visibility Anchor Space
Freeway Visible Pad & Shops Space
Drive Thru Pads



2020 total population

3-mile	25,318
5-mile	37,253
7-mile	49,957



2020 daytime population

3-mile	40,760
5-mile	50,728
7-mile	60,296



2020 total employees

3-mile	24,296
5-mile	26,450
7-mile	28,202



2020 total households

3-mile	11,210
5-mile	16,198
7-mile	21,578



2020 average HH income

3-mile	\$70,982
5-mile	\$79,303
7-mile	\$83,447



traffic counts

Grass Valley Hwy (at Dorsey Dr) 31,500

Major & Notable Retailers in the Immediate Vicinity Include:



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PROPERTY OVERVIEW

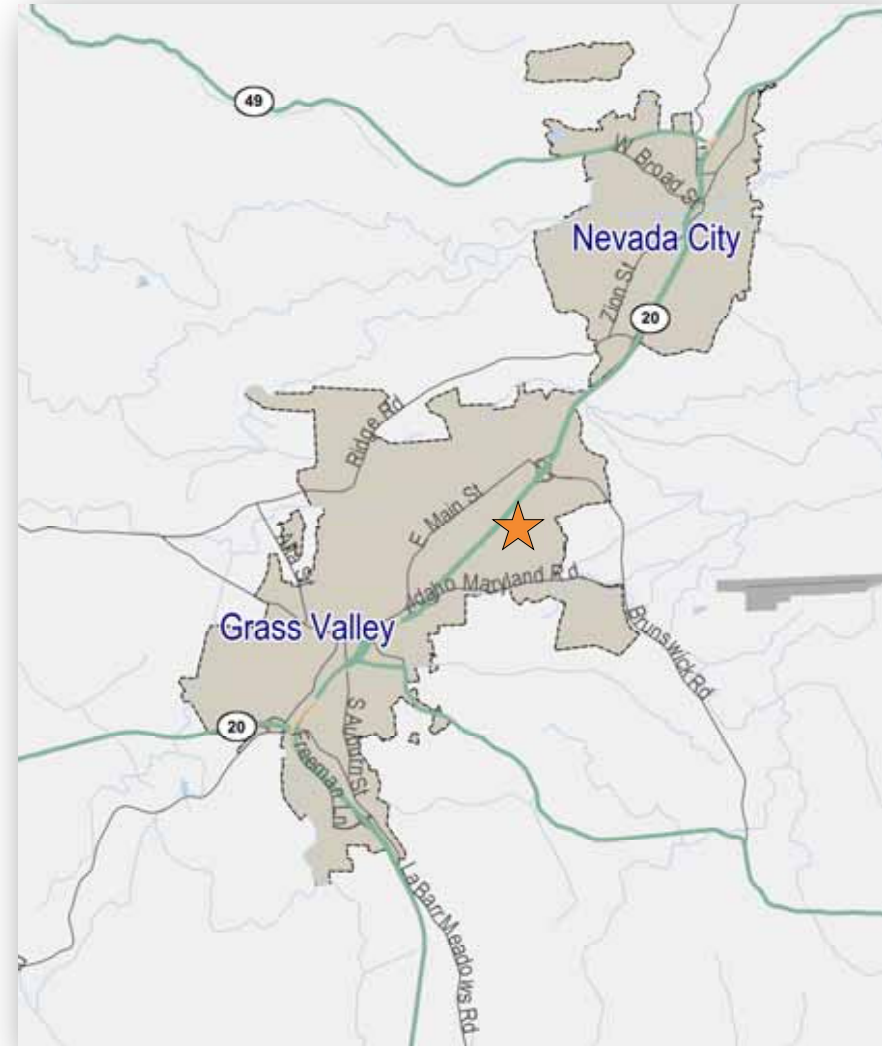
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Nevada County's newest planned retail development project, **Dorsey Marketplace** will be located at the southeast quadrant of Dorsey Drive and Grass Valley Highway in Grass Valley, California.

This ±181,000 square foot neighborhood center will be anchored by up to four major retail anchor tenants and offers opportunities for junior anchor, shops and restaurant tenants. The center will benefit from its easy access, ample parking, and central location and will serve residents in both the Grass Valley/Nevada City markets.

With approximately 1.9 million square feet of commercial retail space within a seven mile radius of the center, **Dorsey Marketplace** will attract customers from an extended regional area of Nevada County that consists of approximately 974 square miles.

The cities of Grass Valley and Nevada City boast a strong tourist trade and attract approximately 20,000 visitors annually and draw from outside of their city limits with a sphere of influence that reaches to communities from Auburn to South Lake Tahoe.



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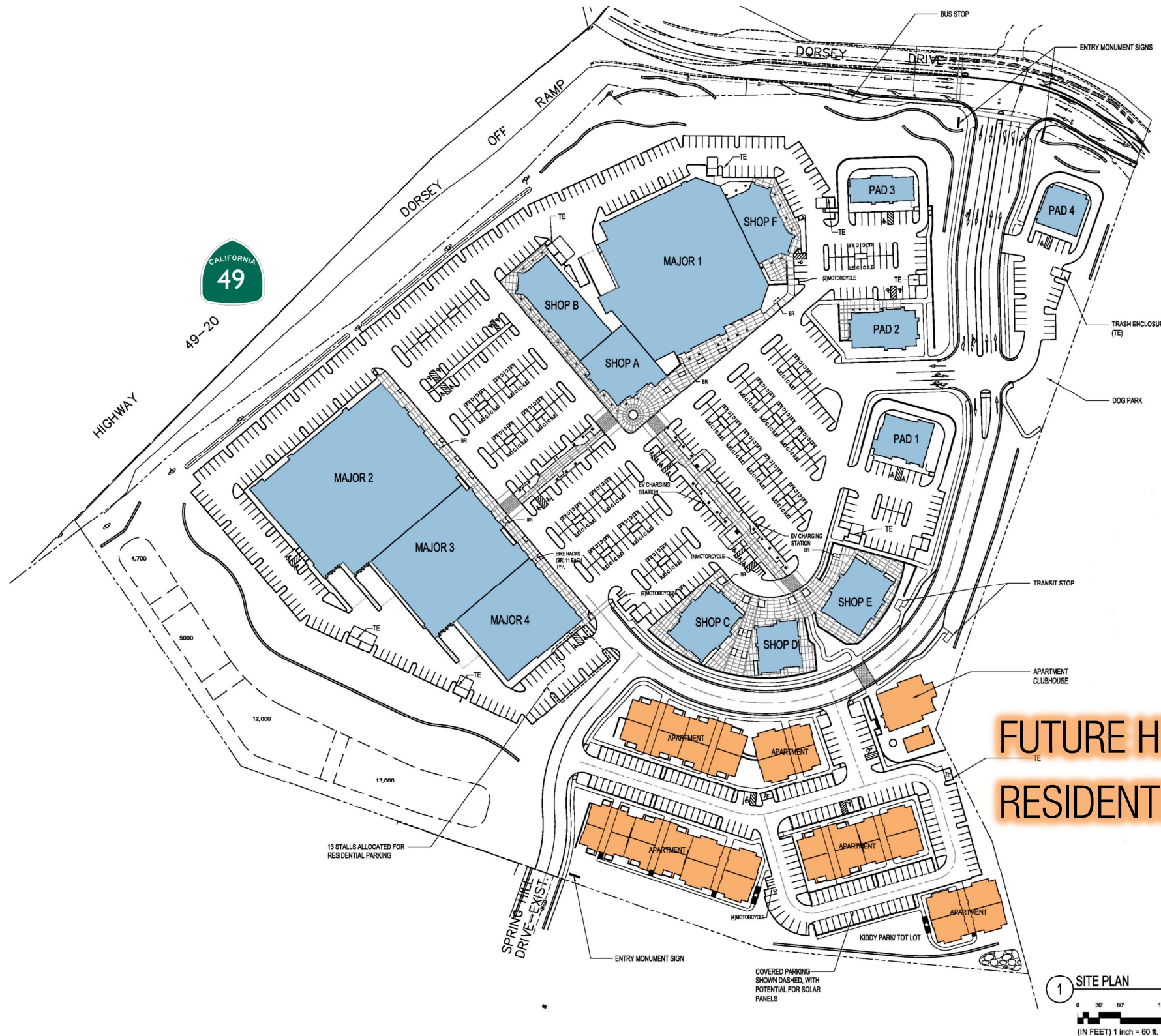
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SUITE	TENANT	SQ. FT.
Major 1	AVAILABLE	40,000
Major 2	AVAILABLE	38,000
Major 3	AVAILABLE	25,000
Major 4	AVAILABLE	20,000
Shop A	AVAILABLE (divisible)	7,600
Shop B	AVAILABLE	8,560
Shop C	AVAILABLE	6,400
Shop D	AVAILABLE (divisible)	4,000
Shop E	AVAILABLE (divisible)	6,400
Shop F	AVAILABLE (divisible)	6,100
Pad 1	AVAILABLE (drive thru)	4,100
Pad 2	AVAILABLE (divisible)	6,000
Pad 3	AVAILABLE (drive thru)	3,300
Pad 4	AVAILABLE (drive thru)	3,500

For leasing information, please contact:

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Site Plan - Subject To Change

02.09.17

DORSEY MARKETPLACE

3 DIMENSIONAL RENDERINGS (SUBJECT TO CHANGE)

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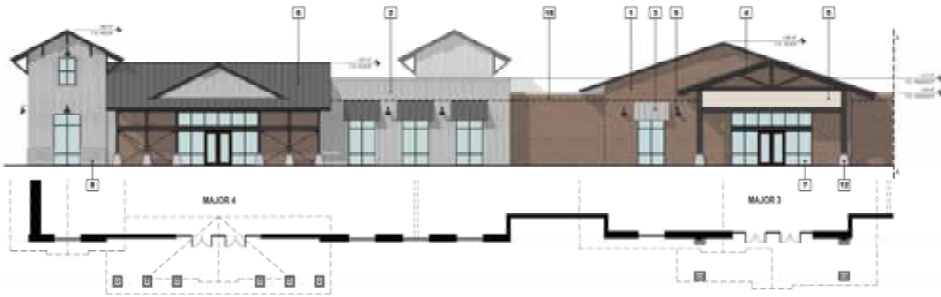
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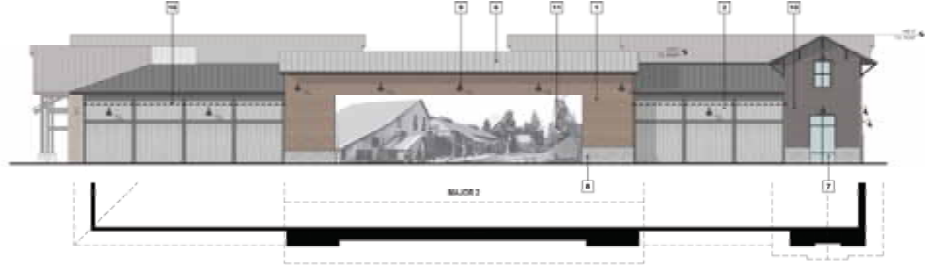
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ELEVATIONS (SUBJECT TO CHANGE)

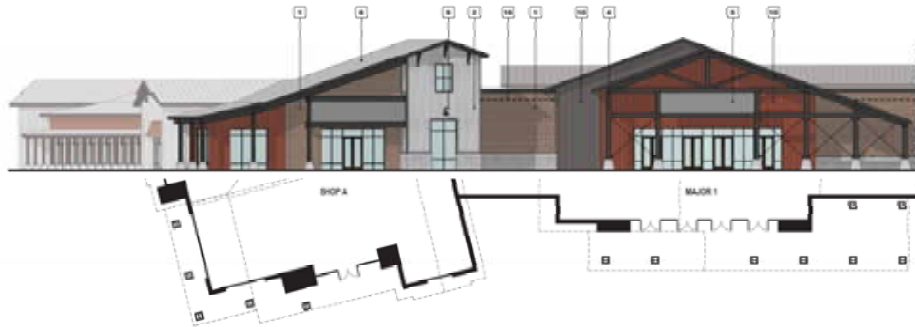
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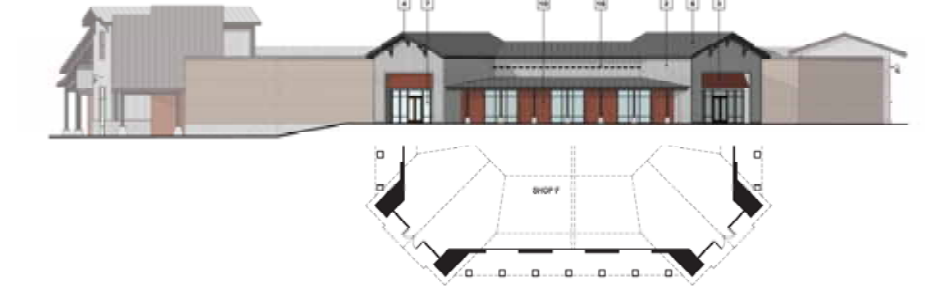
1 MAJOR 2, 3, 4 - EAST ELEVATION



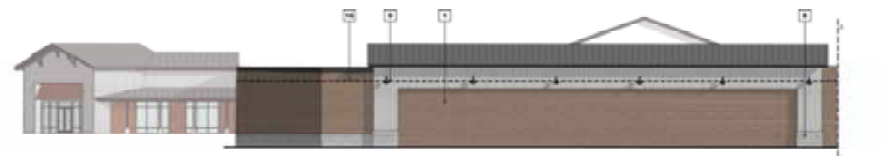
3 MAJOR 2, 3, 4 - NORTH ELEVATION



1 MAJOR 1, SHOP B, SHOP A, SHOP F - SOUTH ELEVATION



3 MAJOR 1, SHOP B, SHOP A, SHOP F - EAST ELEVATION



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RETAILERS & TRAFFIC GENERATORS IN THE IMMEDIATE VICINITY

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INTERCHANGE AERIAL

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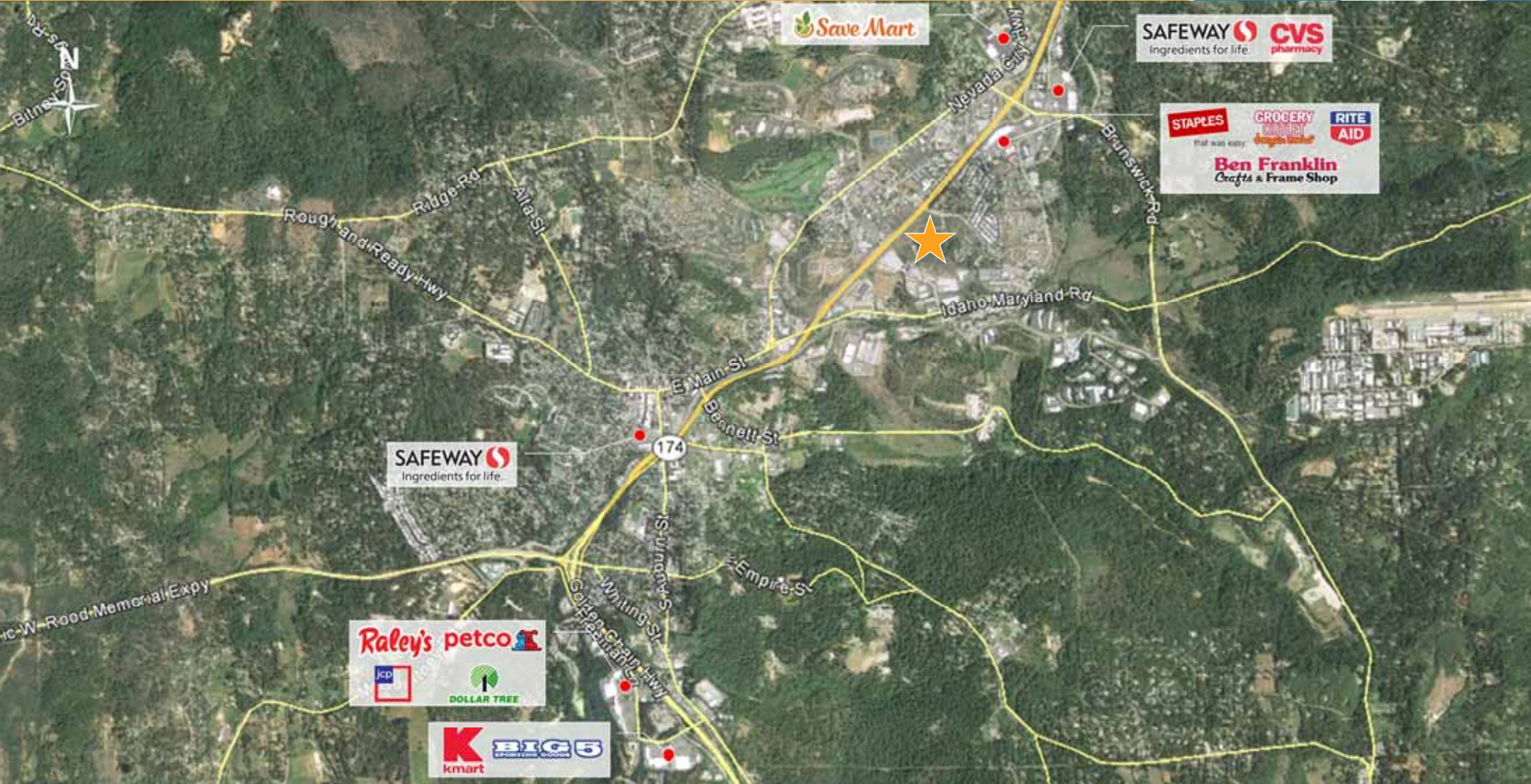
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RETAIL TRADE AREA AERIAL

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