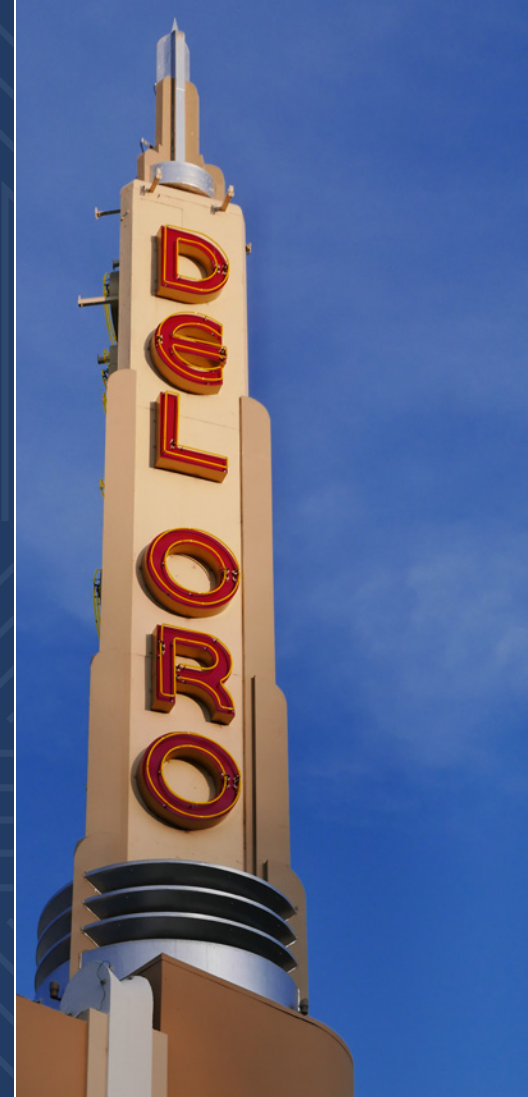




# DE LORO THEATRE

163 - 167 MILL STREET, GRASS VALLEY, CA 95945  
MARKETING BROCHURE





As the exclusive agent, Gallelli Real Estate is pleased to present this Marketing Brochure for the sale of the fee simple interest in 163-167 Mill Street, a stand-alone multi-tenant owner-user retail property totaling 14,683 square feet, located in Grass Valley, CA. (the "Property").

# Investment Summary

Del Oro Theatre, a hidden gem inside Gold Country. This opportunity is to acquire a fee simple interest in a single parcel that is improved multi tenant retail property, including a movie theater. As part of the purchase, the buyer will have two tenants in place on either side of the main entrance to the movie theater which will provide ancillary cash flow.

Price	\$2,450,000
Square Feet	±14,683
Price / Square Foot	\$166
Year Built	1942, Renovated in 2015
Occupancy	100.00%
Tenants	Del Oro Theatre, Avanguardia Wines, Fable Coffee

1

## Ideal Location

Located just off Highway 49, a highway running from Oakhurst, Madera County, to State Route 70, in Vinton. This highway provides the main route of transportation for all travelers in Grass Valley as it connects Nevada County with high density counties such as Placer, El Dorado, and Yuba.

2

## Limited Competition

Del Oro Theatre and Sutton Cinemas are operated by the same group. They are two of only three movie theaters within a 20-mile radius of Del Oro Theatre, nearly dominating the market. The only competing theater within the radius is Onyx Theatre in Nevada City, a two screen *arthouse cinema theater* with 29 seats in each screening room.

3

## Additional Equipment Option

In addition to the Del Oro Theatre building, buyer has the option to purchase Del Oro Theatre and Sutton Cinemas equipment.

4

## Tenants Providing Income

On either side of Del Oro Theatre are small tenants that provide income for an owner-user operator. Avanguardia Wines (629 SF) and Fable Coffee (429 SF) provide a collective rent of \$2,715/month or \$32,580/annually.





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