

# Available

## Property Highlights

- Rare anchor opportunity located in the primary commercial area
- Grass Valley draws from a large surrounding area that have limited retail services
- Can be demised
- Easily accessible from Highway 9, which is the main north/west thoroughfare between Auburn and Truckee

## Property Description

Opportunity to acquire a long-term leasehold interest in a Kmart property. The Property is primed for redevelopment, located directly off a main freeway exit in the Grass Valley area.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	85,444 SF
Building Size:	85,444 SF

## Kmart - Grass Valley

111 W McKnight Way  
Grass Valley, CA 95949

### Dave White

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CalDRE #1759894

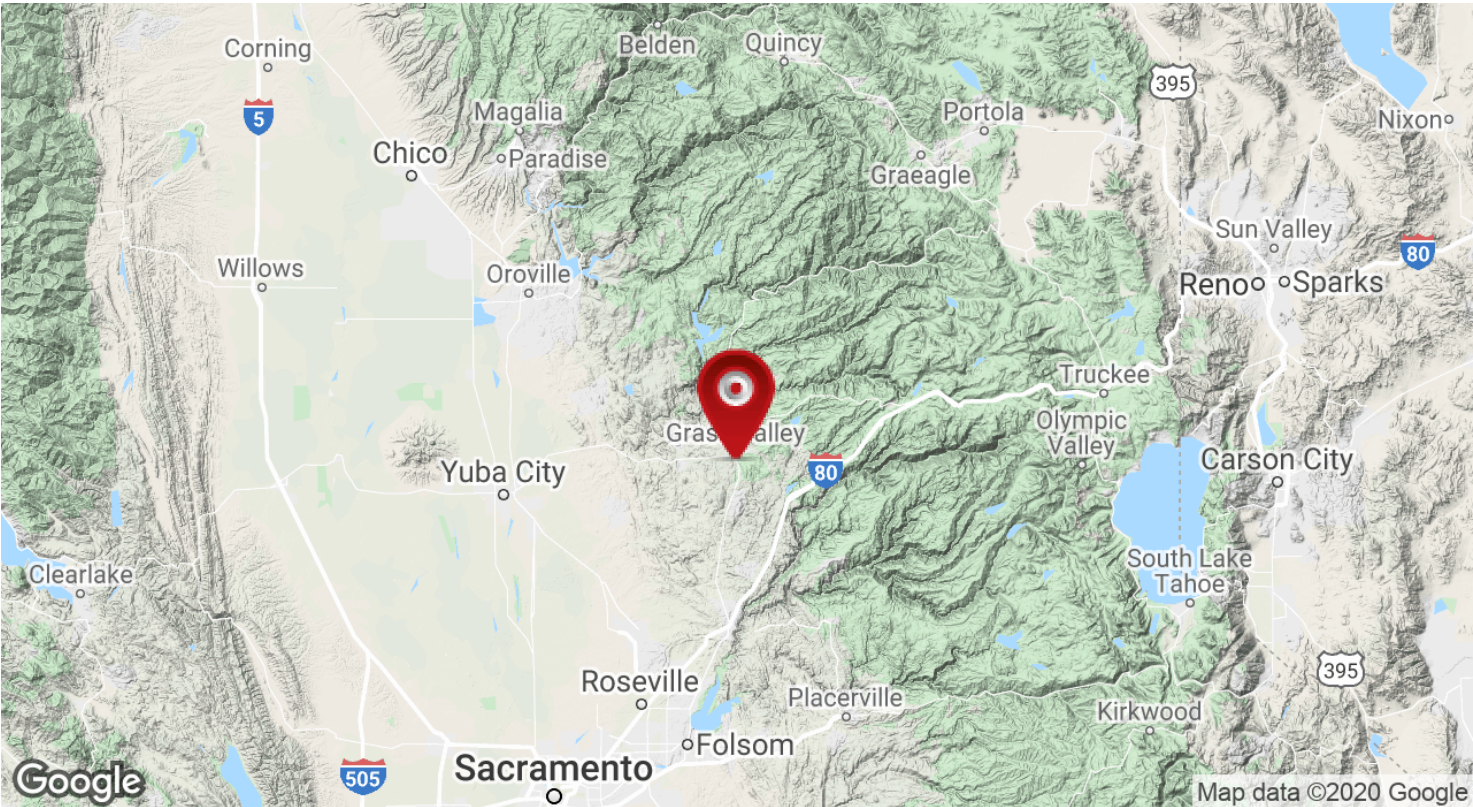
### John Brecher

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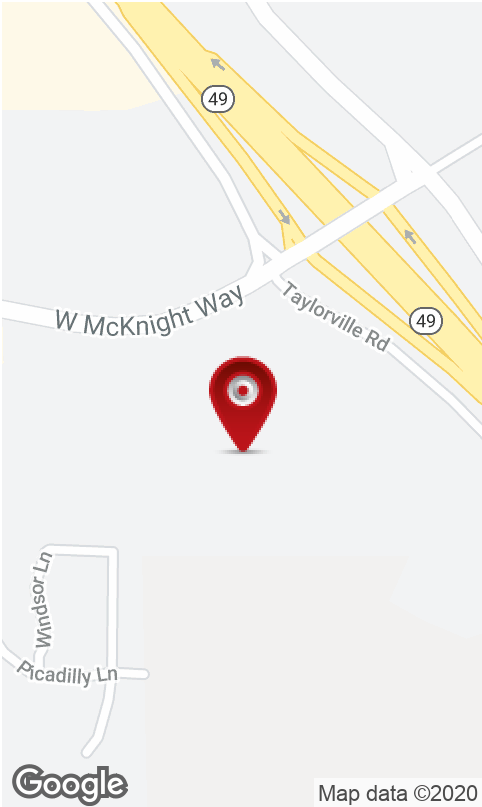
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Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Population	1,928	22,300	40,512	79,051
Households	901	9,957	17,947	33,841
Average Household Income	\$41,871	\$42,472	\$51,029	\$58,002







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