



Powering The Center of What's Possible

Nov. 13, 2024

Storage Equities, Inc.
P.O. Box 25025
Glendale, CA, 91221

SUBJECT: OFFER TO PURCHASE OVERHEAD ELECTRIC EASEMENT
SITE: 881 Duane Avenue
NRS-KRS 115kV Transmission Line Project

Dear Storage Equities, Inc.:

The City of Santa Clara, acting by and through its municipally owned utility, Silicon Valley Power (SVP), is currently pursuing acquisition of power line easements to construct, operate, and maintain approximately 2.24 miles of new 115 kilovolt (kV) overhead transmission line from the Northern Receiving Station (NRS) to Kifer Receiving Station (KRS) ("Project"). The power lines that are proposed to be built for the Project requires the acquisition of property rights affecting approximately 7,000 square feet over a portion of your property located at 881 Duane Avenue, Santa Clara, CA and is also identified by the County Assessor as Parcel No. 224-36-039 ("Property").

SVP's primary objective of the Project is to increase system capacity and reliability. The majority of the new 115kV transmission line would be constructed along Lafayette Street, Bassett Street, and Duane Avenue. The Project is anticipated to be completed in 2028.

SVP designs its transmission system so that a loss of a single transmission line does not result in the loss of power for its customers. This design philosophy ensures the maximum reliability for its customers. As the power demands of the City grow, so does the necessity to construct infrastructure upgrades, such as this project, to continue to maintain this level of service reliability and increase the power capacity to support load growth and development. SVP is proactive about addressing future reliability issues and committed to providing the best service reliability for its customers.

Our title information shows Storage Equities, Inc., a California corporation to be the owner of the Property. This Property is within the Project area.

Subject to, and upon the terms and conditions set forth herein, SVP offers to purchase the easement area over the Property ("Easement Area"), as described in Exhibit A: Overhead Electric Easement Deed ("Easement Deed") attached hereto. SVP hereby offers the sum of One Hundred Seventy Five Thousand Dollars (\$175,000) as just compensation for the acquisition of the Easement Area.



Powering The Center of What's Possible

It is the policy of SVP to acquire property interests that are in private interests through voluntary purchase, if possible, and only when it is necessary to do so. In accordance with applicable law, SVP has obtained, reviewed and approved an appraisal to establish the fair market value of the property to be acquired. The attached Appraisal Summary outlines the basis for this offer pursuant to Government Code §7267.2.

Pursuant to Code of Civil Procedure §1263.025, SVP offers to pay your reasonable costs up to five thousand dollars (\$5,000) for an independent appraisal of the property interests. By law, an appraiser licensed by the Office of Real Estate Appraisers must prepare the independent appraisal. Although you are not required to obtain an appraisal at this time, or at all, if you believe such appraisal can assist you in evaluating this offer, it is in your interest to obtain an independent appraisal as expeditiously as possible. If you choose to obtain an appraisal, please forward SVP an invoice from your appraiser, identifying the Easement Area and the Property address as the subject of the appraisal and the fee charged.

Materials enclosed for your information include:

- An Easement Deed with Exhibit showing the Easement Area;
- The Appraisal Summary for your Easement Area.

The agent assigned to you and to whom you will be working with is **John Timmins** who can be reached at **801-244-3707** or by email at **john.timmins@eciusa.com**. Please contact him if you have any questions or if you wish further clarification of this offer.

If you are agreeable to the purchase amount of this offer for the Easement Area, please indicate your acceptance by signing in the space provided below and return an original signed copy of this letter to **John Timmins** using the postage paid return envelope, which is enclosed, for your use. Upon receipt of your acceptance of this purchase offer amount, a contract for sale (Purchase and Sale Agreement) and escrow instructions will be prepared for your execution. SVP will pay all of the conveyance and escrow costs. All taxes and assessments, if any, will be pro-rated, and possession will be delivered to SVP at the close of escrow.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Pineda".

Manuel Pineda P.E.
Chief Electric Utility Officer



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Enclosures:

SVP Easement with Exhibit
Appraisal Summary
Postage paid return envelope

ACCEPTANCE OF OFFER

I, _____, am the legal owner of the Property. SVP submitted to me an Offer to purchase Overhead Electric Easement dated November 13, 2024 ("Offer") whereby the City of Santa Clara acting by and through its municipally owned utility, Silicon Valley Power, offered \$175,000 as the purchase amount for the acquisition of the Easement Area. By signing below, I, _____ hereby accept this Offer and the terms and conditions contained therein. I further represent that I am legally authorized to accept the Offer.

Any and all capitalized terms shall have the meaning ascribed to them in the Offer.

Owner's Name

By: _____

Name: _____

Title: _____

Date: _____

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

EXEMPT FROM RECORDING FEE
PER GOVERNMENT CODE §§ 6103 and 27383

EXEMPT FROM FEE
PER GOVERNMENT CODE § 27388.1 (a)(2)(D)

OVERHEAD ELECTRIC EASEMENT DEED

**881 Duane Avenue & APN 224-36-039
Santa Clara, California**

For valuable consideration, the receipt of which is hereby acknowledged, **Storage Equities, Inc., a California corporation**, (herein "**Grantor**"), hereby grants to the **CITY OF SANTA CLARA**, California, a chartered municipal corporation, (herein "**Grantee**"), an easement and right-of-way (herein "**Easement**") in, on, over, along and across the real property owned by Grantor in the City of Santa Clara, State of California, described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Easement Area**").

This Easement shall be used by Grantee for the purpose of constructing and reconstructing, installing, operating, inspecting, maintaining, repairing, removing and/or replacing overhead electrical transmission systems, electrical distribution system, and communication systems, and appurtenances thereto, including a reasonable right of ingress and egress over adjoining lands of Grantor. In exercising said right of ingress and egress, Grantee shall, wherever practical, use existing roads and lanes across lands of Grantor, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to Grantor and any occupants of Grantor's property.

The overhead system will consist of poles, wire supports, wires and conductors suspended from pole to pole, transformers and other equipment mounted on the poles, anchors, guy attachments, and other appurtenances.

Portions of the Easement Area may be used by the Grantor for driveway(s), landscaping (excluding trees), and parking, as will not interfere with the Grantee's use of the Easement. Any other use of the Easement Area by Grantor shall be subject to Grantee's express written consent and only after Grantee's review of plans and specifications and determination that such use will not interfere with its use of the Easement. Grantee may trim any trees or remove any tree or structure which is in or adjacent to the Easement Area which, in its reasonable determination, interferes with its use of the Easement. Grantee may trim any trees which is in or adjacent to the Easement Area which exceeds a height of 20 Feet or poses a risk of falling onto the Grantee's facilities or equipment located within the Easement.

[SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, said grantors have hereunto set their hands this _____ day of _____, 20____.

APPROVED FOR FORM:

Office of the City Attorney
City of Santa Clara

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: _____

Title: _____

"OWNER" APN 224-36-039 (2024-10)

ALL LEGAL OWNERS OF PROPERTY MUST EXECUTE THIS DOCUMENT. IF GRANTOR IS A CORPORATION, THE COMPLETE LEGAL NAME AND CORPORATE SEAL OF THE CORPORATION AND CORPORATE TITLES OF THE PERSONS SIGNING FOR THE CORPORATION SHALL APPEAR ABOVE. WRITTEN EVIDENCE OF AUTHORITY OF PERSON OR PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF CORPORATION, PARTNERSHIP, OR JOINT VENTURE, OR ANY OTHER ORGANIZATION OTHER THAN A SOLE PROPRIETORSHIP SHALL BE ATTACHED.
ATTACH THE ALL-PURPOSE NOTARY ACKNOWLEDGMENT FORM FOR THE PERSON OR PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF THE GRANTOR.

EXHIBIT "A"

SVP REF: SC 1X-1XX

OVERHEAD ELECTRIC EASEMENT ACROSS:
STORAGE EQUITIES, INC.
881 DUANE AVE.
SANTA CLARA, CALIFORNIA 95054
APN: 224-36-039
EASEMENT AREA: 7,000 SQ.FT. ±

NOT VALID
UNLESS
SIGNED &
SEALED

DESCRIPTION:

The westerly 25.00 feet of the parcel of land conveyed in that certain Grant Deed recorded December 31, 1986 as Document No. 9092674, in the Office of the Recorder of Santa Clara County (ORSCC), herein after referred to as the Grantor's Parcel, located in the City of Santa Clara, County of Santa Clara, State of California, described as follows:

COMMENCING at a monument located along the centerline of Bassett Street; thence South 1°06'00" West 1,005.27 feet along the centerline of said Bassett Street (as shown on Page 2 of this Exhibit) to a monument located along the centerline of said Bassett Street; thence continuing South 1°06'00" West 206.65 feet along said centerline; thence South 88°54'00" East 33.00 feet to the northwesterly corner of said Grantor's Parcel and easterly right-of-way of Duane Avenue and the **POINT OF BEGINNING**; thence South 75°10'12" East 25.74 feet along the northerly line of said Grantor's Parcel; thence South 1°06'00" West 286.93 feet to said easterly right-of-way of Duane Avenue and the beginning of a non-tangent curve concave northeasterly having a radius of 54.00 feet; thence northwesterly 40.18 feet along said curved right-of-way through a central angle of 42°37'54"; thence North 1°06'00" East 262.77 feet along said easterly right-of-way to the **POINT OF BEGINNING**.

CONTAINING: 7,000 sq. ft., more or less.

-PRELIMINARY-
FOR REFERENCE ONLY

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV: 0 DATE: 10-7-24 SCALE: N/A BY: GAB CHK: GHJ APP: JJC

Engineering with Distinction
TEC ELECTRICAL
CONSULTANTS, INC.
SALT LAKE CITY, UTAH

890 West 700 South Woods Cross, UT 84087 (801) 282-9954

STORAGE EQUITIES, INC.
APN: 224-36-039
881 DUANE AVE.
SANTA CLARA, CALIFORNIA 95054

 **SILICON
VALLEY
POWER.**
CITY OF SANTA CLARA

SHEET: 1 of 2

EXHIBIT "A"

SVP REF: SC 1X-1XX

OVERHEAD ELECTRIC EASEMENT ACROSS:
STORAGE EQUITIES, INC.

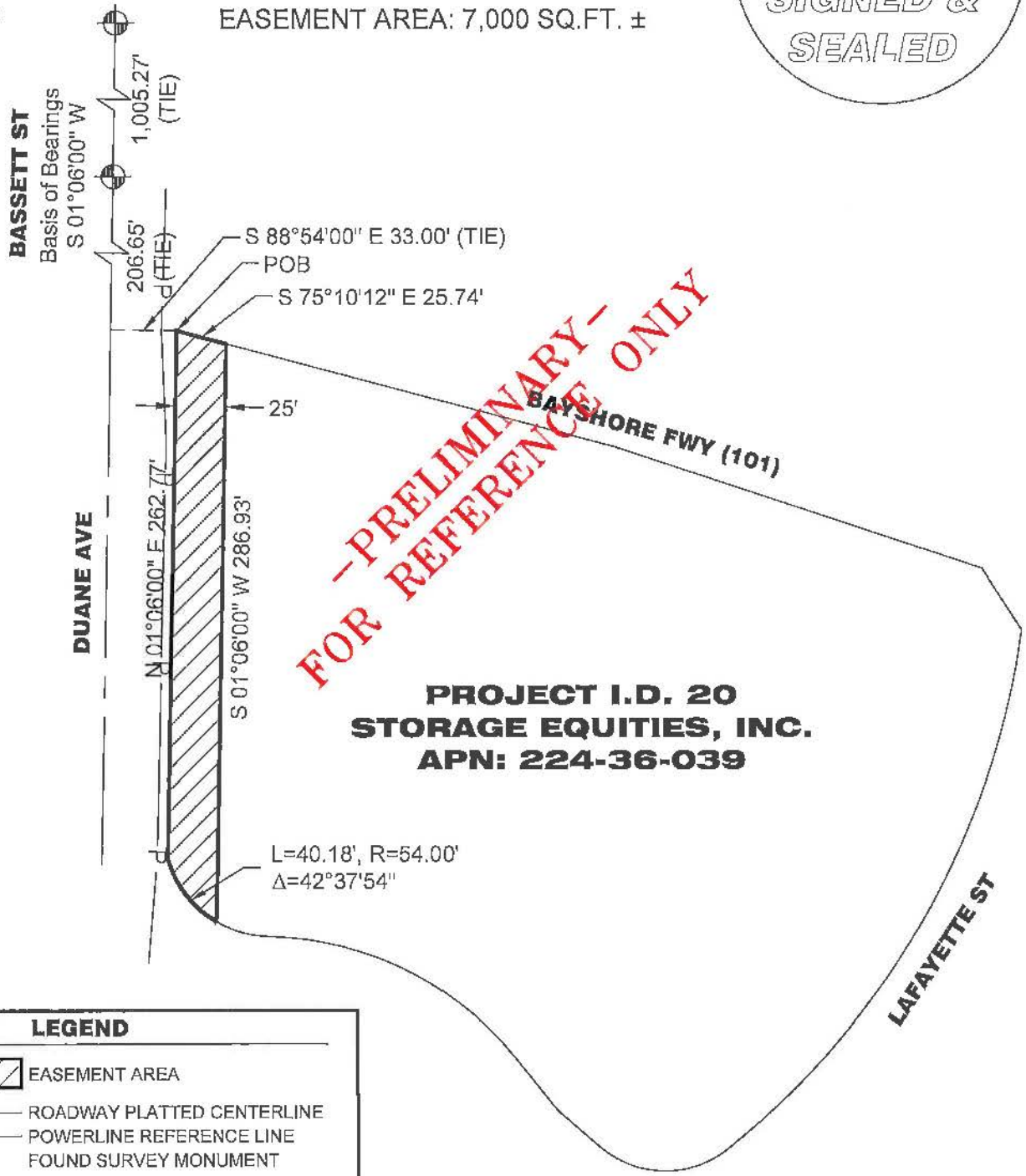
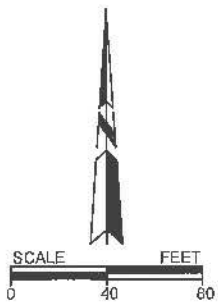
881 DUANE AVE.

SANTA CLARA, CALIFORNIA 95054

APN: 224-36-039

EASEMENT AREA: 7,000 SQ.FT. ±

NOT VALID
UNLESS
SIGNED &
SEALED



LEGEND



EASEMENT AREA



ROADWAY PLATTED CENTERLINE



POWERLINE REFERENCE LINE



FOUND SURVEY MONUMENT

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV: 0 DATE: 10-7-24

SCALE: 1" = 80'

BY: GAB CHK: GHJ APP: JJC

"Engineering with Distinction"

ECI ELECTRICAL
CONSULTANTS, INC.
SALT LAKE CITY, UTAH

660 West 700 South Woods Cross, UT 84067 (801) 292-9954

STORAGE EQUITIES, INC.
APN: 224-36-039
881 DUANE AVE.
SANTA CLARA, CALIFORNIA 95054

 **SILICON VALLEY POWER.**
CITY OF SANTA CLARA

SHEET: 2 of 2



Valbridge
PROPERTY ADVISORS

3160 Crow Canyon Place, Suite 245
San Ramon, CA 94583
925.327.1660 phone
408-279-3428 fax
valbridge.com

Appendix A

October 8, 2024

**City of Santa Clara
Overhead Electric Easement
Appraisal Summary Statement And
Summary of the Basis for Just Compensation
(Pursuant to Government Code Section 7267.2)**

The following is a statement of and summary of the basis for the appraisal and the amount that Silicon Valley Power has established as just compensation required by California Government Code Section 7267.2. The appraisal on which this summary is based was made in accordance with accepted appraisal principles, consistent with California valuation law.

The purpose of this appraisal is to estimate the fair market value of the proposed acquisition appraised. Section 1263.320 of the Code of Civil Procedure defines fair market value as:

- A. *The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.*
- B. *The fair market value of property taken for which there is no relevant market is its value on the date of valuation as determined by any method of valuation that is just and equitable.*

The date of value August 8, 2024, which was the date of inspection.

The intended use of this appraisal is for potential acquisition of easement access rights, which is called the Overhead Electric Easement. The intended user is Silicon Valley Power.

The scope of work included inspecting the property, research and analysis of comparable data, and highest and best use analysis.

The appraised rights are further identified as follows:

- 1) The fair market value of a 7,000-square-foot permanent easement.

Statement of the Amount Established as Just Compensation

The amount Silicon Valley Power has established as just compensation for the property rights described in the accompanying offer is: **\$175,000 (One Hundred Seventy-Five Thousand Dollars).**

Summary of Basis for the Amount Established as Just Compensation

This Summary of the Basis for the Amount Established as Just Compensation (prepared pursuant to Government Code Section 7267.2) is a summary of the appraisal used by Silicon Valley Power to determine the amount it established as just compensation for an easement.

(A) Property Identification – Subject Property

Owner of Record:	Storage Equities Inc.
Assessor's Parcel Numbers (APNs):	Santa Clara County Assessor's Parcel Number (APN) 224-36-039
Property Address:	881 Duane Avenue, Santa Clara, Santa Clara County, California 95054
Property Transfers in the Past Three Years:	There have been no other transfers within three years.
General Character of Interest Being Appraised:	Easement
Larger Parcel Land Size:	117,612 square feet
Improvements:	There is an existing self-storage building on the property.
Topography:	Level
Shape:	Irregular

Access:	Access to the Larger Parcel is available off of Duane Avenue.
Utilities:	Typical municipal and public utilities are available.
Environmental Conditions:	We did not receive a Phase I report for the Subject Property, and we assume there are no adverse environmental conditions.
Date of Valuation:	August 8, 2024
Highest and Best Use	The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.
Highest and Best Use – As If Vacant:	Industrial development.
Highest and Best Use – As Improved:	Existing use.
Present Use Subject Property:	The Larger Parcel is currently used as a self-storage property.
Applicable Zoning:	MH (also known as HI) – Heavy Industrial

(B) Approaches Used in the Appraisal

We employed the “before” and “after” methodology for the Larger Parcel. In the “before” condition, we have not considered the Project.

In the “after” condition, we have considered the impacts attributed to the proposed easement and the Project.

Three methods of valuation can be applied to the appraisal of land. The most often used approach is the Direct Sales Comparison Approach. This method involves the comparison of the subject with recent sales of comparable properties.

A second method of land appraisal is the Land Development Approach. This approach involves estimating the development costs of installing all utilities and off-sites. These costs can be subtracted from a known improved lot value (established by sales comparison) to arrive at an estimate of raw land value or added to the known raw land value to arrive at the value of an improved site.

The third method employed is an Income Residual Method. An estimate is made of the potential net income, which can be earned from the site improved with buildings. The cost of these improvements is estimated to determine the portion of the income needed to supply a fair return on these costs. The residual income is available for a return on the land. Therefore, this income is capitalized into an indicated land value.

For purposes of this appraisal, the Sales Comparison Approach has been employed. Sufficient sales data was available that it was felt this method yielded a reliable result. This is the method that would most often be applied by a typical buyer of this type of property. The comparable sales are provided in Exhibit A.

Sales Comparison Approach

The sales comparison approach is used to derive a value indication by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison, and making adjustments to the comparables based on the elements of comparison.

Based on our analysis of sale comparables provided in Exhibit A, we estimate the land value of the Larger Parcel to be \$11,761,200 (land only). This is based on a price per square foot of land of \$100 x 117,612 square feet.

(C) Value of Part Taken

We have valued the part taken next. This consists of the value of the permanent easement.

Permanent Easement

In the "after" condition, the highest and best use of the Larger Parcel remains for continuation of the existing use.

For this valuation, the rationale for estimating the easement value can be shown as an equation:

Fee simple land value x % of fee rights being acquired = easement value

Based on our experience, an easement that is solely for subsurface utilities, as one example, may command a 10-35% share of the fee rights. As another example, exclusive control of surface rights may capture 90-100% of the fee simple value.

The subject is a perpetual easement. The grantor has significant remaining rights at the surface, landscaping, parking and signage for example. We estimate that the easement encumbers 25% of the total bundle of rights.

Therefore, the fair market value for the permanent easement is estimated at **\$175,000**, or 7,000 square feet x \$100 x 25%.

(D) Severance Damages/Benefits Analysis

Severance damages and benefits involve measuring the effect that the "acquisition" and "Project" have on the value of the property remaining, i.e., on the "remainder."

The acquisition is not expected to result in any severance damages to the remainder.

The highest and best use of the Larger Parcel upon partial acquisition is unchanged, relative to the "before" condition. We have not identified any damages from the Project.

Benefits result when the value of the remainder increases because of either the Project or the acquisition. Any resulting benefits are offset only against severance damages and not against acquisition value.

Each case for benefits is unique. In the case of the subject, we envision that the electric utility upgrades would be superior relative to the existing conditions. Since we have not identified any severance damages, we have not quantified any potential benefits.

(E) Conclusion of Just Compensation and Value in the "After" Condition

The market value of the acquisition is shown on the following page.

Summary of Valuation

A. Land Value of the whole before acquisition:		\$11,761,200
B. Value of the part acquired as part of the whole:		\$175,000
Permanent Easement (\$100 x 7,000 SF x 25%)	\$175,000	
Site Improvements (e.g. trees)	\$0	
C. Value of the remainder as part of the whole: (Line A less Line B)		\$11,586,200
D. Value of the remainder after the acquisition and before consideration of benefits (Line C - Line E)		\$11,586,200
E. Severance Damages/Cost to Cure		\$0
F. Value of the remainder after the acquisition and after considering benefits		\$11,586,200
G. Benefits (Line F less Line D)		0
H. Net Damages or Net Benefits (Line E minus Line G)		\$0
Plus: TCE:		\$0
Total		\$0
I. Market Value of the Acquisition (Just Compensation) (Line B plus Line H)		\$175,000
		\$0
Subtotal		\$175,000
Rounded		<u>\$175,000</u>

The resulting land value of the remainder in the "after" condition is \$11,586,200, or \$11,761,200 - \$175,000.

The fair market value for the acquisition is, **\$175,000**, as summarized below:

Value Conclusions: 881 Duane

	Permanent Easement	Site Improvements	Net Severance Damages	Total Fair Market Value
Value Type	Fair Market Value	Fair Market Value	Fair Market Value	Fair Market Value
Property Rights Appraised	Permanent Easement			Acquisition
Date of Value	August 8, 2024	August 8, 2024	August 8, 2024	8/8/20024
Fair Market Value	\$175,000	\$0	\$0	Total: \$175,000 (rounded)

The previous is a summary of the appraisal prepared at the request of Silicon Valley Power to comply with Government Code Section 7267.2 that fairly and correctly states my opinions and knowledge.

Dated: October 8, 2024



Josh Fronen, MAI
 Managing Director
 California Certified License #AG028548
 License Expires 12-18-2025

Addenda

Exhibit A: Land Sales
Exhibit B: Easement Area
Office Locations

Exhibit A: Land Sales

Comparable Sales Summary

Comp No.	Address	COE date	Land SF	Sale Price	Price per SF of Land	Grantor / Grantee and Recording #
1	550 East Brokaw Road San Jose	Feb-24	861,617	\$ 80,000,000	\$92.85	Caracol Property Owner LLC Super Micro Computer Inc. Recording # 25596686
2	1045 Commercial Court San Jose	Jan-23	108,028	\$ 6,500,000	\$60.17	Anderson Graves LLC 1045 Commercial Court LLC Recording #25431855
3	960 Central Expressway Santa Clara	Mar-23	1,788,138	\$ 237,761,000	\$132.97	Owens Corning Insulating Systems LLC Amazon Com Services LLC Recording #25445147
3	868 Parker Street Santa Clara	Jul-24	39,048	\$ 4,900,000	\$125.49	ABC Manufacturing Co. 840 Parker Street LLC Recording #25661169

Exhibit B: Easement Area

Permanent Easement





Valbridge

PROPERTY ADVISORS

FAST FACTS

COMPANY INFORMATION

- Valbridge is North America's largest Independent commercial appraisal firm.
- Valbridge provides custom appraisal reports in the U.S., Canada, and Puerto Rico.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides Independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a Senior Managing Director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

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Phone: 888.981.2029

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Valbridge
PROPERTY ADVISORS

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Huntsville, AL 35801
(256) 210-1555

4732 Woodmere Blvd.
Montgomery, AL 36106
(334) 277-5077

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3160 Crow Canyon Pl.
San Ramon, CA 94583
(925) 327-1660

825 Colorado Blvd., Ste. 201
Los Angeles, CA 90041
(626) 486-9327

17822 17th St., Ste. 211
Tustin, CA 92780
(714) 449-0852

775 Sunrise Ave., Ste. 260
Roseville, CA 95661
(916) 361-2509

1530 The Alameda, Ste. 100
San Jose, CA 95126
(408) 279-1520

COLORADO

5345 Arapahoe Ave., Ste. 6
Boulder, CO 80303
(303) 867-1935

FLORIDA

301 Almeria Ave., Ste. 350
Coral Gables, FL 33134
(305) 639-8029

3780 Burns Rd., Ste. 4
Palm Beach Gardens, FL 33410
(561) 833-5331

3033 Riviera Dr., Ste. 106
Naples, FL 34103
(239) 514-4646

IDAHO

3910 S. Yellowstone Hwy., Ste. B5
Idaho Falls, ID 83402
(208) 534-5505

1875 N. Lakewood Dr., Ste. 100
Coeur d'Alene, ID 83814
(208) 292-2965

ILLINOIS

566 W. Lake St., Ste. 240
Chicago, IL 60661
(312) 429-0132

INDIANA

6801 Lake Plaza Dr., Ste. C-301
Indianapolis, IN 46220
(317) 687-2747

KANSAS

10990 Quivira Rd., Ste. 100
Overland Park, KS 66210
(913) 451-1451

KENTUCKY

1890 Star Shoot Pkwy.
Lexington, KY 40509
(502) 585-3651

KENTUCKY (CONT'D)

9401 Williamsburg Plaza, Ste. 204
Louisville, KY 40222
(502) 585-3651

MARYLAND

11100 Dovedale Ct.
Marriottsville, MD 21104
(443) 333-5525

MASSACHUSETTS

260 Bear Hill Rd., Ste. 106
Waltham, MA 02451
(781) 790-5645

MICHIGAN

1420 Washington Blvd.
Detroit, MI 48226
(313) 986-3313

2127 University Park Dr.
Okemos, MI 48864
(517) 336-0001

MINNESOTA

1515 Central Pkwy., Ste. 120
Eagan, MN 55121
(651) 370-1476

MISSISSIPPI

1010 Ford St.
Gulfport, MS 39507
(228) 604-1900

224 Avalon Cir.
Brandon, MS 39047
(601) 853-0736

501 Highway 12 W., Ste. 150-M
Starkville, MS 39759
(662) 617-2350

VALBRIDGE PROPERTY ADVISORS

Phone: (239) 325-8234 | Fax: (239) 325-8356

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valbridge.com

rev. 082624

MISSOURI

1118 Hampton Ave., Ste. 208
St. Louis, MO 63139
(314) 255-1323

NEVADA

3034 S. Durango Dr., Ste. 100
Las Vegas, NV 89117
(702) 242-9369

1575 Delucchi Ln., Ste. 209
Reno, NV 89502
(775) 204-4100

NEW MEXICO

7301 Indian School Rd. NE, Ste. A
Albuquerque, NM 87110
(505) 884-4721

NORTH CAROLINA

5950 Fairview Rd., Ste. 405
Charlotte, NC 28210
(704) 376-5400

NORTH DAKOTA

118 Broadway N., Ste. 509
Fargo, ND 58091
(701) 289-1676

OHIO

8298 Clough Pike, Ste. 1
Cincinnati, OH 45244
(513) 785-0820

OKLAHOMA

6666 S. Sheridan Rd., Ste. 104
Tulsa, OK 74133
(918) 712-9992

3121 Quail Springs Pkwy., Ste. 150
Oklahoma City, OK 73134
(405) 603-1553

PENNSYLVANIA

900 West Valley Rd., Ste. 503
Wayne, PA 19087
(215) 545-1900

4701 Baptist Rd., Ste. 304
Pittsburgh, PA 15227
(412) 881-6080

SOUTH CAROLINA

1250 Fairmont Ave.
Mt. Pleasant, SC 29464
(843) 884-1266

11 Cleveland Ct.
Greenville, SC 29607
(864) 233-6277

920 Bay St., Ste. 26
Beaufort, SC 29902
(843) 884-1266

TENNESSEE

3500 Ringgold Rd., Ste. 3
Chattanooga, TN 37412
(423) 206-2677

213 Fox Rd.
Knoxville, TN 37922
(865) 522-2424

756 Ridge Lake Blvd., Ste. 225
Memphis, TN 38120
(901) 753-6977

5205 Maryland Way, Ste. 202
Brentwood, TN 37027
(615) 369-0670

TEXAS

901 Mopac Expy. S., Bldg. 1, Ste. 300
Austin, TX 78746
(737) 242-8585

10210 North Central Expy., Ste. 115
Dallas, TX 75231
(214) 446-1611

974 Campbell Rd., Ste. 204
Houston, TX 77024
(713) 467-5858

2731 81st St.
Lubbock, TX 79423
(806) 744-1188

9901 IH-10 West, Ste. 1035
San Antonio, TX 78230
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UTAH

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Draper, UT 84020
(801) 262-3388

20 North Main St.
St. George, UT 84770
(435) 773-6300

321 N. County Blvd., Ste. D
American Fork, UT 84003
(801) 492-0000

VIRGINIA

656 Independence Pkwy., Ste. 220
Chesapeake, VA 23320
(757) 410-1222

1231 Alverser Dr.
Midlothian, VA 23113
(757) 345-0010

5107 Center St., Ste. 2B
Williamsburg, VA 23188
(757) 345-0010

WASHINGTON

8378 W. Grandridge Blvd., Ste. 110-D
Kennewick, WA 99336
(509) 221-1540

324 N. Mullan Rd.
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