

**CENTURY 21**  
Select Real Estate, Inc.



**E MAIN ST. +/-15,000 VPD**



**SUBJECT**

AVAILABLE

**FOR SALE & LEASE**

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Cal DRE#02092307

**1740 EAST MAIN ST.**

Grass Valley, CA 95945

+/- 2,728 SF



**Prestigious Business Park - Turn-Key & Customizable Office Space**

# THE PROPERTY

1740 EAST MAIN ST., GRASS VALLEY, CA 95945

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



GRASS VALLEY  
NEVADA COUNTY



+/- 2,728 SF  
DIVISIBLE



COMMERCIAL



OFFICE  
RETAIL



\$700,000.00  
\$254.00 PSF  
Lease Rate:  
\$1.75 MG





HWY 49 +/- 20,000 VPD

E MAIN ST. +/- 15,000 VPD

SUBJECT

CVS

SAFeway

COLDWELL BANKER

DMV

Walgreens

RITE AID

GROCERY OUTLET

GROCERY OUTLET

Ben Franklin

1849

FAVORITO

BRUNSWICK RD

O'Reilly

TACO BELL

Motor Electric Inc.

real|graphic

Grass Valley Tire

ELLIOTT & COMPANY SALON

Elliott & Company Salon

Gold Country Muffler

Adventure Teavel

Airgas

BURGER KING

Jack in the box

REED'S

EL DORADO SAVINGS BANK

WELLS FARGO



1740

E MAIN ST.



# THE BUILDING

Available space for lease for retail or office in a superb business park, centrally located 5 minutes from both downtown Grass Valley and downtown Nevada City. Interior build-out includes attractive hardwood floors, vaulted ceilings with sky lights, gorgeous lobby with fireplace, great window lines with plenty of natural light, large executive offices with smaller adjacent secretarial offices, large conference rooms, four bathrooms, and kitchenette. Enjoy newly constructed

and top of the line finishes at one of the most prestigious business parks in Nevada County. Lake Olympia Business Park is perfect for a law office, financial services, or a variety of other professional uses. Built in 2006, the 7,781 SF building has +/-2,756 SF of available space in the street facing suite with a view of the city and mountains. Highly visible signage, ample parking, and a space adjacent retail, business and restaurants makes this location ideal for your business.



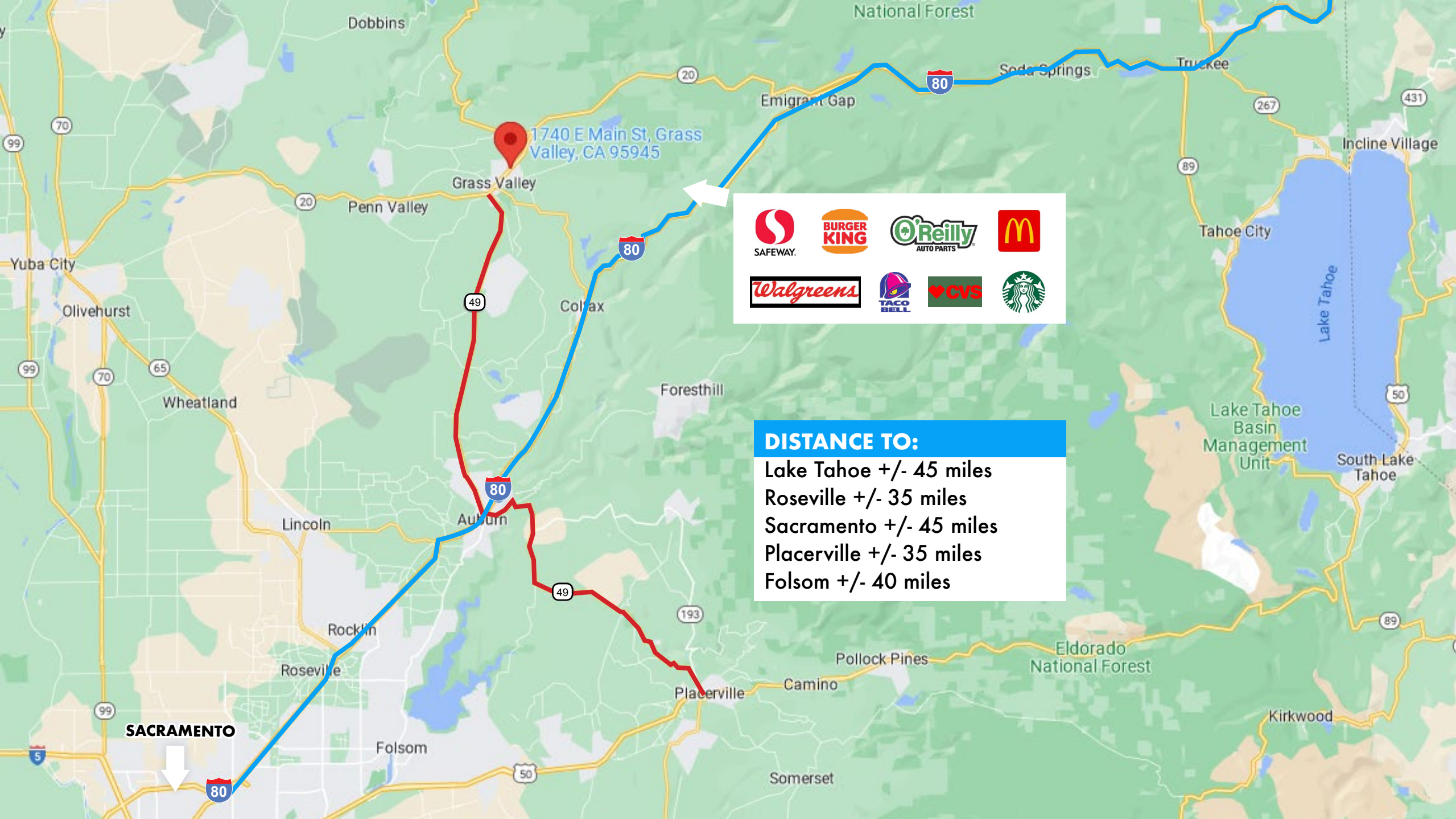
# FLOOR PLAN





# THE AREA

The property is in a Business Park with a stunning view centrally located in the Brunswick Basin just minutes from downtown Grass Valley and Nevada City. Grass Valley is situated in the western foothills of the Sierra Nevada Mountain range with access from Highway 49 to Placer County and the Sacramento Region. The city has a population of approximately 12,000 people and borders Nevada City and Truckee. Grass Valley is rich in history and outdoor adventure offering the community and visitors captivating nostalgia from the 1,800 Gold Rush era and innovative entertainment. Outdoor recreation abounds in all directions including hiking, biking, swimming, fishing, and historical tours. The city boasts local farms, ranches, and vineyards, and is home to music festivals, and a vibrant art and theater community. Western Nevada County has preserved history and enjoys the small-town charm, but has many big city services, a cutting-edge technology institute and a thriving tech industry.



1740 E Main St, Grass Valley, CA 95945



**DISTANCE TO:**  
Lake Tahoe +/- 45 miles  
Roseville +/- 35 miles  
Sacramento +/- 45 miles  
Placerville +/- 35 miles  
Folsom +/- 40 miles

**SACRAMENTO**

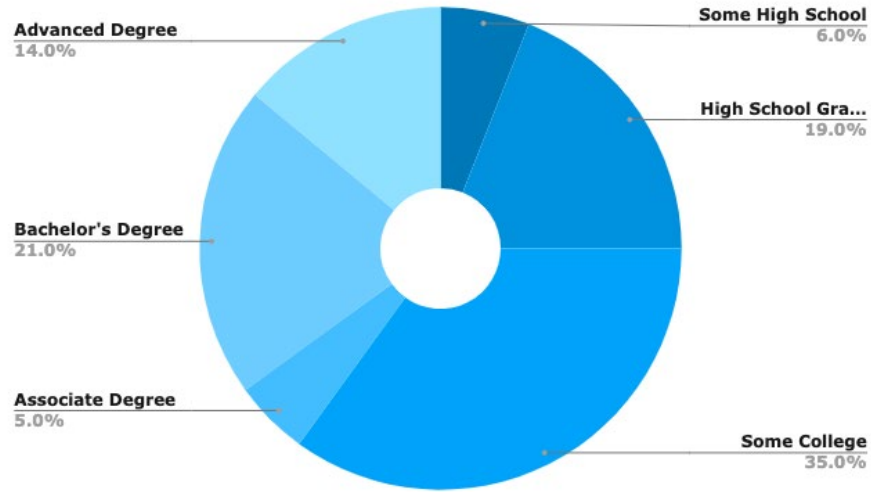




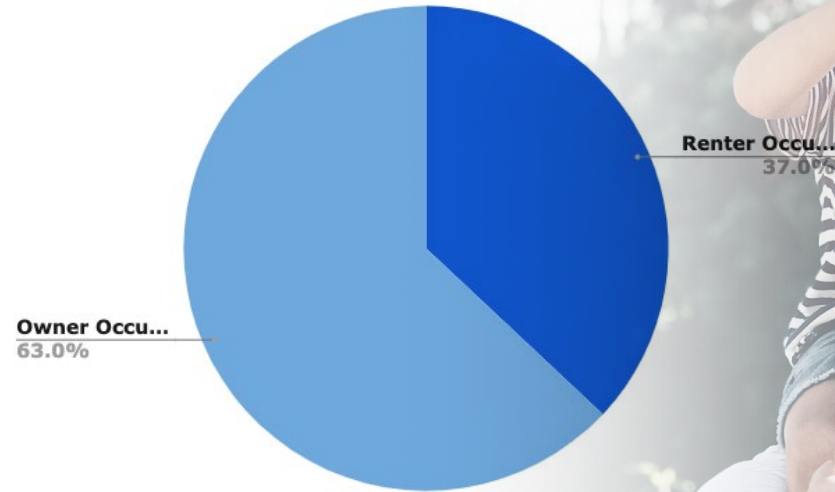
# DEMOGRAPHICS

EDUCATION  
HOUSING

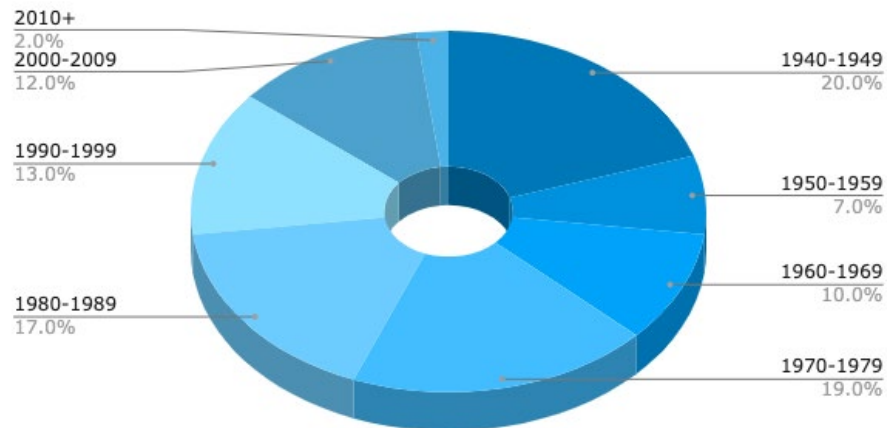
## EDUCATIONAL ATTAINMENT



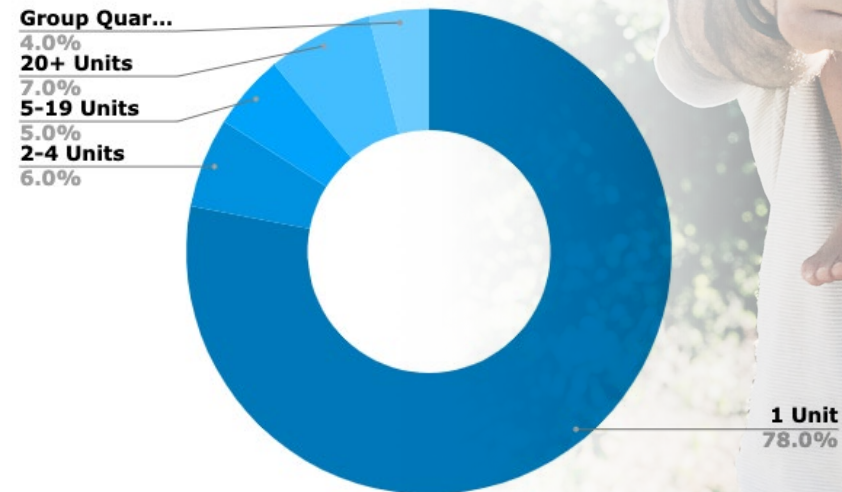
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



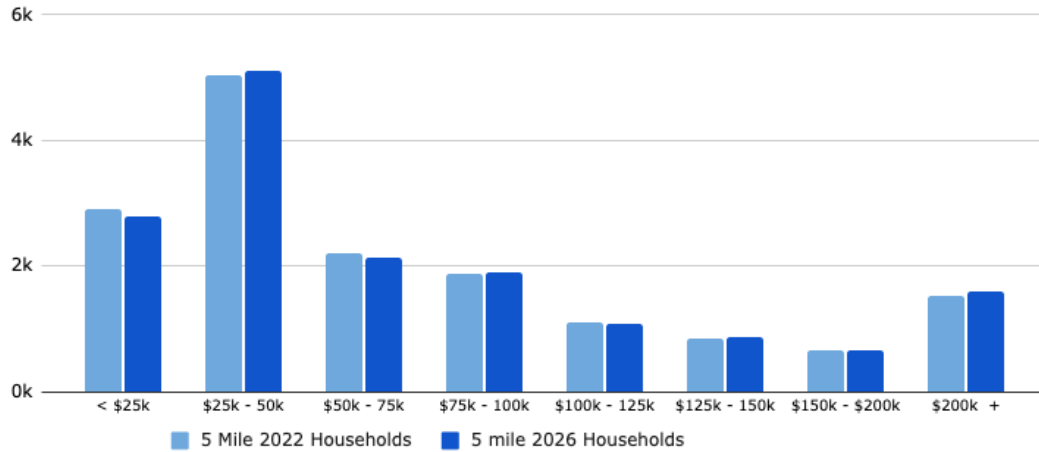
## HOUSING TYPE



# DEMOGRAPHICS

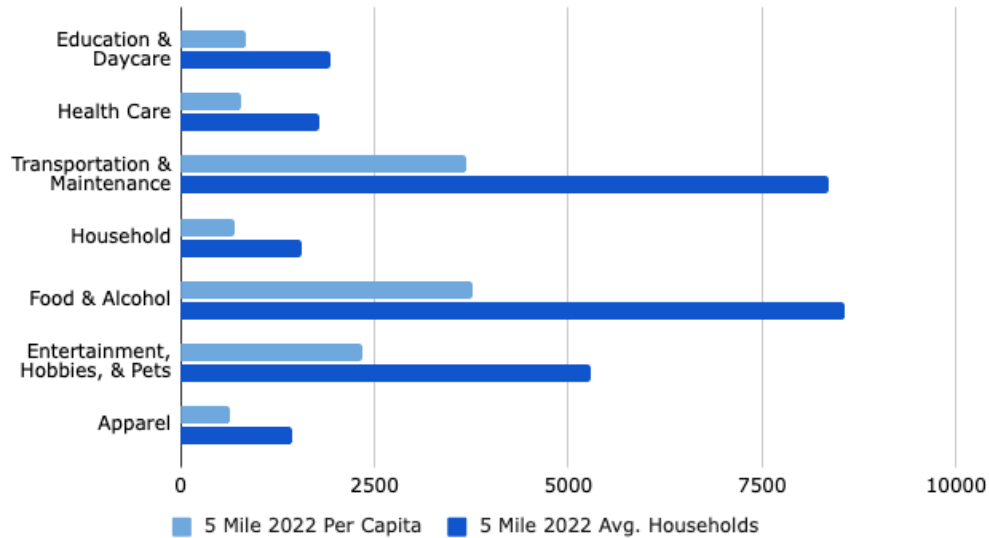
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

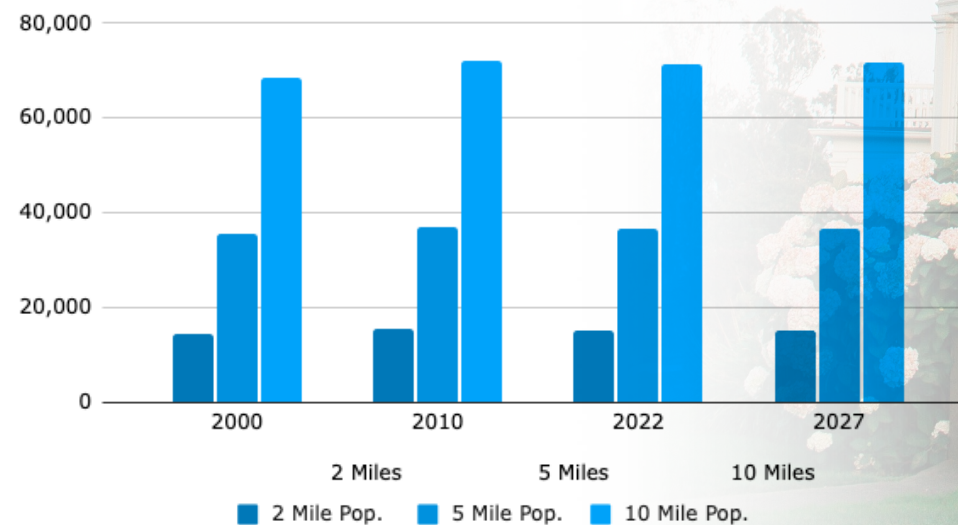


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	14,362	35,372	68,389
2010	15,407	36,969	72,111
2022	15,195	36,611	71,355
2027	15,190	36,628	71,584

## PER CAPITA & AVG. HOUSEOLD SPENDING



## POPULATION



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# LEASE

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