

# Commercial Office Available For Sale

133 Brunswick Road  
Grass Valley, CA, 95945

- Located in a prime high-traffic area.
- Up to 13,315 vehicles per day
- Zoning: C2
- Ample Parking

**CLARK WRIGHT**

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**CENTURY 21** **COMMERCIAL®**  
Select Real Estate





# Executive Summary

133 Brunswick Road | Grass Valley, CA. 95945

## Description

Excellent opportunity to own a 1,890 sq ft commercial space on a 8,712 sq ft lot. High visibility location with traffic counts of up to 13,315 vehicles per day. The space can include desks and existing furnishings ready for immediate use. The property also features a 400 sq ft upper unit with its own kitchenette and bathroom, accessible via a private exterior stairway—ideal for rental income or a separate workspace. The upper unit has its own fiber optic internet connection, though utilities are shared. Perfect for business owners or investors seeking flexibility, functionality, and a strategic location.

## Property Profile

- SQFT: 1,890
- 1<sup>st</sup> Floor SQFT: 1,410
- 2<sup>nd</sup> Floor SQFT: 480
- Porch/Stoop SQFT: 252
- SQFT Lot: 3,920
- Acres: 0.20
- Year Built: 1970 | Renovated: 2006
- Water: Municipal
- Sewer: Yes
- Property Sub-Type: N/A
- County: Nevada
- Parcel #1: 035-310-006-000 (3,920 SQFT)
- Parcel #2: 035-310-007-000 (4,792 SQFT)
- Suite 1: 133 Brunswick (006)
- Suite 2: 135 Brunswick (007)
- Listing ID:

## Offering Summary

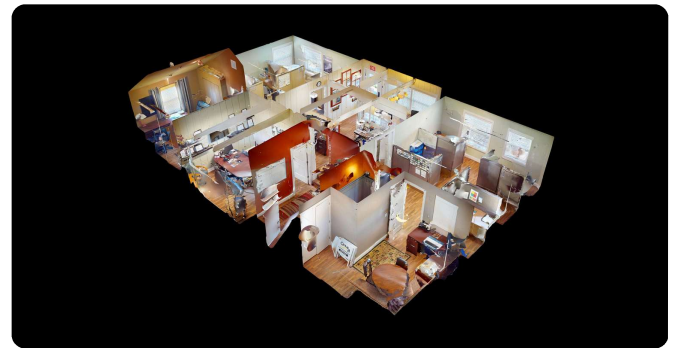
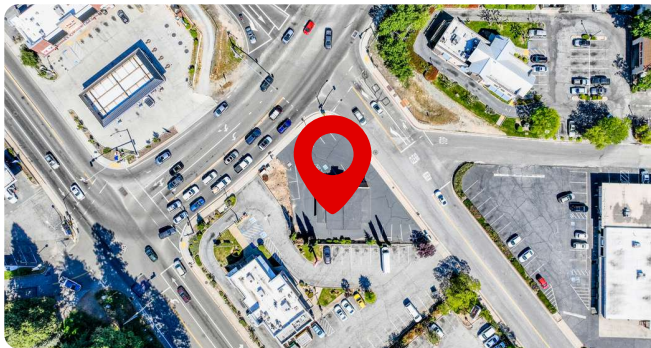
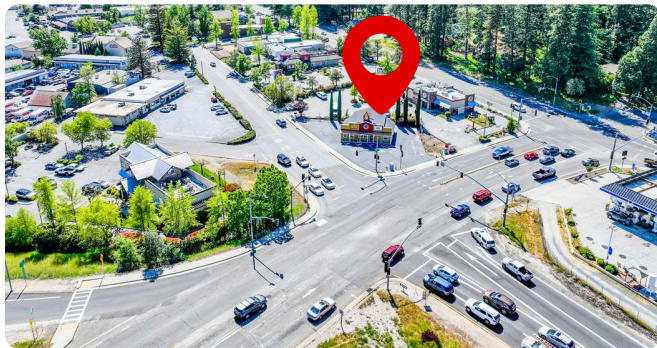
- List Price: \$699,000
- Building \$/SF: \$369.84





# Exteriors

For Sale | 133 Brunswick Road, Grass Valley, CA. 95945





# 1st Floor

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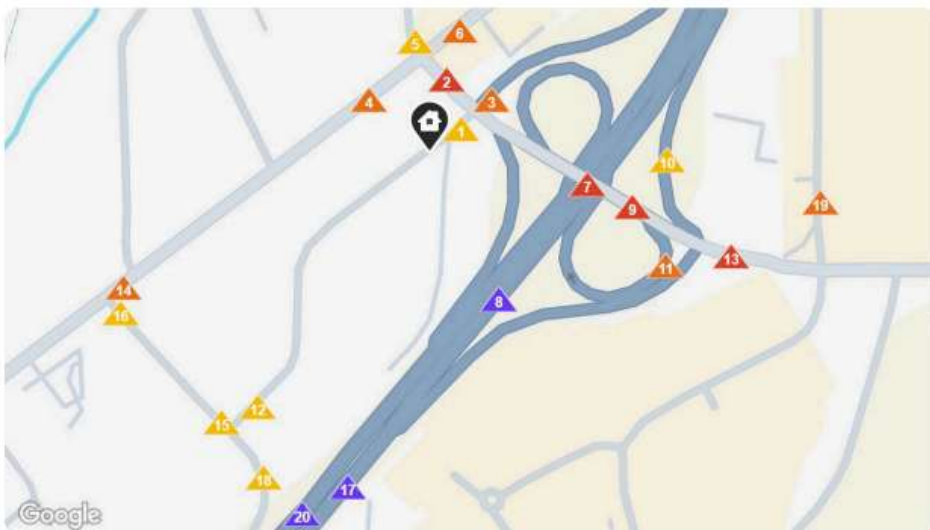


# 2nd Floor

133 Brunswick Road, Grass Valley, CA. 95945



# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ 1 **5,109**

Brunswick Rd

2024 Est. daily traffic counts

Cross: Maltman Dr  
Cross Dir: SW  
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2006	<span style="color: yellow;">▲</span>	5,160	ADT

▲ 2 **20,729**

Brunswick Rd

2024 Est. daily traffic counts

Cross: Nevada City Hwy  
Cross Dir: NW  
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2012	<span style="color: red;">▲</span>	22,560	ADT
2006	<span style="color: red;">▲</span>	17,090	AADT

▲ 3 **8,206**

Brunswick Rd

2024 Est. daily traffic counts

Cross: Maltman Dr  
Cross Dir: SW  
Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2006	<span style="color: orange;">▲</span>	8,090	ADT

▲ 4 **10,556**

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Brunswick Rd  
Cross Dir: NE  
Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2012	<span style="color: orange;">▲</span>	9,980	Peak-Hour
2006	<span style="color: orange;">▲</span>	10,890	AADT
2001	<span style="color: orange;">▲</span>	13,893	ADT
1998	<span style="color: orange;">▲</span>	13,079	ADT

▲ 5 **1,168**

W Olympia Dr

2024 Est. daily traffic counts

Cross: Annex Ave  
Cross Dir: N  
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2006	<span style="color: yellow;">▲</span>	1,180	AADT



# Traffic Counts

▲ 6 14,841

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Brunswick Rd  
Cross Dir: SW  
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2012	▲	12,920	Peak-Hour
2006	▲	16,920	AADT
1999	▲	20,057	ADT

▲ 7 28,779

Brunswick Road

2024 Est. daily traffic counts

Cross: Golden Center Fwy  
Cross Dir: E  
Distance: –

Historical counts

Year	▲	Count	Type
2022	▲	28,750	AADT
2021	▲	28,750	AADT

▲ 8 33,131

20

2024 Est. daily traffic counts

Cross: –  
Cross Dir: –  
Distance: –

Historical counts

Year	▲	Count	Type
2018	▲	32,500	AADT

▲ 9 21,289

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy  
Cross Dir: NW  
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2006	▲	21,130	AADT

▲ 10 4,757

Golden Center Fwy

2024 Est. daily traffic counts

Cross: Brunswick Rd  
Cross Dir: W  
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2006	▲	4,690	AADT

▲ 11 9,697

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy  
Cross Dir: NW  
Distance: 0.07 miles

Historical counts

Year	▲	Count	Type
2006	▲	9,560	AADT

▲ 12 4,892

Maltman Dr

2024 Est. daily traffic counts

Cross: Joerschke Dr  
Cross Dir: SW  
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2006	▲	4,940	AADT

▲ 13 24,689

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy  
Cross Dir: NW  
Distance: 0.09 miles

Historical counts

Year	▲	Count	Type
2006	▲	24,340	AADT

▲ 14 10,565

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Manor Dr  
Cross Dir: NE  
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2006	▲	10,310	AADT

▲ 15 3,198

Joerschke Dr

2024 Est. daily traffic counts

Cross: Maltman Dr  
Cross Dir: SE  
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2006	▲	3,230	AADT
1998	▲	2,883	ADT

▲ 16 1,881

Joerschke Dr

2024 Est. daily traffic counts

Cross: Nevada City Hwy  
Cross Dir: NW  
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2006	▲	1,900	AADT

▲ 17 37,637

Golden Center Fwy

2024 Est. daily traffic counts

Cross: Brunswick Rd  
Cross Dir: NE  
Distance: 0.24 miles

Historical counts

Year	▲	Count	Type
2017	▲	36,800	AADT

▲ 18 3,208

Joerschke Dr

2024 Est. daily traffic counts

Cross: Maltman Dr  
Cross Dir: NW  
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2006	▲	3,240	AADT

▲ 19 6,648

Sutton Way

2024 Est. daily traffic counts

Cross: Plz Dr  
Cross Dir: SW  
Distance: 0.28 miles

Historical counts

Year	▲	Count	Type
2006	▲	7,100	AADT
1999	▲	11,088	ADT

▲ 20 37,515

20

2024 Est. daily traffic counts

Cross: –  
Cross Dir: –  
Distance: –

Historical counts

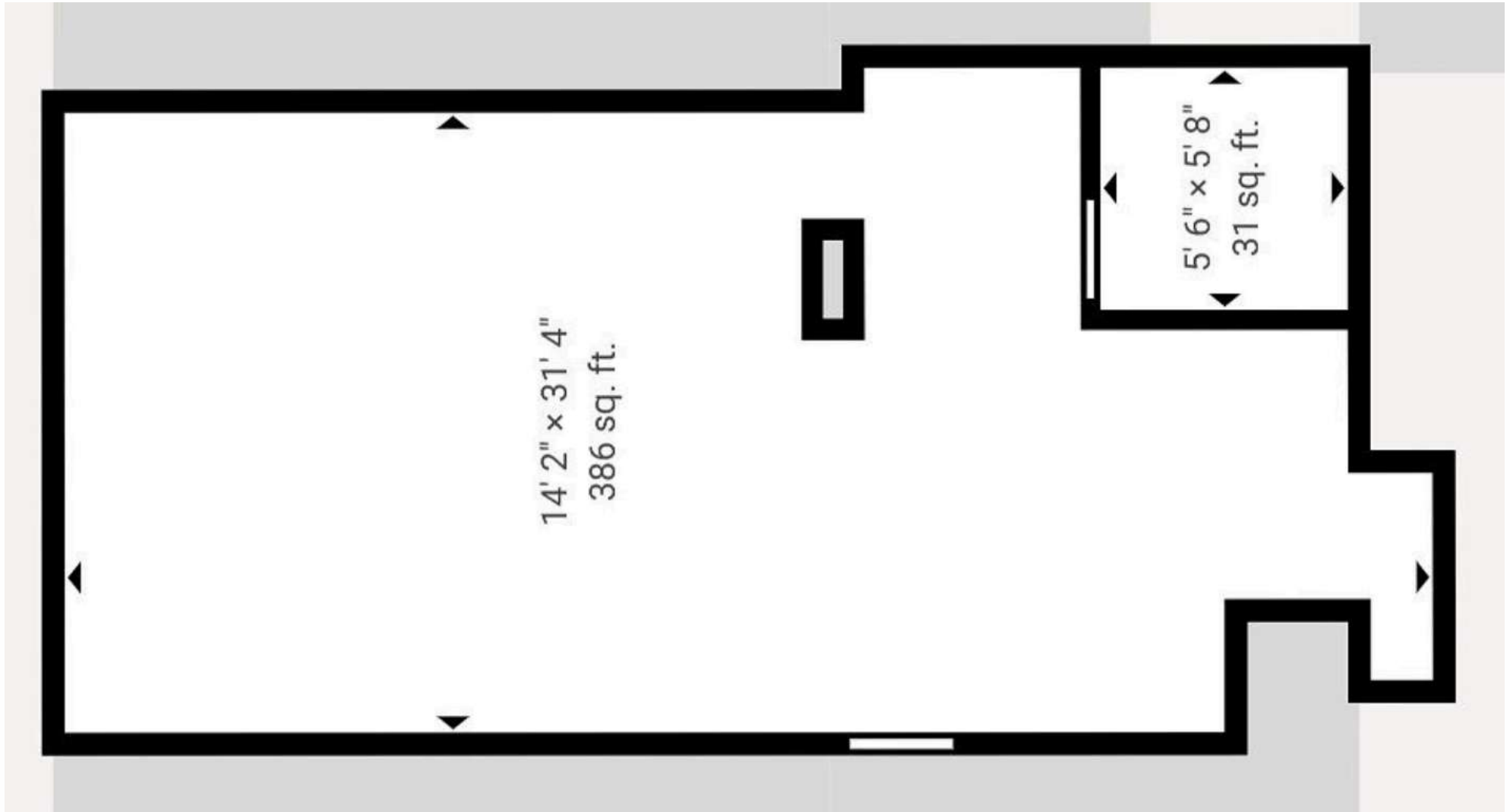
Year	▲	Count	Type
2018	▲	36,800	AADT

# Floorplan | 1st Floor





# Floorplan | 2nd Floor



# Diligence Tools

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**The Most Recognized and Respected Brand In Real Estate**

## Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Map view / aerial view
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

## Websites

- c21commercial.com
- c21global.com
- Filtered Results
- EnviroStor
- Crexi, LoopNet & CoStar

## Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants