



825 ZION STREET

Nevada City, CA 95959 · Seven Hills Business District

ASKING PRICE	PRICE / SF	BUILDING SIZE	LOT SIZE	IN-PLACE REV.
\$620,000	\$494/SF	1,256 SF	0.19 Acres	\$35,000/yr

PROPERTY OVERVIEW

Tucker Commercial is pleased to present 825 Zion Street for sale — a 1,256 SF freestanding office building situated on an 8,255 SF lot in the highly coveted Seven Hills Business District of Nevada City. Fully renovated and meticulously maintained, this property presents an outstanding opportunity for an owner-user to acquire a high-quality office building with high-end finishes in one of the area's most desirable submarkets.

The offices are currently leased on an individual basis under one-year leases with 60-day termination rights in favor of the lessor, providing maximum flexibility for an owner-user. Each office is leased at a base rent with quarterly reimbursements for common area maintenance, generating approximately \$35,000 in annual revenue — an excellent means of offsetting occupancy costs while maintaining future flexibility.

The property is priced below comparable sales in the Seven Hills Business District, offering a compelling value proposition for buyers seeking a well-located, turnkey office asset.

PROPERTY FEATURES

- Welcoming reception area with warm, modern finishes
- Four spacious, well-appointed private offices
- ADA-compliant access with ramps on front and side
- Fully renovated interior — high-end finishes throughout
- Large fenced front yard and landscaped grounds
- Six private on-site parking spaces
- Covered porch / entry area
- Built 1936, comprehensively remodeled 2003

PROPERTY DETAILS

Address	825 Zion Street, Nevada City CA 95959
Building SF	1,256 SF
Lot Size	0.19 Acres (8,255 SF)
Year Built	1936 (Remodeled 2003)
Zoning	OP (Office Professional)
Parking	6 On-Site Spaces
Submarket	Seven Hills Business District
In-Place Rev.	~\$35,000/yr (individual office leases)



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation is made.



INVESTMENT & LEASE SUMMARY

Asking Price	\$620,000 (\$494/SF)
Building Size	1,256 SF
Lot Size	0.19 Acres (8,255 SF)
In-Place Revenue	~\$35,000/yr
Lease Structure	Individual office leases
Lease Terms	One-year with 60-day termination
Termination	In favor of lessor (owner-user ready)
CAM Recovery	Quarterly reimbursement per office
Zoning	OP — Office Professional
Parking	6 private on-site spaces
Year Built	1936 (remodeled 2003)



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LOCATION HIGHLIGHTS

The Seven Hills Business District is one of Nevada City's most sought-after commercial submarkets, home to a vibrant mix of shops, cafés, grocery stores, schools, and professional and medical office users. The district's walkable character and established tenant base make it a premier destination for service-oriented businesses.

825 Zion Street benefits from exceptional regional accessibility — situated within a five-minute drive of both downtown Nevada City and Grass Valley, and just one minute from the Gold Flat exit of Highway 49. This central positioning provides outstanding visibility and convenience for clients and staff alike.

Nevada City's broader market continues to attract professionals, creatives, and healthcare providers drawn to the area's high quality of life, strong community identity, and proximity to outdoor recreation. Demand for well-located, owner-user office product in established submarkets like Seven Hills remains consistently strong.

LOCATION ADVANTAGES

- 1 minute from Highway 49 / Gold Flat exit
- 5-minute drive to downtown Nevada City
- 5-minute drive to downtown Grass Valley
- Seven Hills Business District — established submarket
- Surrounded by professional & medical office users
- Walking distance to shops, cafés & services
- Strong owner-user demand in this submarket
- Priced below comparable Seven Hills sales



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