



# 107 BANK STREET

Grass Valley, CA 95945 · Nevada County

ASKING PRICE

**\$1,100,000**

PRICE / SF

**\$259/SF**

BUILDING SIZE

**4,247 SF**

CAP RATE YR 1

**7.16%**

AVG CAP RATE

**7.43%**

OCCUPANCY

**100%**

## PROPERTY OVERVIEW

Tucker Commercial is pleased to offer for sale 107 Bank Street, a 4,247 square foot retail building located in the heart of downtown Grass Valley. The property is 100% occupied by Booktown Books — a well-established cooperative of independent booksellers that has operated continuously at this location for approximately 20 years.

A five-year Modified Net Lease executed in January 2025 provides investors a 7.16% going-in cap rate with 3% scheduled annual rent increases, resulting in a blended 7.43% average cap rate over the initial term. Under the lease structure, the tenant reimburses the landlord for property taxes and insurance, while the landlord remains responsible for repairs and maintenance — underwritten at \$4,000 annually, inflating at 2% per year. Each cooperative member has personally guaranteed the lease, offering an uncommon level of credit strength and downside protection for ownership.

## PROPERTY FEATURES

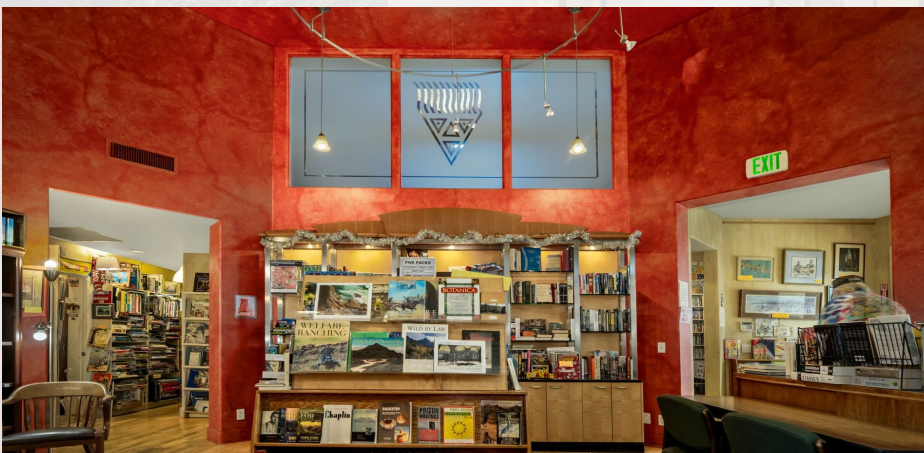
- Soaring 18-ft ceilings with true-dimension wood trusses
- Exposed concrete walls — distinctive historic character
- Five private offices on partial second story (sub-leased)
- Private restrooms on each level
- Corner lot — frontage on Bank & Auburn Streets
- Direct adjacency to Union Square Municipal Parking
- Steps from Mill Street Pedestrian Plaza
- Zoned Town Core — maximum commercial flexibility

## PROPERTY DETAILS

<b>Address</b>	107 Bank St, Grass Valley CA 95945
<b>APN</b>	009-681-047
<b>Building SF</b>	4,247 SF
<b>Year Built</b>	1922
<b>Lot Size</b>	0.102 Acres (4,443 SF)
<b>Zoning</b>	Town Core (TC)
<b>Tenant</b>	Booktown Books Cooperative
<b>Lease Type</b>	Modified Net



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 HIGHLIGHTS**

<b>Tenant</b>	Booktown Books (cooperative of booksellers)
<b>Term</b>	5 years (Jan 1, 2025 – Dec 31, 2029)
<b>Base Rent</b>	\$6,748.80/mo (\$1.59/SF/MO)
<b>NOI (Year 1)</b>	\$78,748
<b>Expense Assump.</b>	\$4,000/yr repairs & maintenance (2% annual growth)
<b>Annual Increases</b>	3% rent / 2% expense growth
<b>Cap Rate Yr 1</b>	7.16%
<b>Avg Cap Rate</b>	7.43% (blended over initial term)
<b>Renewal Options</b>	One 5-yr option at then-current + 3%
<b>Lease Structure</b>	Modified Net
<b>Parking</b>	Union Square Municipal Lot — direct access
<b>Guarantees</b>	Personally guaranteed by all cooperative members



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## LOCATION HIGHLIGHTS

Grass Valley's historic downtown is the cultural and economic hub of Nevada County — the primary retail, dining, and entertainment destination for surrounding foothill communities.

The City of Grass Valley has made significant public investment downtown: the Mill Street Pedestrian Plaza, expansion of the Center for the Arts, and full renovation of the historic Holbrooke Hotel have transformed the core into a vibrant, walkable corridor attracting new restaurants, boutique retailers, and service providers.

The Center for the Arts — two blocks away — draws year-round regional foot traffic with nationally recognized concerts and community events. Nevada County has 100,000+ residents and is a premier Bay Area drive-to weekend destination.

Cornish Christmas and the Thursday Night Market bring thousands downtown annually, cementing Grass Valley as the region's premier retail and cultural hub.

## NEARBY DEMAND DRIVERS

- Mill Street Pedestrian Plaza — steps away
- Union Square Municipal Parking — direct adjacency
- Center for the Arts — 2 blocks
- Historic Holbrooke Hotel — 1 block
- Thursday Night Market — seasonal weekly event
- 100,000+ Nevada County resident population base
- Bay Area drive-to weekend destination



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*Representing Owners & Investors Across Northern California*