

200 COMMERCIAL STREET

NEVADA CITY, CA 95959

Trophy Corner Building in One of Northern California's Best Preserved Downtown Corridors

PRICE

\$739,000

PRICE/SF

~\$152/SF

BUILDING

±4,856 SF

LOT

±5,663 SF

The Opportunity

Tucker Commercial is pleased to present 200 Commercial Street, a rare opportunity to acquire a Gold Rush era brick building at the corner of Commercial and Main in the heart of historic downtown Nevada City — one of Northern California's best preserved downtown corridors. The building features exposed brick walls throughout, direct frontage on both Commercial and Main Streets, and four dedicated off-street parking spaces — a significant competitive advantage in a market where downtown parking is extremely limited.

The versatile floor plan supports a range of uses and is currently configured as a yoga studio, event venue, meditation center, and retail storefront. With GB zoning, month-to-month tenancy, and the ability to deliver vacant with 90 days' notice, an incoming owner has full flexibility to reposition, owner-occupy, or pursue a multi-tenant configuration through the building's multiple separate entries. Non-retail uses are subject to a use permit from the City of Nevada City.

Priced at \$739,000 — approximately \$152 per square foot — the offering represents an extremely attractive cost basis relative to downtown Nevada City sold comparables. Assets of this caliber in downtown Nevada City trade infrequently.

Investment Highlights

- Corner of Commercial St & Main St — direct dual-street frontage
- Exposed brick walls throughout
- 4 dedicated off-street parking spaces — rare in downtown Nevada City
- GB zoning — broad use flexibility
- Vacant delivery available with 90 days' notice
- Steps from award-winning restaurants, galleries, and retailers



Property Details

Offering Price	\$739,000 (~\$152/SF)
Building Size	±4,856 SF
Lot Size	±5,663 SF
Zoning	GB (General Business)
Construction	Brick
Roof	Duro-Last Membrane (2010)
HVAC	Various Units (2009–2025)
Parking	4 Dedicated Off-Street Spaces
Electric & Gas	PG&E
Water	NID (Piped Treated Water)
Sewer	City of Nevada City
Occupancy	MTM — Vacant Delivery Available
APN	005-390-005



About Nevada City, California

Nevada City is a historic Gold Rush town nestled among the pines in the Sierra Nevada foothills, renowned for its well-preserved architecture, vibrant culture, seasonal events, thriving arts scene, and abundance of outdoor activities. Its proximity to major metros has made it a popular drive-to destination.

- Sacramento, CA: 60 miles (~1 hour)
- Lake Tahoe, CA: 65 miles (~1 hour)
- San Francisco, CA: 145 miles (~2.5 hours)
- Reno, NV: 85 miles (~1.5 hours)
- San Jose, CA: 175 miles (~3 hours)

World-Class Outdoor Recreation

Nevada City has become a premier destination for outdoor enthusiasts with a growing reputation as a world-class mountain biking hub, expansive trail networks, and nationally recognized competitions.

Yuba River & Scenic Beauty

The Yuba River is known for crystal-clear waters and stunning surroundings. South Yuba River State Park draws visitors for swimming, hiking, gold panning, and whitewater kayaking year-round.

Arts, Culture & Community Events

Notable annual events include the Nevada City Film Festival, Wild & Scenic Film Festival, Victorian Christmas, and Summer Nights — drawing thousands of visitors each year.





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