



- 14 ft. Hood
- 2 Walk-Ins
- Beer & Wine License
- Grease Trap
- Immediate Possession

*Turn-key*

# DOWNTOWN RESTAURANT NEVADA CITY ~2,200 SF

📍 **110 South Pine Street, Nevada City CA**

**LEASE:**

**\$4950/mo**

## PROPERTY HIGHLIGHTS

- **Commercial Kitchen** 14 ft. hood system with Ansul fire suppression, two walk-in refrigerators (~6'x3' and ~12'x8'), 500 lb ice machine, grease trap in place
- **Back of house efficiency** 3-compartment sink with EcoLab dishwasher, two dry storage areas, upgraded FRP walls + linoleum in prep area
- **Compliance & Safety** Fire extinguishers throughout, two ADA-compliant restrooms
- **Convenience** One dedicated parking space behind the restaurant
- **Added Value** Type 41 Beer & Wine License available for transfer (additional cost)

## PRIME MARKET POSITION

- **Built-in audience:** Surrounded by a vibrant mix of retail, hotels, venues, coffee shops, and vacation rentals that fuel steady year-round traffic.
- **Strong customer base:** Taps into Nevada City + Grass Valley's ~60K residents while attracting Bay Area, Sacramento, and Tahoe visitors seeking authentic experiences.
- **Rare opportunity:** One of the only fully equipped, turn-key kitchens available within 25 miles — save time, money, and hassle launching your concept.

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