

Commercial Building On 1.04 Acres

\$499,000.00

**FOR SALE**

**15386 Little Valley Rd.**

Grass Valley, CA 95949



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Select Real Estate

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# Property Overview

High-Visibility Commercial Opportunity on Highway 49 – Grass Valley, CA

Unlock the potential of this 1.04-acre C-1 zoned property featuring nearly 400 feet of prime frontage along Highway 49. Formerly the Happy Frog Nursery, this versatile site is ideal for entrepreneurs, family-run businesses, or anyone seeking a unique live/work setup. The property includes a recently remodeled one-bedroom unit with a full bathroom and an ADA-compliant half bath, along with an office and expansive outdoor decking. Additional improvements include a 20' x 48' greenhouse, a productive well, and an NID-treated water connection—easement and fees already paid.

**Property Type**  
**Commercial (C-1)**

**Building Size**  
**+/-1,530 sqft**

**Lot Size**  
**+/-1.04 acres**

**Property Type**  
**Former Nursery/Mixed Use**

**Asking Price**  
**\$499,000**

**Financing**  
**Seller Financing Available**



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# Property Highlights



This property combines flexibility, infrastructure, and visibility in one unique package. With permitted uses ranging from nursery, farm-stand, and retail to service stations, storage, fitness centers, and light industrial operations (non-cannabis), the zoning allows for a wide range of possibilities. Creative financing including Seller-Carry with a minimum down, and will also consider cryptocurrency as part of the purchase. Don't miss this opportunity to bring your vision to life in the heart of the Sierra foothills.



- **Live-Work Property:** The property boasts a remodeled one-bedroom residence, office and a deck with a view, as well as a green house.
- **Flexible Use:** C-1 zoning offers a wide range of allowable uses including nursery, retail, farm stand and farming.
- **Location:** Located ideally for your business with +/-400 feet of Highway 49 frontage.
- **Exterior:** Gated entry with plenty of space for parking and a storage space with double doors for convenience. Includes a green house, and existing planting areas that may fit your business or family needs.
- **Interior:** Home is remodeled with fresh and light finishes and one bath with shower and an ADA compliant ½ bath leading to two separate covered decks.

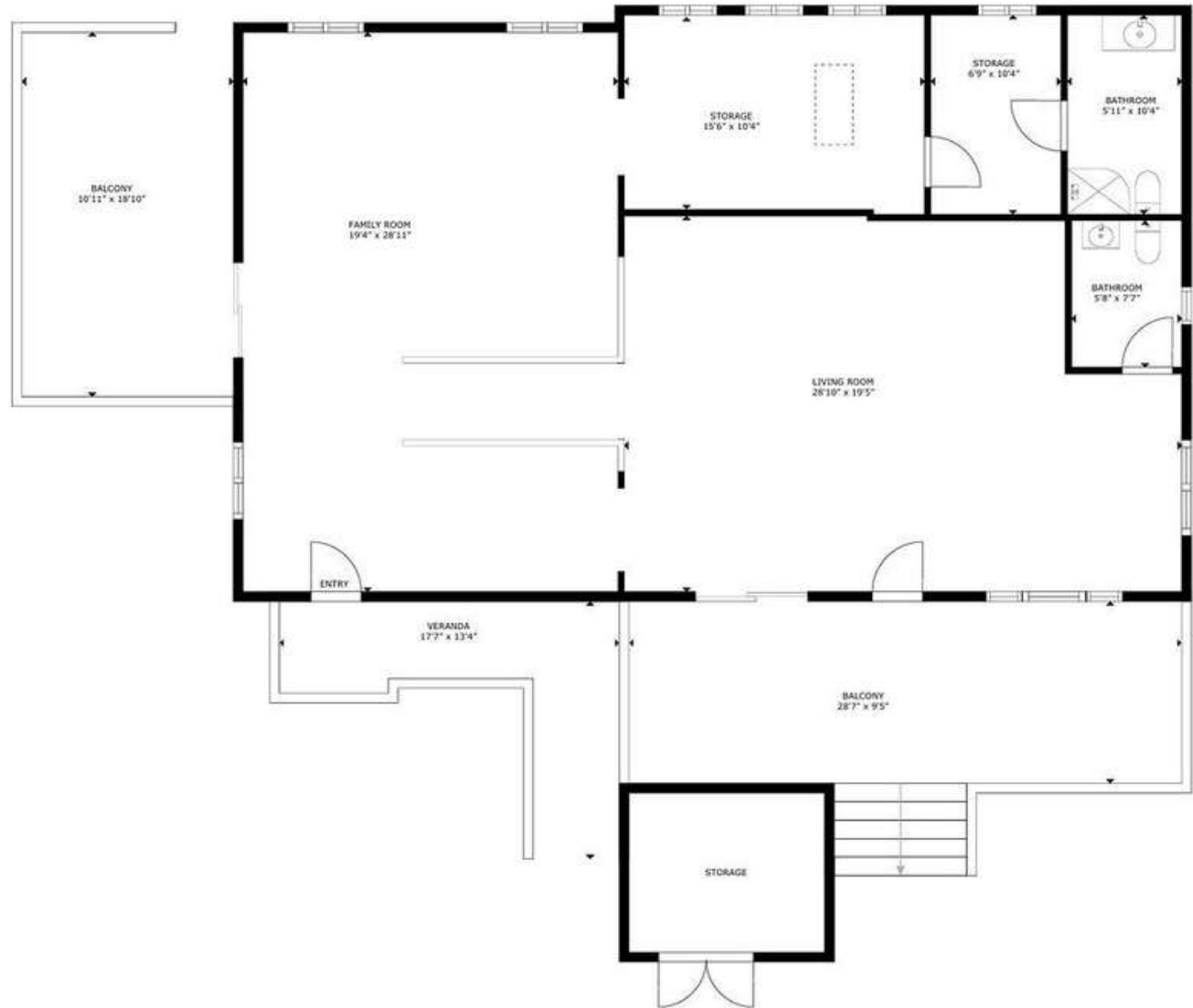






# FLOOR PLAN

+/-1,530 SF on +/-1.04 Acres with multiple decks and storage offering a unique live/work opportunity



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# DEMOGRAPHICS

The area surrounding 15386 Little Valley Rd in Grass Valley offers a stable and growing population with a strong mix of homeowners and renters, making it ideal for both residential and commercial uses. With a median age of 49.6, the community reflects a mature, educated, and opportunity-ready customer base for a wide range of businesses.

## Population

- 14,126 residents in 2023; Grass Valley grew by approximately 1.16% year-over-year

## Housing

Approximately 41% owner-occupied and 59% renter-occupied —highlighting potential demand for flexible live/work or rental-compatible commercial uses.

## Median Household Income

- 3-Mile Radius: \$38,000
- 5-Mile Radius: \$67,600

The local community is characterized by above-average household incomes, supporting demand for medical services and high-quality office spaces.

## Education

- Bachelor's Degree or Higher: 32% of the population within a 5-mile radius
- Advanced Degrees: 11% of the population within a 5-mile radius
- The well educated population base contributes to the demand for health, wellness, continuing-education, community-oriented or artisan business models.



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# GEOGRAPHIC HIGHLIGHTS

Located just off Highway 49, this property offers prime visibility and convenient access to downtown Grass Valley, retail centers, parks, and essential services—all within a 3-mile radius.

## Key Geographic Highlights

- Hospital – 3 mile
- Medical Center – 3-4 miles
- Highway 49 – 400 Ft
- Interstate 80 – 15 miles
- Bus Station – 3 miles
- Residential Neighborhood – over 3,000 homes within 1-2 miles
- Retail Plaza – 2 miles
- Shopping Mall – 35 miles
- Nearest Major Airport – 64 miles

## Nearby Landmarks

- Downtown Grass Valley – 3 miles
- Columbia College – 12 miles
- Community Park – 3 miles
- Golf Course – 2 miles
- Museum – 3 miles
- Theatres – 1-2 miles



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