



FOR SALE
Property \$1,100,000.00

**Premier Nevada City
Commercial Opportunity**

440 Lower Grass Valley Road
Nevada City, CA 95959

±3,840 SF Office Building
±1.5-acre Parcel

Clark Wright
Commercial Specialist
Lic# 01429470

(530) 852-2158

ClarkJohnWright@gmail.com

**CENTURY 21
COMMERCIAL®**

Select Real Estate

www.SelectCommercialGroup.com

440 Lower Grass Valley Road

Nevada City, California

PROPERTY SUMMARY

- APN: 035-221-007-000
- Property Type: Business professional, medical, flex commercial, warehouse
- Total Square Footage: 3,840±
- Lot Size: 1.5± Acres
- Year Built: 1959
- Renovated: 2019
- Zoning: LI-AN-SC
- Private Offices: 10
- Restrooms: 2
- Parking: 10± spaces & ample paved parking available for expansion
- Hwy 49 Vehicles Per Day: 30,865±



Position your business for success at 440 Lower Grass Valley Road, an exceptional freestanding commercial property located within the highly desirable Highway 49 commercial corridor in Nevada City, California. Situated on 1.5± acres, this professionally renovated commercial property offers 3,840± square feet of flexible office space designed to accommodate a wide range of professional, medical, research, technology, service, and commercial users. The expansive parcel provides abundant parking, excellent circulation, and significant future expansion potential for additional commercial improvements or outdoor business operations, subject to local approvals.

Whether you're seeking an owner-user headquarters, regional office, medical facility, technology campus, or investment opportunity, this property delivers a rare combination of functionality, flexibility, and long-term growth potential in one of Nevada County's premier commercial locations.

440 Lower Grass Valley Road

Nevada City, California

OVERVIEW

Designed to support a wide variety of business operations, the property features a thoughtfully designed floor plan with a reception area, conference room, private offices, collaborative workspace, warehouse with roll-up door access, lower-level storage, and two ADA-accessible restrooms.

Renovations have enhanced the property's functionality while preserving its distinctive mountain-inspired architecture, creating a professional environment that is both inviting and efficient. Surrounded by mature pines and established landscaping, the setting offers a combination of privacy, natural beauty, and convenience that is rarely found in commercial real estate, providing an exceptional environment for employees, clients, and visitors alike.

The 1.5-acre± site provides exceptional flexibility for future growth and long-term value. Subject to applicable approvals, the expansive parcel offers the potential for additional commercial improvements, expanded parking, outdoor storage, or other site enhancements to accommodate evolving business needs. This rare combination of existing functionality and future development potential provides owners with the opportunity to grow alongside their business while maximizing the property's long-term utility and investment value.



440 Lower Grass Valley Road

Nevada City, California

INVESTMENT HIGHLIGHTS

- 3,840± SF Freestanding Professional Office Building on 1.50± Acre Commercial Parcel
- Reception Area, Conference Room & Multiple Private Offices
- Warehouse/Storage Area with Roll-Up Door
- Two ADA-Accessible Restrooms
- Security System & Exterior Surveillance
- Metal Roof & Modern HVAC Systems
- Ample On-Site Parking
- Excellent Highway 20/49 Visibility & Access
- Expansion Potential
- Owner-User or Investment Opportunity
- Potential uses-Medical & Wellness, Office & Operations, Light Manufacturing, Fullfillment Operations, Cannabis Cultivation, Manufacturing, Distribution, Testing or Related Commercial Cannabis Operations *Subject to zoning, permitting & regulatory approvals



440 Lower Grass Valley Road Nevada City, California

KEY FEATURES

- Warehouse and Roll-Up Door Offering Functional Storage and Operational Efficiency
- Bright, Open Floor Plan Enhanced by Abundant Natural Light



**440 Lower Grass Valley Road
Nevada City, California**

KEY FEATURES

- Offices Overlooking Mature Trees and Mountain Views
- Spacious, Light-Filled Corridors
- A Distinctive Professional Setting that Blends Modern Workspace with Nevada City's Natural Beauty



440 Lower Grass Valley Road Nevada City, California

KEY FEATURES

- Prominent Signage Providing Excellent Business Visibility and Brand Exposure
- ADA-Accessible Entrance with Designated Accessible Parking
- Elevated Outdoor Deck Offering a Scenic Setting for Employee Breaks, or Client Gatherings



440 Lower Grass Valley Road
Nevada City, California

FLOOR PLAN



**440 Lower Grass Valley Road
Nevada City, California**

**EXTERIOR
PHOTOS**



440 Lower Grass Valley Road
Nevada City, California

AERIAL



440 Lower Grass Valley Road

Nevada City, California

ADDITIONAL HIGHLIGHTS

Beyond its existing improvements, the approximately 1.5-acre parcel offers exceptional flexibility for future growth and long-term value. Subject to applicable zoning, permitting, and regulatory approvals, the site presents opportunities for additional building expansion, warehouse or flex space, outdoor storage, expanded parking, or multi-building configurations to accommodate evolving business needs. The property's Light Industrial zoning makes it well suited for a broad range of professional offices, medical and wellness facilities, research and development, technology companies, contractor operations, warehousing, distribution, light manufacturing, educational and training facilities, and certain state-licensed commercial cannabis operations, where permitted.

This combination of existing functionality and future development potential makes the property an outstanding opportunity for owner-users, investors, and growing businesses seeking a scalable commercial asset in one of Nevada County's premier business corridors.



440 Lower Grass Valley Road

Nevada City, California

DEMOGRAPHIC

- 35,033 Residents Within a 5-Mile Radius
- 15,103 Households Serving the Local Trade Area
- Median Household Income of \$69,795
- 95.65% Employment Rate Demonstrating a Stable Workforce
- 63.24% Owner-Occupied Housing Reflecting Long-Term Community Stability
- Median Age of 51.1 Years Supporting Strong Professional and Established Consumer Demographics
- 43% of households earn between \$50,000 and \$125,000
- Nearly 24% of households earn over \$150,000 annually
- Diverse income levels support professional services, medical users, technology firms, retail, and business service providers

The surrounding trade area is characterized by an established residential population, a highly employed workforce, and a stable owner-occupied housing base. More than 35,000 residents live within five miles of the property, supported by over 15,000 households and a median household income approaching \$70,000. These demographics, combined with the property's strategic location in Nevada City's Highway 49 commercial corridor, create a strong foundation for professional office, medical, technology, research, service-oriented, and light industrial businesses seeking to serve the greater Nevada County market.





CONTACT ME

Clark Wright

Commercial Specialist

Lic# 01429470

(530) 852-2158

ClarkJohnWright@gmail.com

CENTURY 21
COMMERCIAL®

Select Real Estate