

3794 E State Hwy 20, Nice 95464

LCNIC - Nice

STATUS: Active

LIST CONTRACT DATE: 03/01/23

LIST PRICE: \$349,000 ↓

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:

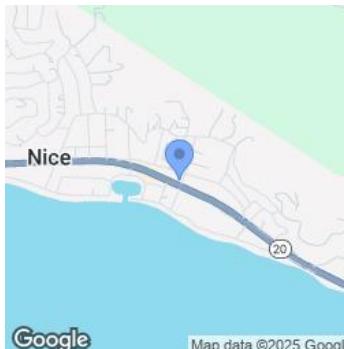
PROP TYPE: Commercial Sale

LISTING ID: LC23038943

PARCEL #: 03218103

PROP SUB TYPE: Retail

SECONDARY PARCEL #: 03218102



SQFT(SRC): 4,550
 SQFT LOT: 27,878 (N)
 ACRES: 0.640
 BUSINESS NAME:
 BUSINESS TYPE: Grocery, Restaurant
 YEAR ESTABLISHED:
 YEAR BUILT: 1951 (ASR)
 SLC: Standard
 LEVELS: 1
 CURRENT USE: See Remarks
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: 2
 ENTRY LEVEL:
 BUILDING STATUS: Existing
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$76.70
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 975
 COUNTY: Lake
 PARCEL MASTER:
 INVEST?: Yes A/C?:
 FENCE?: HEAT?:

DESCRIPTION

Nice Market

TWO commercial buildings & fantastic Hwy 20 exposure! Approx. 180ft of Hwy 20 frontage, **TWO commercial units totaling 4350sqft**. Large corner parcel with a ton of parking and storage. Fronts both Hwy 20 and Hudson Ave in Nice, CA. Main building is 3250sqft, was once known locally as the "Nice Market" grocery store (NOW VACANT), plus an additional 1100sqft property behind the market with its own parking & utilities. Rented in past as a cafe restaurant, good supplemental rental income. Restaurant equipment INCLUDED in sale. Two separate parcels, being sold together. Zoned CH. OWNER WILL FINANCE SHORT TERM, negotiable on terms. Great option for retail, restaurant, or to be revamped as a successful grocery establishment.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: 0-1 Unit/Acre, Corner Lot, Level with Street, Near Public Transit

ELECTRICITY: 220 Volts in Kitchen
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Connected, Sewer Connected, Water Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
 LAND USE: Office, Other, Retail
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 03218103
 ADDITIONAL PARCEL(s): 03218102

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION:
 LISTING TERMS:
 CLOSE DATE:
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
 OWNER PHONE:
 OWNER PAYS:
 TENANT PAYS:

OF UNITS LEASED: 2
 ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:

REAL ESTATE TAX:

PERSONAL PROPERTY:

ACCOUNTING/LEGAL:

ADVERTISING:

INSURANCE:

ELECTRICITY:

WATER/SEWER:

TRASH:

PROFESSIONAL MANAGER:

RESIDENT MANAGER:

MAINTENANCE:

SUPPLIES:

OTHER:

BUILDING EXPENSE:

RESERVES:

INVENTORY VALUE:

GROSS SCHEDULED INCOME:

VACANCY ALLOWANCE:

LAUNDRY:

OTHER:

EFFECTIVE GROSS:

TOTAL EXPENSE:

NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:

GROSS OPERATING INCOME:

VACANCY ALLOWANCE RATE:

OPERATING EXPENSES:

NET OPERATING INCOME:

CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1	0	0	3,250	\$1,800	nice market
2	1	0	0	800	\$1,100	restaurant behind

AGENT

LISTING AGENT: [Cassie Pivniska](#)

LISTING AGENT STATE LICENSE: [01443512](#)

LISTING AGENT MLS ID: [LCcassiepivniska](#)

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: [707-245-6514](#)

2.LA FAX: [707-275-6101](#)

3.LA EMAIL: cassiepivniska@yahoo.com

OFFICE

LISTING OFFICE: [Pivniska Real Estate Group](#)

LISTING OFFICE STATE LICENSE: [01443512](#)

LISTING OFFICE MLS ID: [LCPivniska](#)

LISTING OFFICE PHONE: [707-245-6514](#)

LISTING OFFICE FAX: [707-275-6101](#)

CO-LISTING OFFICE:

CO-LISTING OFFICE STATE LICENSE:

CO-LISTING OFFICE PHONE:

CO-LISTING OFFICE FAX:

CO-LISTING OFFICE MLS ID:

MLS

BAC:

DUAL/VARI COMP?: [No](#)

INTERNET SEND: [LISTING?/PRICE?Yes/](#)

LISTING CONTRACT DATE: [03/01/23](#)

EXPIRATION DATE: [04/30/26](#)

MOD TIMESTAMP: [11/07/25](#)

START SHOWING DATE:

CURRENT FINANCING: [None](#)

LIST AGRMT: [Exclusive Right To Sell](#)

ON MARKET DATE: [03/08/23](#)

NEIGHBORHOOD MARKET REPORT YN?:

BAC REMARKS:

PRIVATE REMARKS: [3794 and 3774 Hwy 20, Nice CA. Being sold together.](#)

SHOWING INFORMATION

SHOW INSTRUCTIONS: Call agent first for alarm code and combo code for box on door. Thank you!

DIRECTIONS: Hwy 20 to property on corner of Hwy 20 and Hudson Ave.

PHOTOS

Agent Full - Commercial Sale

LISTING ID: [LC23038943](#)

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