

# THE ALPHA BUILDING

210 BROAD STREET · NEVADA CITY, CA 95959

Iconic Core Downtown Redevelopment Opportunity

PRICE

**\$2,200,000**

PRICE/SF

**\$99.86/SF**

SIZE

**±22,031 SF**

LOT

**±0.44 Acres**

Historically significant ±22,031 SF building on an irreplaceable ±0.44-acre site in the heart of Downtown Nevada City.  
Triple frontage on Broad, Union, and Commercial Streets. 29 on-site parking spaces. Major infrastructure improvements in place.

## Executive Summary

Tucker Commercial, as Exclusive Advisor, is pleased to present for sale 210 Broad Street, Nevada City, CA 95959 ("The Alpha Building").

The Alpha Building is a historically significant, iconic ±22,031 square foot building occupying an irreplaceable site in the heart of Downtown Nevada City. With prominent triple frontage on Broad, Union, and Commercial Streets, and rare shared on-site parking for 29 vehicles, the ±0.44-acre property represents a generational opportunity to acquire a cornerstone redevelopment site at the commercial, cultural, and pedestrian crossroads of Nevada City's historic downtown.

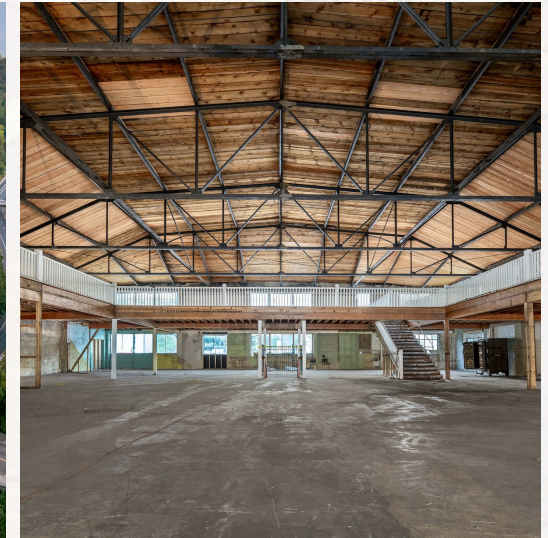
It is being offered for sale at \$2,200,000, or approximately \$100 per square foot — an attractive cost basis which allows a buyer the flexibility to execute their vision for the property.

Positioned directly across from the recently renovated landmark National Exchange Hotel, the property is defined by its historical significance, scale, and flexible layout. The ground level opens to the parking lot, Commercial Street and Calanan Park, with city-approved access which will allow the building to directly connect to the park's public space. The second level fronts Broad Street and includes a ±5,675 square foot mezzanine.

The structure is being delivered in cold shell condition and has been fully cleared for buildout. Ownership has completed extensive base building improvements, including environmental remediation, upgraded utility services, ADA-compliant access, and structural and envelope enhancements.

Approved plans and permits remain active for a marketplace-style project inspired by the San Francisco Ferry Building. The site's GB (General Business) zoning and existing infrastructure also allow for a broad range of potential uses, including mixed-use residential, retail, food & beverage, creative office, art and cultural spaces, wellness, or civic/institutional programming.

With infrastructure in place and base building improvements complete, 210 Broad Street is ideally positioned for a developer or end-user to capitalize on the growing momentum in Nevada City's historic downtown.



ART  
 HAR  
 HOUSEWARES  
 FURNITURE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation is made.

## Investment Highlights

### Flagship Presence

Irreplaceable site at the gateway to Nevada City's historic downtown, offering scale, visibility, and architectural prominence. Triple frontage on Broad, Union, and Commercial Streets.

### Shovel-Ready Condition

Delivered in cold shell condition with permits, environmental clearance, and plans in place. All critical predevelopment steps have been completed — leaving the next owner with a clear runway to bring the project to life.

### Rare On-Site Parking

29 shared on-site striped stalls — extremely rare in Nevada City's historic core. Parking lot re-graded and resurfaced with ADA-compliant stalls and improved drainage.

### Flexible Programming

GB (General Business) zoning allows for retail, restaurant, office, wellness, mixed-use residential, food & beverage, creative office, art and cultural spaces, or civic/institutional programming.

### Entitlement Certainty

Active planning approvals and transferable permits in place, providing optionality for a range of development strategies. Approved plans for a marketplace-style project inspired by the San Francisco Ferry Building.

### Infrastructure Complete

Major utility improvements and ADA upgrades already executed, including new 1200A electric service, 6" fire sprinkler main, new sewer lateral, 2M BTU gas line, and new dual-pane storefront windows.

APPAREL  
HARDWARE  
HOUSEWARES  
FURNITURE

## Physical Attributes

Building Size	±22,031 SF
Lot Size	±0.44 Acres
Zoning	GB (General Business)
Year Built	1920
Renovated	2015
Construction	Reinforced Concrete & Steel
Exterior Walls	Steel-Reinforced Concrete
Foundation	Concrete Slab
Roof	Foam Core (R-28 Insulation)
Mezzanine	±5,675 SF Gallery
Floors	3
Parking	29 Shared On-Site Spaces
Water	1.25" Line + 6" Fire Service
Sewer	New Lateral Stubbed
Electric	New 1200A Underground Service
Gas	2M BTU Service Line
ADA	Path of Travel + Parking in Place

## Capital Improvements

### Environmental Remediation

Full hazardous materials survey and abatement completed, including complete interior demolition. Post-abatement clearance testing passed.

### Utility Infrastructure

New 1" water meter with 1.25" main. Private 6" fire sprinkler main. New sewer lateral. 1200A underground electric service. New 2M BTU gas line. Temporary 125A construction panel.

### Access & Circulation

Parking lot re-graded and resurfaced with ADA stalls and improved drainage. New sidewalks and accessible path to Commercial Street. Approved new entrance into Calanan Park.

### Facade & Envelope

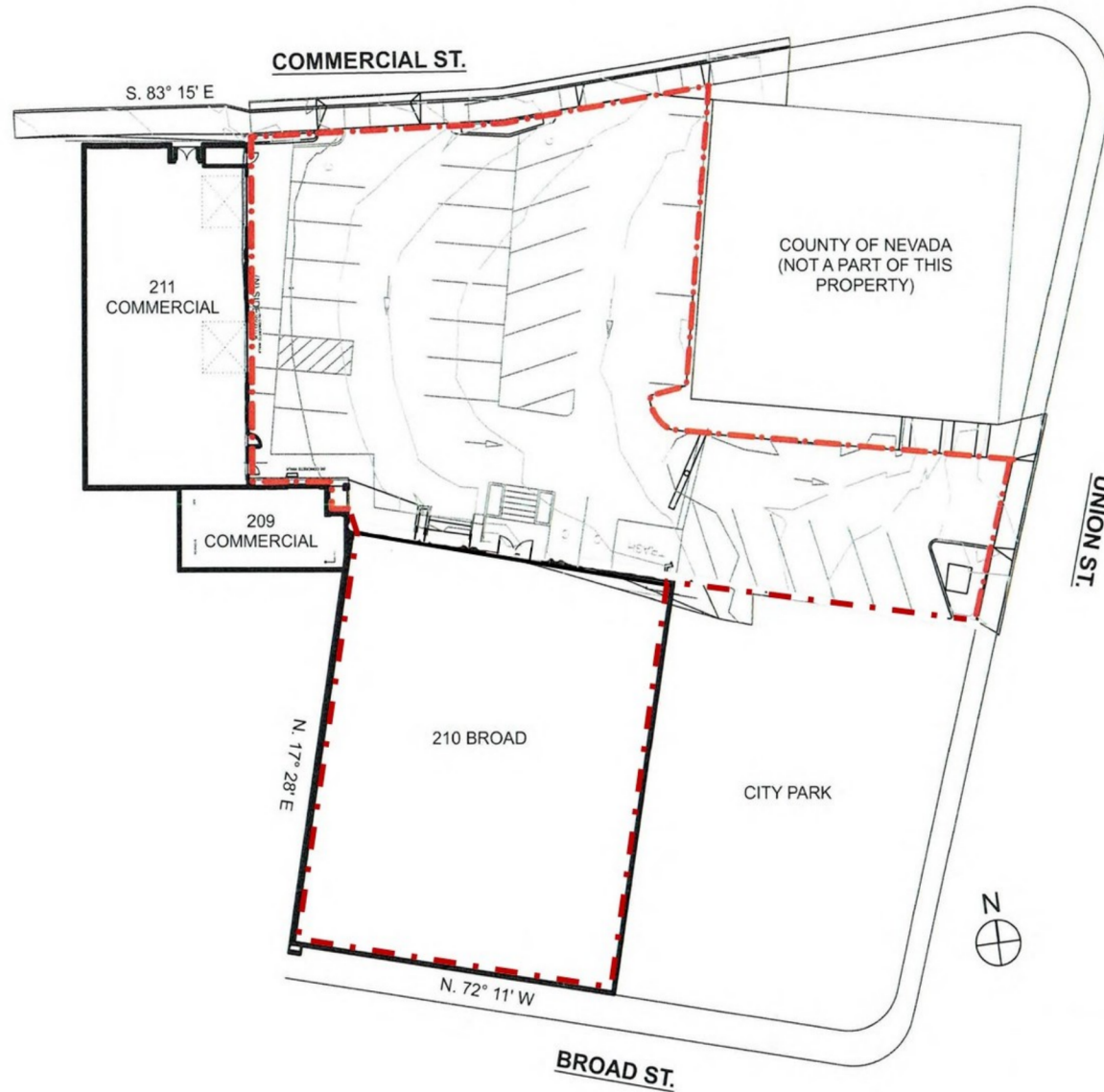
Broad Street facade renovated including stucco repair, paint, and lead abatement. New dual-pane storefront windows. New foam core roof with R-28 insulation.

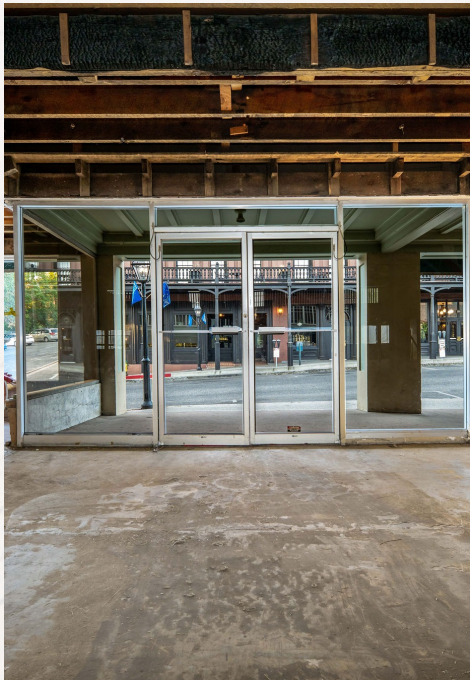
### Permitting & Entitlements

Architectural plans approved. City permits active. SHPO-compliant archaeological study completed. County ruled no significant traffic impact. Plans are transferable and adaptable.

APPAREL  
HARDWARE  
HOUSEWARE  
FURNITURE







## 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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