

Commercial Office Available For Sale

133 Brunswick Road
Grass Valley, CA, 95945

- Located in a prime high-traffic area.
- Up to 13,315 vehicles per day
- Zoning: C2
- Ample Parking



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CENTURY 21 **COMMERCIAL**[®]
Select Real Estate

Executive Summary

133 Brunswick Road | Grass Valley, CA. 95945

Description

Excellent opportunity to own a 1,890 sq ft commercial space on a 8,712 sq ft lot. High visibility location with traffic counts of up to 13,315 vehicles per day. The space can include desks and existing furnishings ready for immediate use. The property also features a 400 sq ft upper unit with its own kitchenette and bathroom, accessible via a private exterior stairway—ideal for rental income or a separate workspace. The upper unit has its own fiber optic internet connection, though utilities are shared. Perfect for business owners or investors seeking flexibility, functionality, and a strategic location.

Property Profile

- SQFT: 1,890
- 1st Floor SQFT: 1,410
- 2nd Floor SQFT: 480
- Porch/Stoop SQFT: 252
- SQFT Lot: 3,920
- Acres: 0.20
- Year Built: 1970 | Renovated: 2006
- Water: Municipal
- Sewer: Yes
- Property Sub-Type: N/A
- County: Nevada
- Parcel #1: 035-310-006-000 (3,920 SQFT)
- Parcel #2: 035-310-007-000 (4,792 SQFT)
- Suite 1: 133 Brunswick (006)
- Suite 2: 135 Brunswick (007)
- Listing ID:

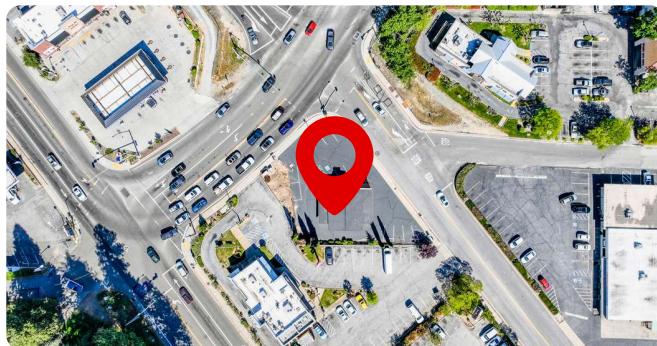
Offering Summary

- List Price: \$549,000
- Building \$/SF: \$290.48



Exteriors

For Sale | 133 Brunswick Road, Grass Valley, CA. 95945



1st Floor

For Sale | 133 Brunswick Road, Grass Valley, CA. 95945

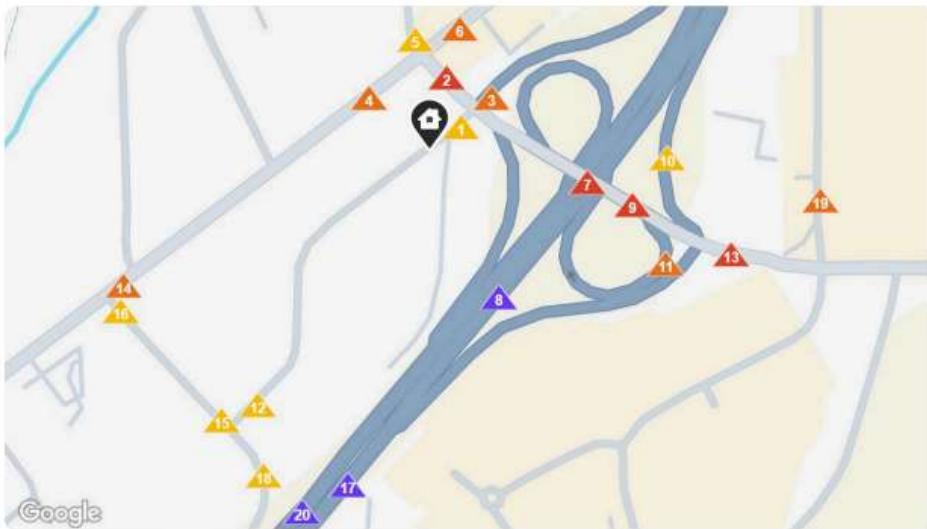


2nd Floor

133 Brunswick Road, Grass Valley, CA. 95945



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 5,109

Brunswick Rd

2024 Est. daily traffic counts

Cross: Maltman Dr

Cross Dlr: SW

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2006 ▲ 5,160 ADT

2 20,729

Brunswick Rd

2024 Est. daily traffic counts

Cross: Nevada City Hwy

Cross Dlr: NW

Distance: 0.02 miles

Historical counts

Year ▲ Count Type

2012 ▲ 22,560 ADT

2006 ▲ 17,090 AADT

3 8,206

Brunswick Rd

2024 Est. daily traffic counts

Cross: Maltman Dr

Cross Dlr: SW

Distance: 0.04 miles

Historical counts

Year ▲ Count Type

2006 ▲ 8,090 ADT

4 10,556

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Brunswick Rd

Cross Dlr: NE

Distance: 0.04 miles

Historical counts

Year ▲ Count Type

2012 ▲ 9,980 Peak-Hour

2006 ▲ 10,890 AADT

2001 ▲ 13,893 ADT

1998 ▲ 13,079 ADT

5 1,168

W Olympia Dr

2024 Est. daily traffic counts

Cross: Annex Ave

Cross Dlr: N

Distance: 0.05 miles

Historical counts

Year ▲ Count Type

2006 ▲ 1,180 AADT

Traffic Counts

6 14,841

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Brunswick Rd

Cross Dir: SW

Distance: 0.03 miles

Historical counts

Year ▲ Count Type

2012 ▲ 12,920 Peak-Hour

2006 ▲ 16,920 AADT

1999 ▲ 20,057 ADT

7 28,779

Brunswick Road

2024 Est. daily traffic counts

Cross: Golden Center Fwy

Cross Dir: E

Distance: –

Historical counts

Year ▲ Count Type

2022 ▲ 28,750 AADT

2021 ▲ 28,750 AADT

8 33,131

20

2024 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

Year ▲ Count Type

2018 ▲ 32,500 AADT

9 21,289

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy

Cross Dir: NW

Distance: 0.03 miles

Historical counts

Year ▲ Count Type

2006 ▲ 21,130 AADT

10 4,757

Golden Center Fwy

2024 Est. daily traffic counts

Cross: Brunswick Rd

Cross Dir: W

Distance: 0.05 miles

Historical counts

Year ▲ Count Type

2006 ▲ 4,690 AADT

11 9,697

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy

Cross Dir: NW

Distance: 0.07 miles

Historical counts

Year ▲ Count Type

2006 ▲ 9,560 AADT

12 4,892

Maltman Dr

2024 Est. daily traffic counts

Cross: Joerschke Dr

Cross Dir: SW

Distance: 0.02 miles

Historical counts

Year ▲ Count Type

2006 ▲ 4,940 AADT

13 24,689

Brunswick Rd

2024 Est. daily traffic counts

Cross: Golden Center Fwy

Cross Dir: NW

Distance: 0.09 miles

Historical counts

Year ▲ Count Type

2006 ▲ 24,340 AADT

14 10,565

Nevada City Hwy

2024 Est. daily traffic counts

Cross: Manor Dr

Cross Dir: NE

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2006 ▲ 10,310 AADT

15 3,198

Joerschke Dr

2024 Est. daily traffic counts

Cross: Maltman Dr

Cross Dir: SE

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2006 ▲ 3,230 AADT

1998 ▲ 2,883 ADT

16 1,881

Joerschke Dr

2024 Est. daily traffic counts

Cross: Nevada City Hwy

Cross Dir: NW

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2006 ▲ 1,900 AADT

17 37,637

Golden Center Fwy

2024 Est. daily traffic counts

Cross: Brunswick Rd

Cross Dir: NE

Distance: 0.24 miles

Historical counts

Year ▲ Count Type

2017 ▲ 36,800 AADT

18 3,208

Joerschke Dr

2024 Est. daily traffic counts

Cross: Maltman Dr

Cross Dir: NW

Distance: 0.03 miles

Historical counts

Year ▲ Count Type

2006 ▲ 3,240 AADT

19 6,648

Sutton Way

2024 Est. daily traffic counts

Cross: Plz Dr

Cross Dir: SW

Distance: 0.28 miles

Historical counts

Year ▲ Count Type

2006 ▲ 7,100 AADT

1999 ▲ 11,088 ADT

20 37,515

20

2024 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

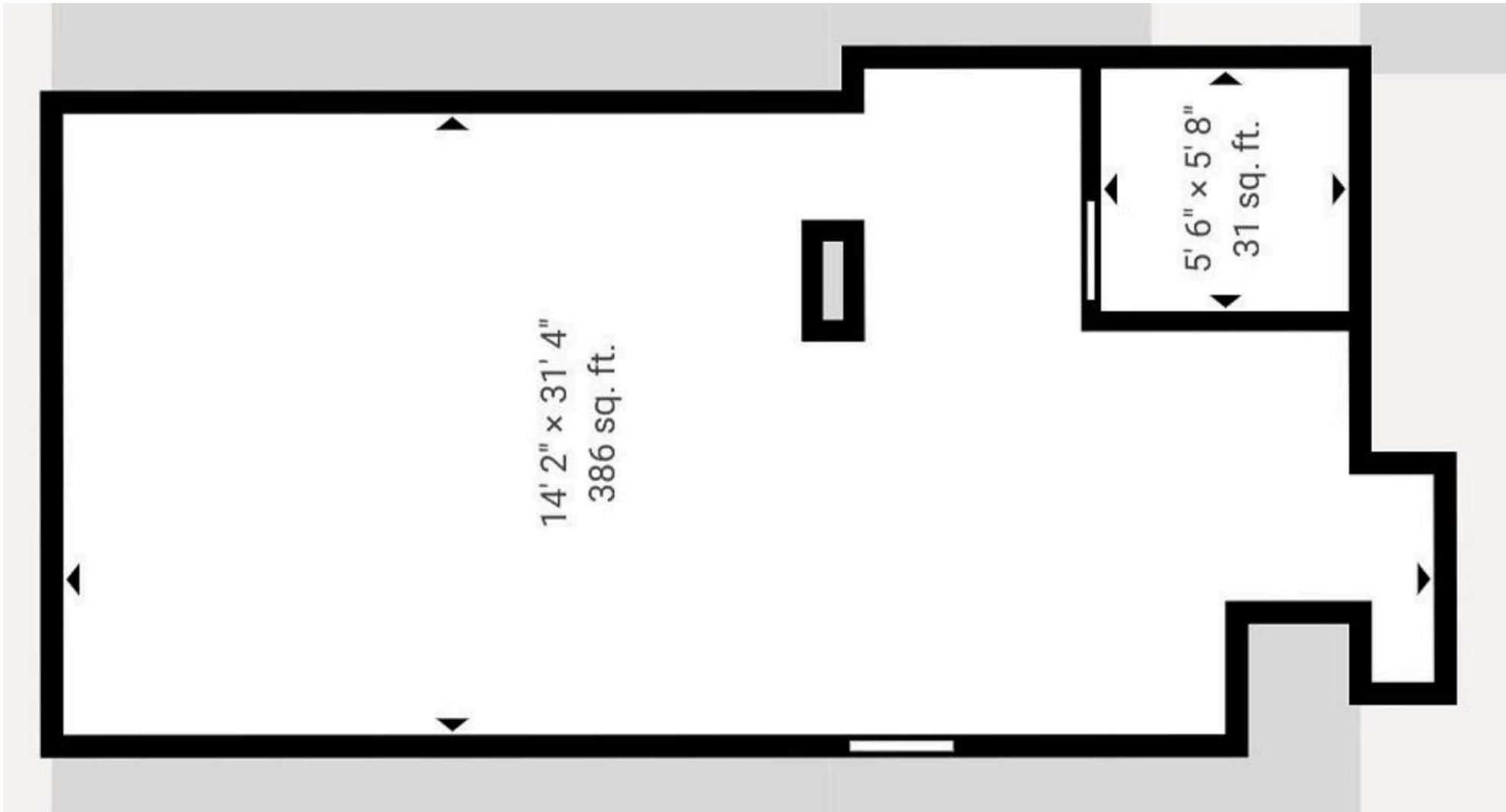
Year ▲ Count Type

2018 ▲ 36,800 AADT

Floorplan | 1st Floor



Floorplan | 2nd Floor



Diligence Tools

The Most Recognized and Respected Brand In Real Estate

Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Map view / aerial view
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

Websites

- c21commercial.com
- c21global.com
- Filtered Results
- EnviroStor
- Crexi, LoopNet & CoStar

Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants