

# 300 Sierra College Drive Suite 250

Grass Valley, CA 95945

OFFERING PRICE

**\$525,000**

PRICE / SF

**\$302/SF**

SIZE

**1,740 SF**

YEAR BUILT

**2001**

TYPE

**Owner-User**

## Turn-Key Medical Office Condominium

Recently Remodeled | 1,740 SF | 2nd Floor | Premier Medical Office Campus  
OA-Managed Exterior, Structure & Common Areas | Sierra College Medical Corridor

### Tyson Tucker

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**THE OPPORTUNITY**

Tucker Commercial and Colliers, as exclusive advisors, are pleased to present for sale 300 Sierra College Drive, Suite 250 (the "Property"), a 1,740 SF recently remodeled, turn-key medical office condominium in one of the most prestigious medical office buildings in Western Nevada County. The Property is offered at an attractive cost basis of \$525,000 (\$302/SF).

The Property is located on the second floor of 300 Sierra College Drive, a 36,000 SF Class A medical office building constructed in 2001 and positioned within the Sierra College medical corridor, the premier concentration of outpatient medical services in Western Nevada County. The building is located less than a two-minute drive from Sierra Nevada Memorial Hospital, a Dignity Health facility serving as the primary acute-care center for the region.

The Property was professionally remodeled in 2023 and is delivered in turn-key condition with an efficient floor plan featuring multiple exam rooms, nurses stations, a reception area, and practitioner offices with modern finishes throughout. The owners' association manages all exterior maintenance, structural components, parking, and common areas, allowing the purchaser to focus on their day-to-day practice while maintaining full ownership and control of their space.

**PROPERTY HIGHLIGHTS**

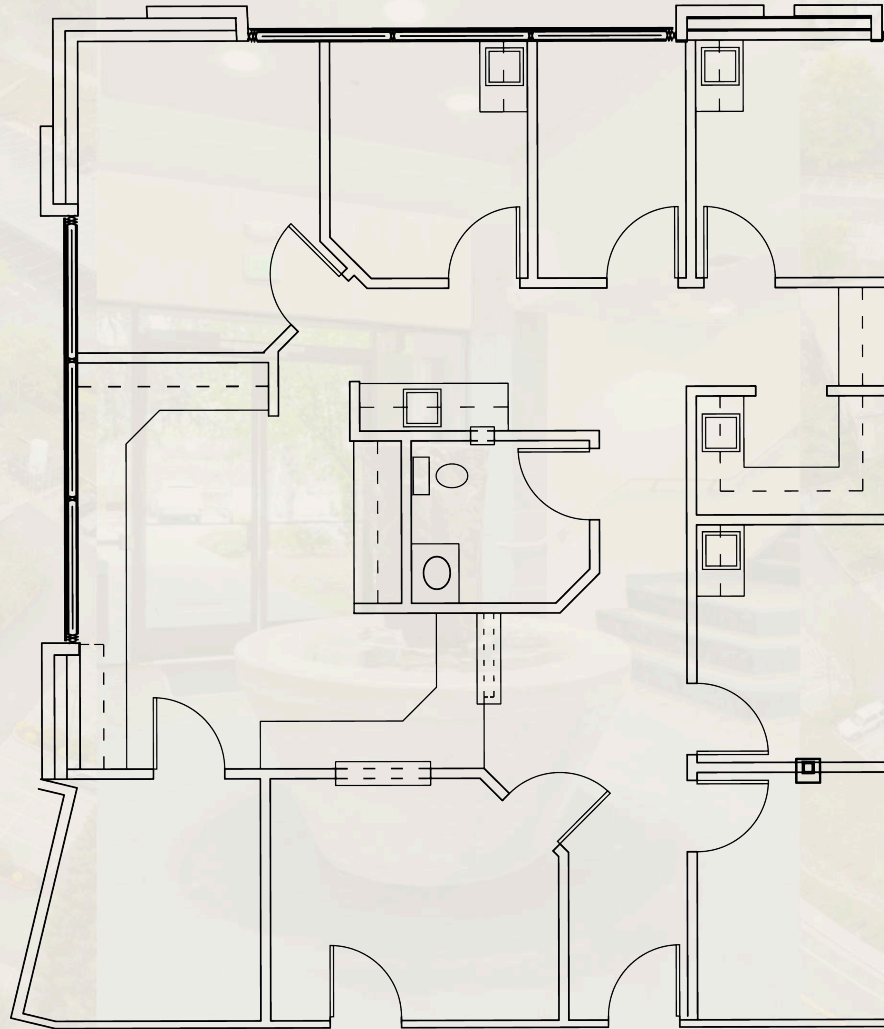
- Turn-key, recently remodeled medical office condo, move-in ready
- Premier Sierra College medical corridor location, less than two minutes from Sierra Nevada Memorial Hospital
- 2023 remodel with modern finishes, efficient floor plan with exam rooms, nurses stations, reception, and practitioner offices
- OA-managed exterior, structure, parking, and common areas
- Rare owner-user opportunity on Sierra College Drive in a high barrier to entry market

**PROPERTY DETAILS**

<b>Address</b>	300 Sierra College Dr, Ste 250
<b>City / State</b>	Grass Valley, CA 95945
<b>Square Footage</b>	1,740 SF
<b>Building SF</b>	36,000 SF
<b>Year Built</b>	2001
<b>Remodeled</b>	2023
<b>Floor</b>	2nd Floor
<b>Offering Price</b>	\$525,000
<b>Price / SF</b>	\$302/SF



**SUITE 250 | 2ND FLOOR | 1,740 SF**



## MARKET & LOCATION

The Sierra College medical corridor benefits from its proximity to Sierra Nevada Memorial Hospital, a Dignity Health facility and the primary acute-care center for the region, and the resulting concentration of medical practitioners has made it one of the most highly sought-after addresses for medical users in Western Nevada County. Vacancy along the corridor is extremely tight and owner-user purchase opportunities are uncommon.

High construction costs, limited developable land, and a lengthy entitlement process present meaningful barriers to new product coming online, making existing condominiums along Sierra College Drive highly sought after by practitioners looking to own rather than lease. The Property offers the purchaser long-term cost certainty, equity accumulation, and a premier address within the region's established medical hub.

## ABOUT GRASS VALLEY, CA

Grass Valley is the primary commercial and healthcare hub of Western Nevada County, serving a trade area of approximately 60,000 residents spanning the communities of Grass Valley, Nevada City, Penn Valley, Lake of the Pines, and other surrounding communities. Located approximately 60 miles northeast of Sacramento via Highway 49 and Interstate 80, the city functions as the economic center of the western slope of the Sierra Nevada foothills.

The local economy is anchored by healthcare, government, technology, and tourism. Major employers include the County of Nevada, Nevada Irrigation District, Sierra Nevada Memorial Hospital, and several leading digital media technology companies — including AJA Video, Telestream, and Grass Valley (formerly the Grass Valley Group) — that have established Western Nevada County as a recognized hub for professional broadcast and digital media products serving clients such as ESPN, Disney, and Comcast. The region's historic Gold Rush heritage, proximity to outdoor recreation, and quality of life continue to attract residents and businesses to the area.



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Accelerating success.

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EXCLUSIVELY ADVISED BY

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