

OFFERING MEMORANDUM



**For Sale:**

1035-1043 Sutton Way, Grass Valley, CA 95945



## Exclusively Listed By:

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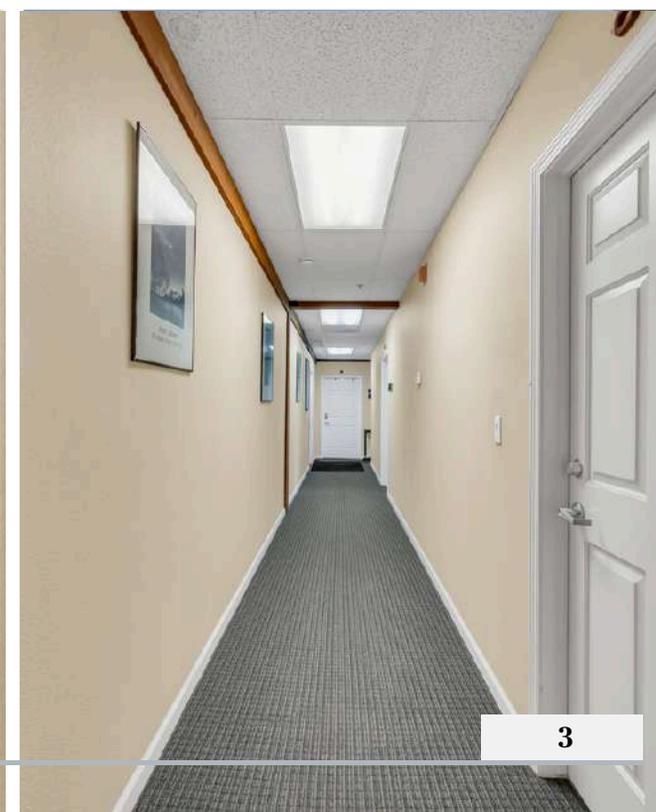
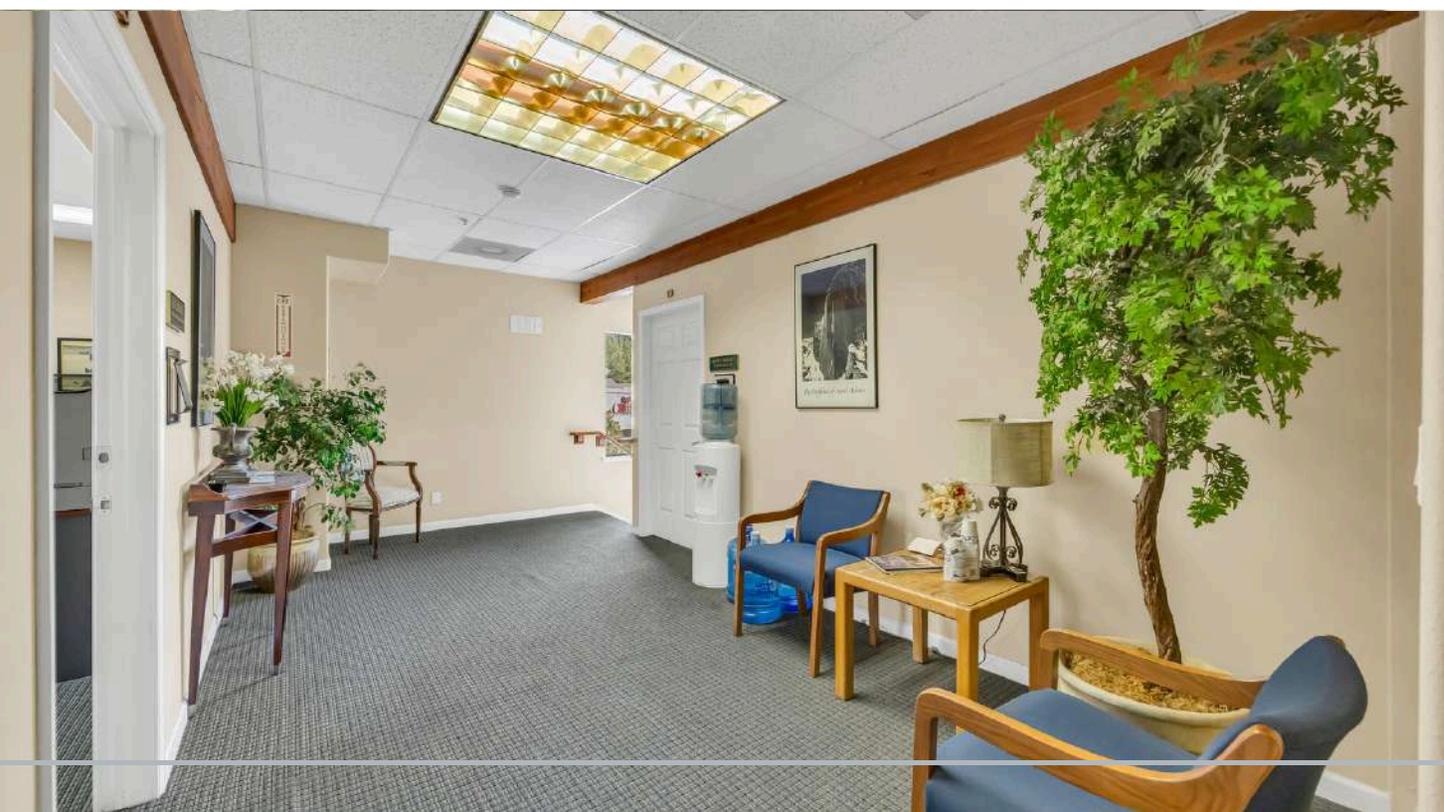
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1035 - 1043 Sutton Way//ADDITIONAL PHOTOS





## OFFERING SUMMARY - INVESTMENT



Listing Price  
**\$1,600,000**



Price/SF  
**\$232.56**

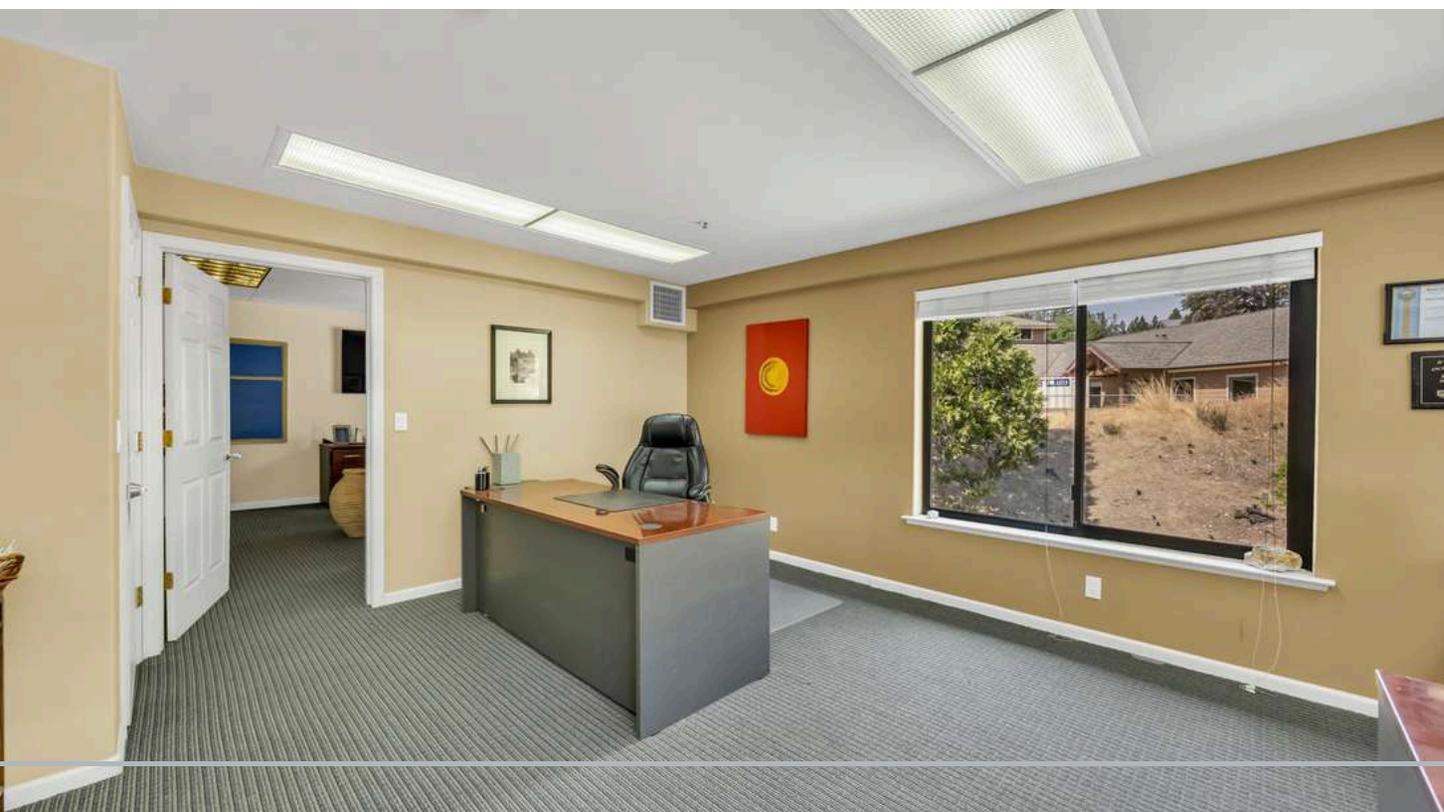
### FINANCIAL

Listing Price	\$1,600,000
NOI	\$71,297.32
Price/SF	\$174.27

### OPERATIONAL

Net Rentable Area	±6,880 SF
Lot Size Year	±26,136 SF (±0.60 AC)
Built/Renovated	1980





# 1035-1043 Sutton Way

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## INVESTMENT OVERVIEW

Portfolio Real Estate is proud to present 1035 Sutton Way, a rare and highly desirable investment opportunity in the heart of Grass Valley. This 84.7% leased multi-tenant office/retail building features 5 stable, income-producing units, providing immediate and reliable cash flow. Offering prime visibility and consistently strong tenant demand, this property delivers convenient access to local amenities and major routes—making it a turnkey investment in a thriving location.

Situated approximately 6 miles from California State Route 174 (SR 174), which connects Grass Valley to Interstate 80 in Colfax, the property benefits from excellent regional connectivity, enhancing its appeal for businesses and investors seeking easy access to major highways.

## INVESTMENT HIGHLIGHTS

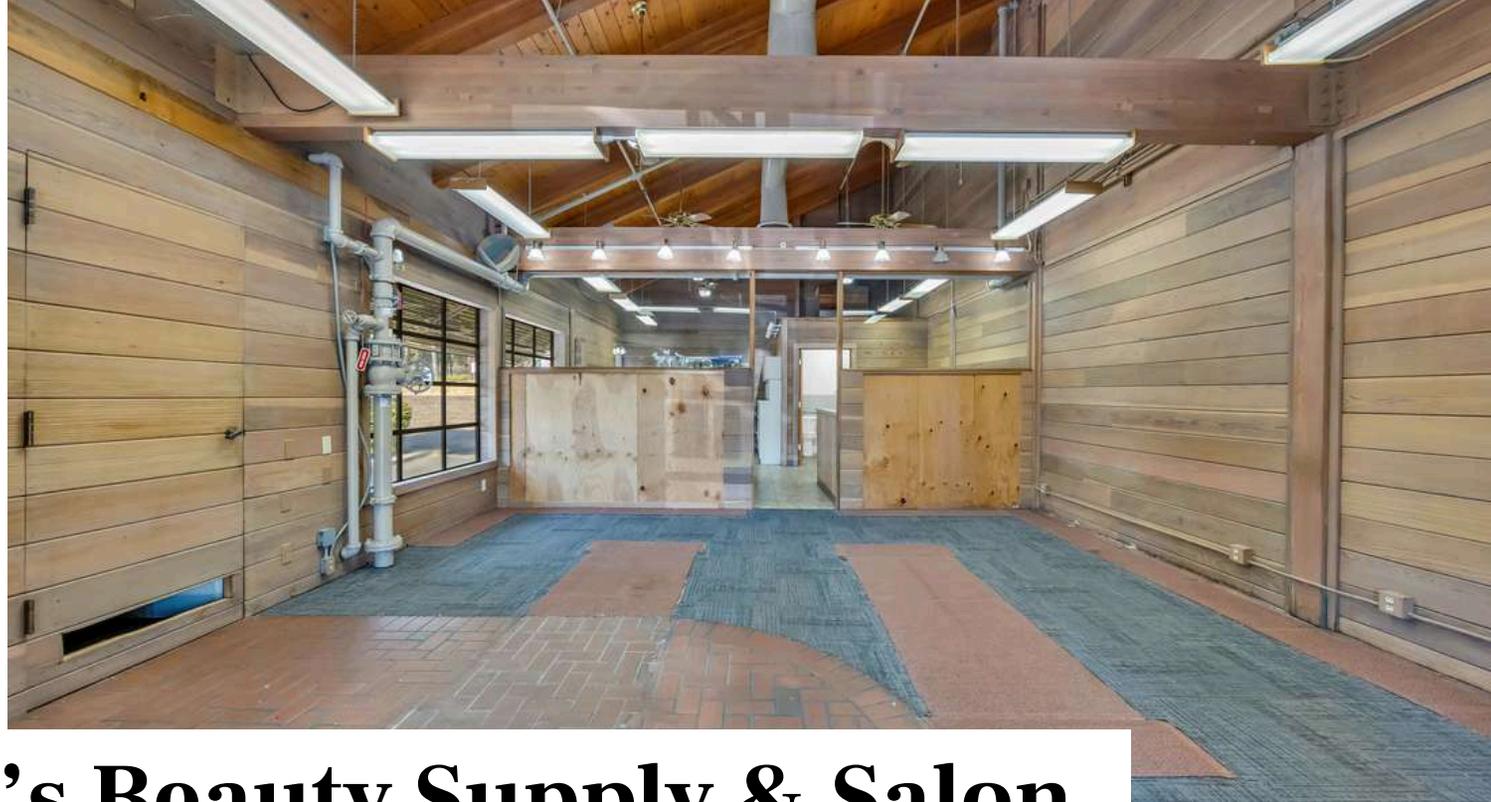
The 6 units range from ±600 SF to ±2,000 SF

The property has a mix of executive offices and retail suites

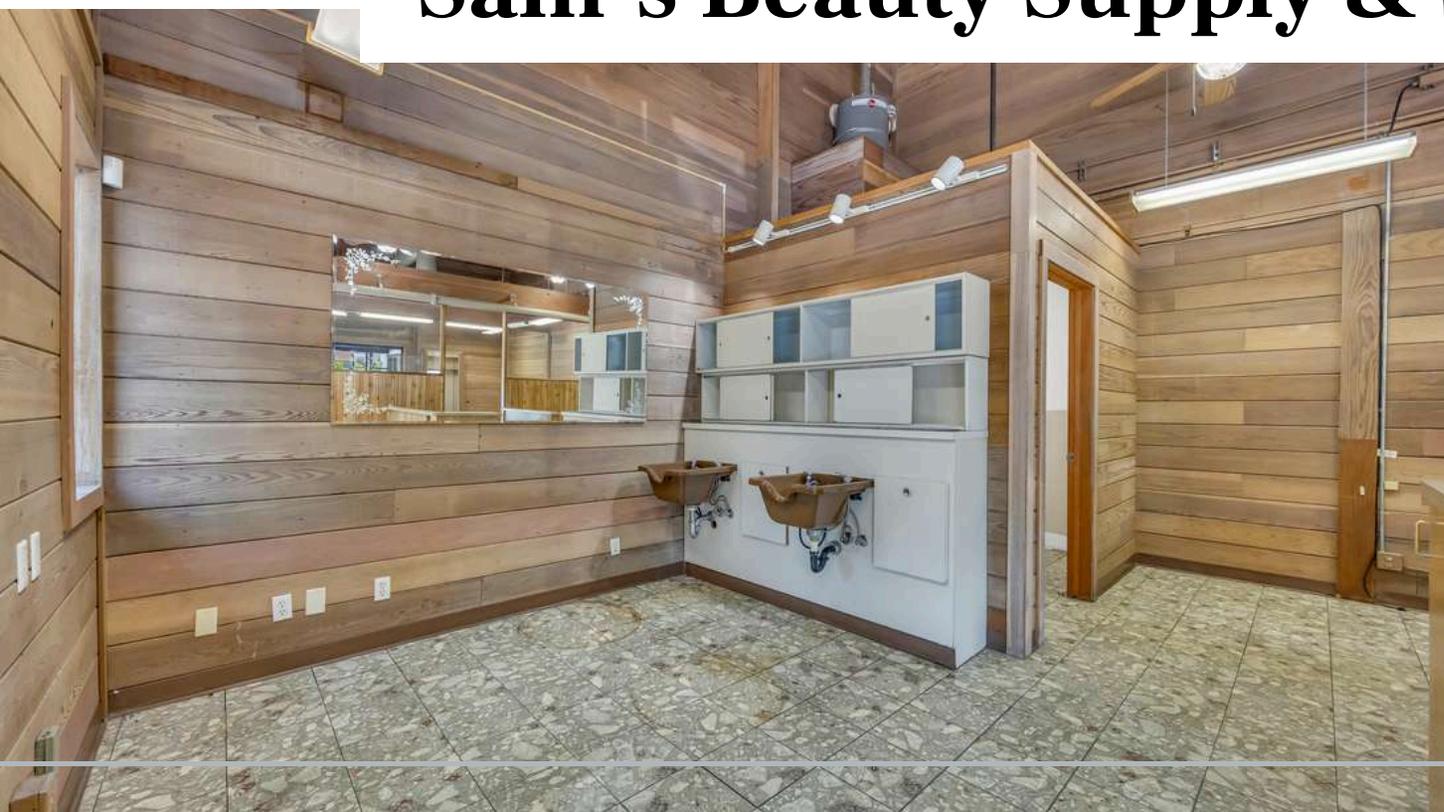
Low Maintenance landscaping with abundant parking

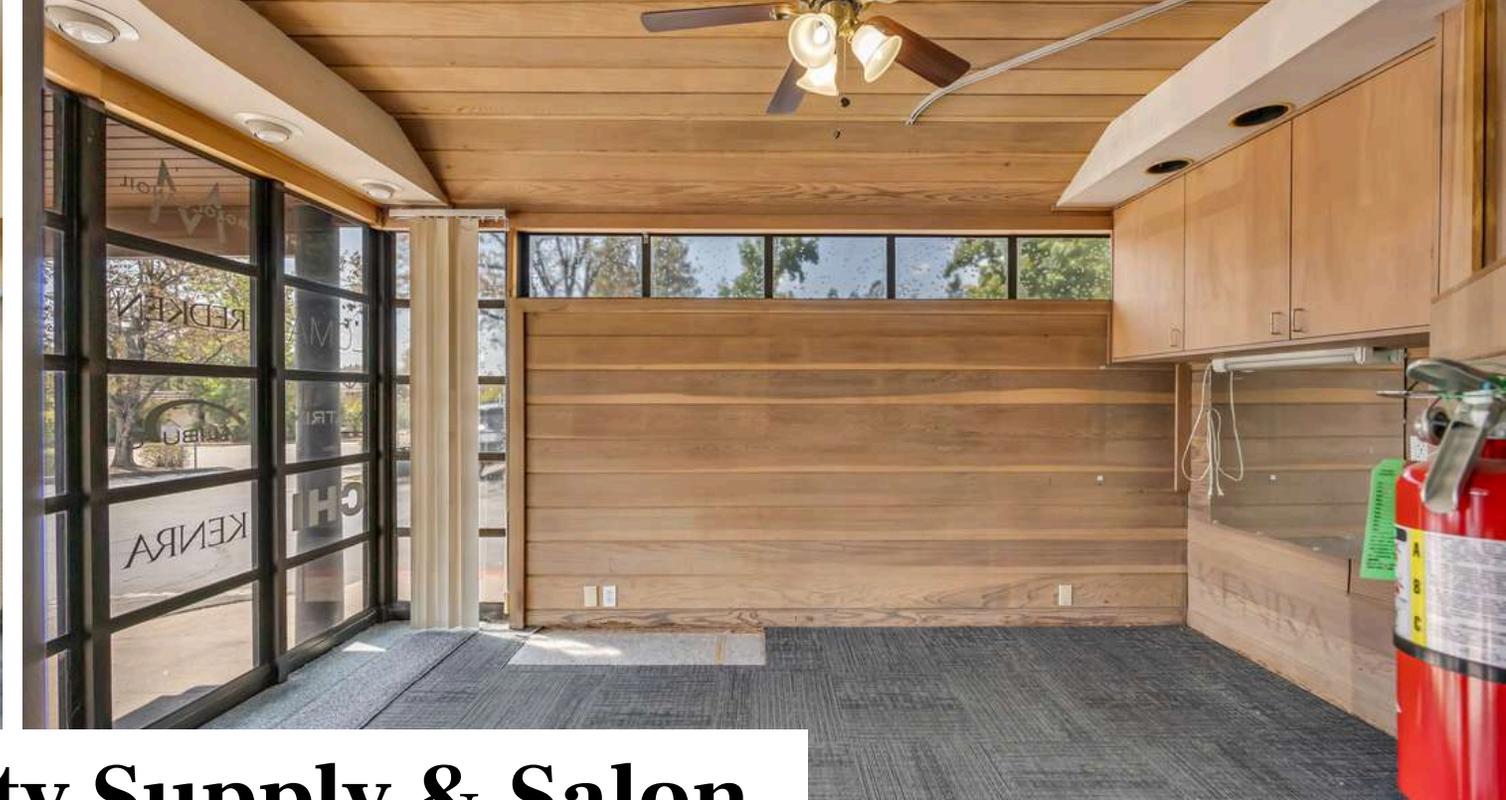
Close proximity to many amenities

Clean and safe neighborhood

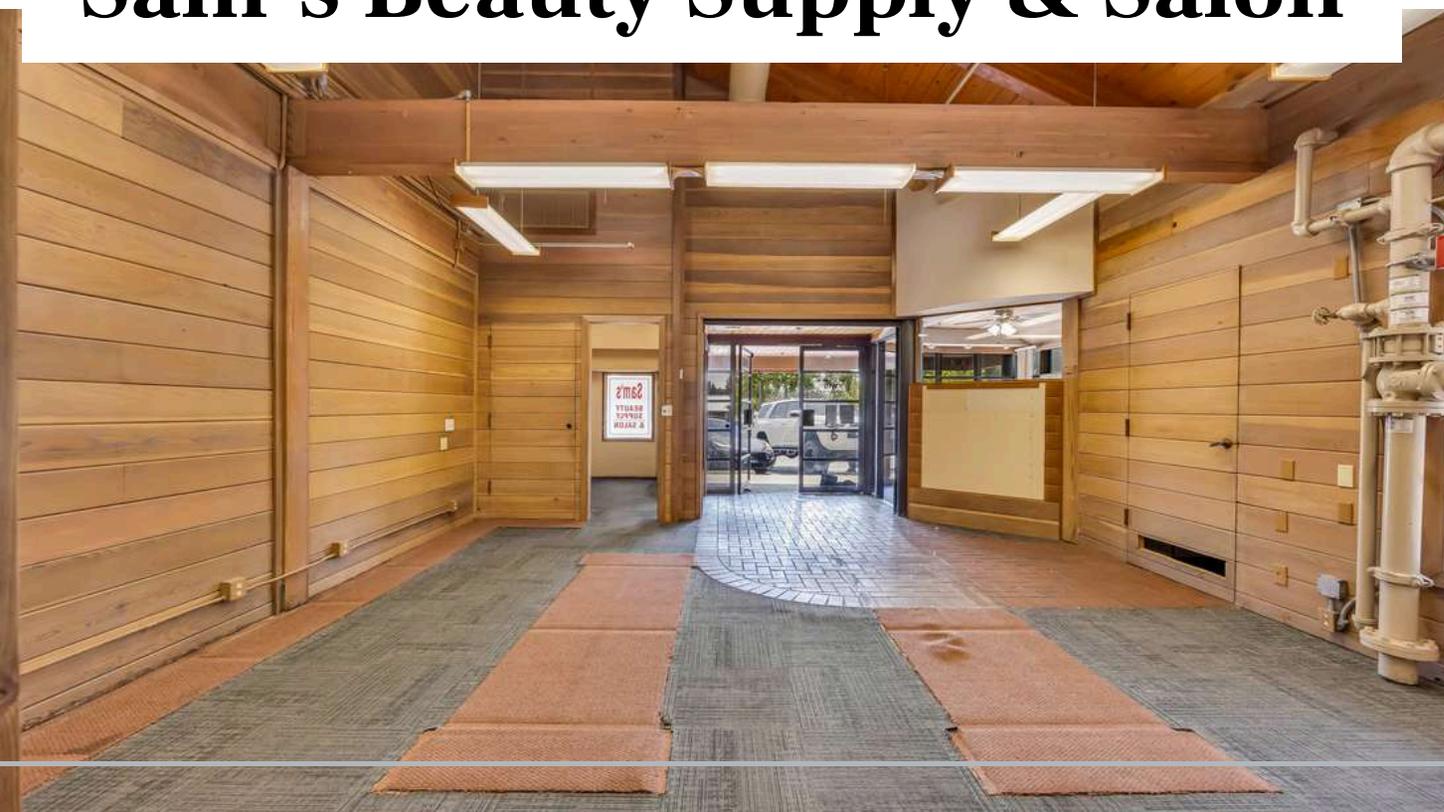


# Sam's Beauty Supply & Salon





# Sam's Beauty Supply & Salon



## 1035-1043 Sutton Way//PROPERTY DETAILS

### SITE DESCRIPTION

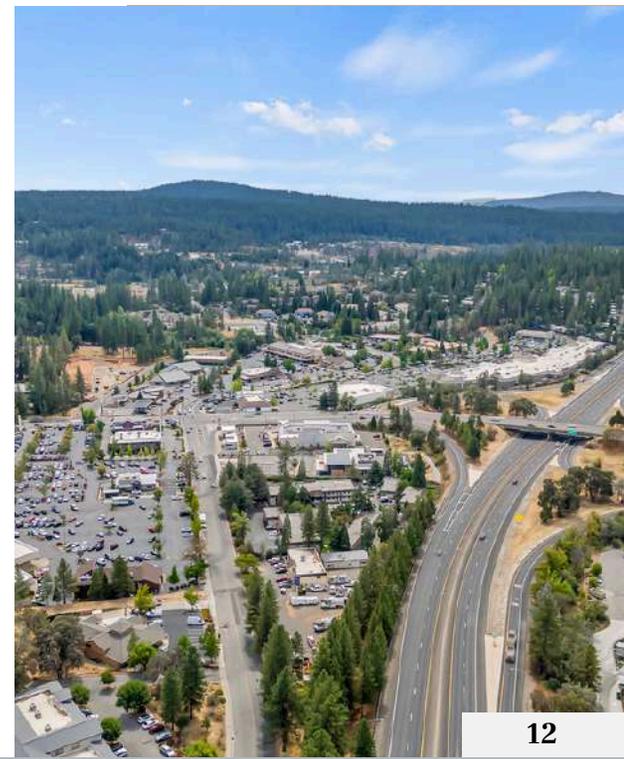
Assessors Parcel Number	035-400-050-000
Zoning	Commercial
Floors	1.5
Year Built	1980
Net Rentable Area	6,880 SF
Load Factor	
Parking Spaces	48
Parking Ratio	6.98/1,000 SF
Guest Parking	
Intersection/Cross Street	Brunswick Rd.

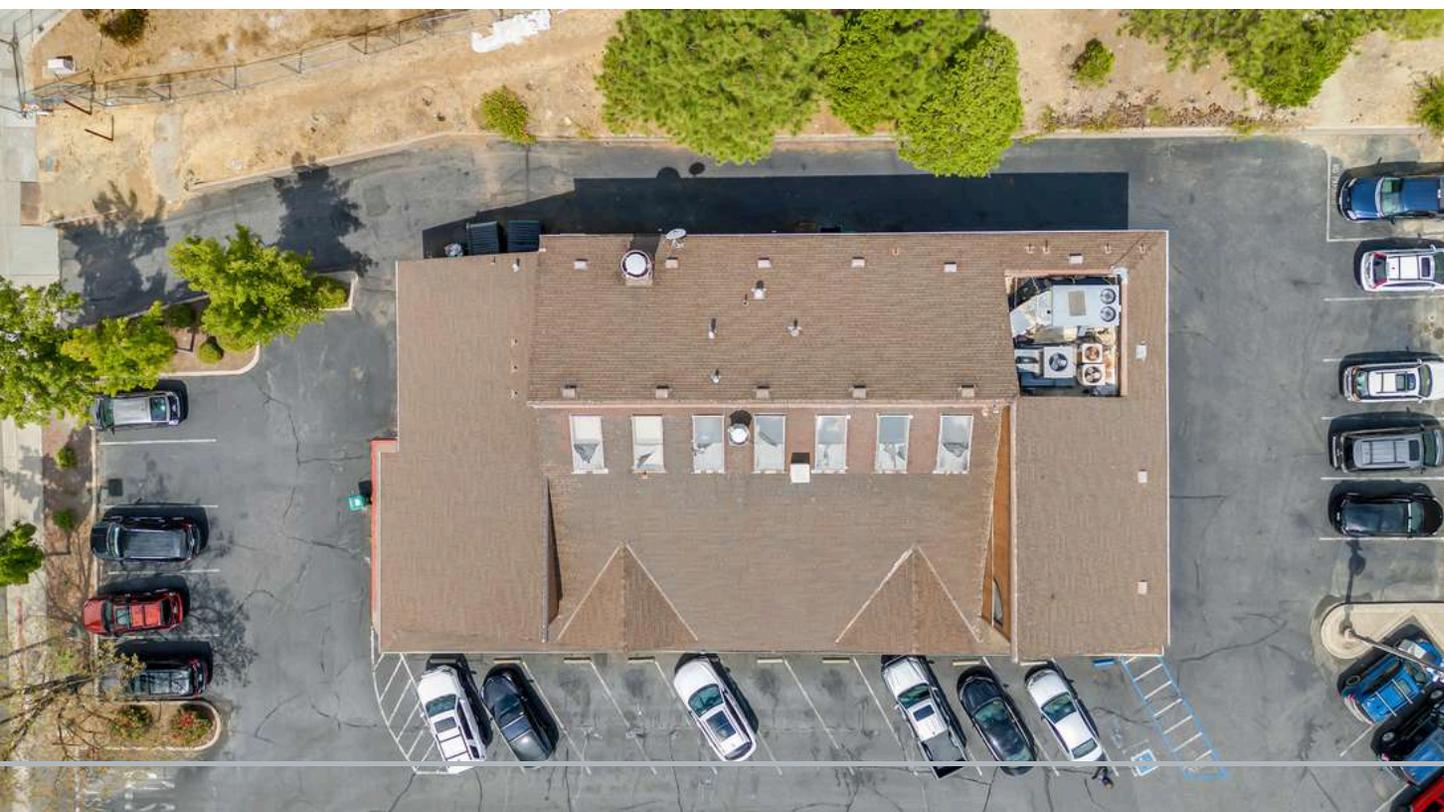
### CONSTRUCTION

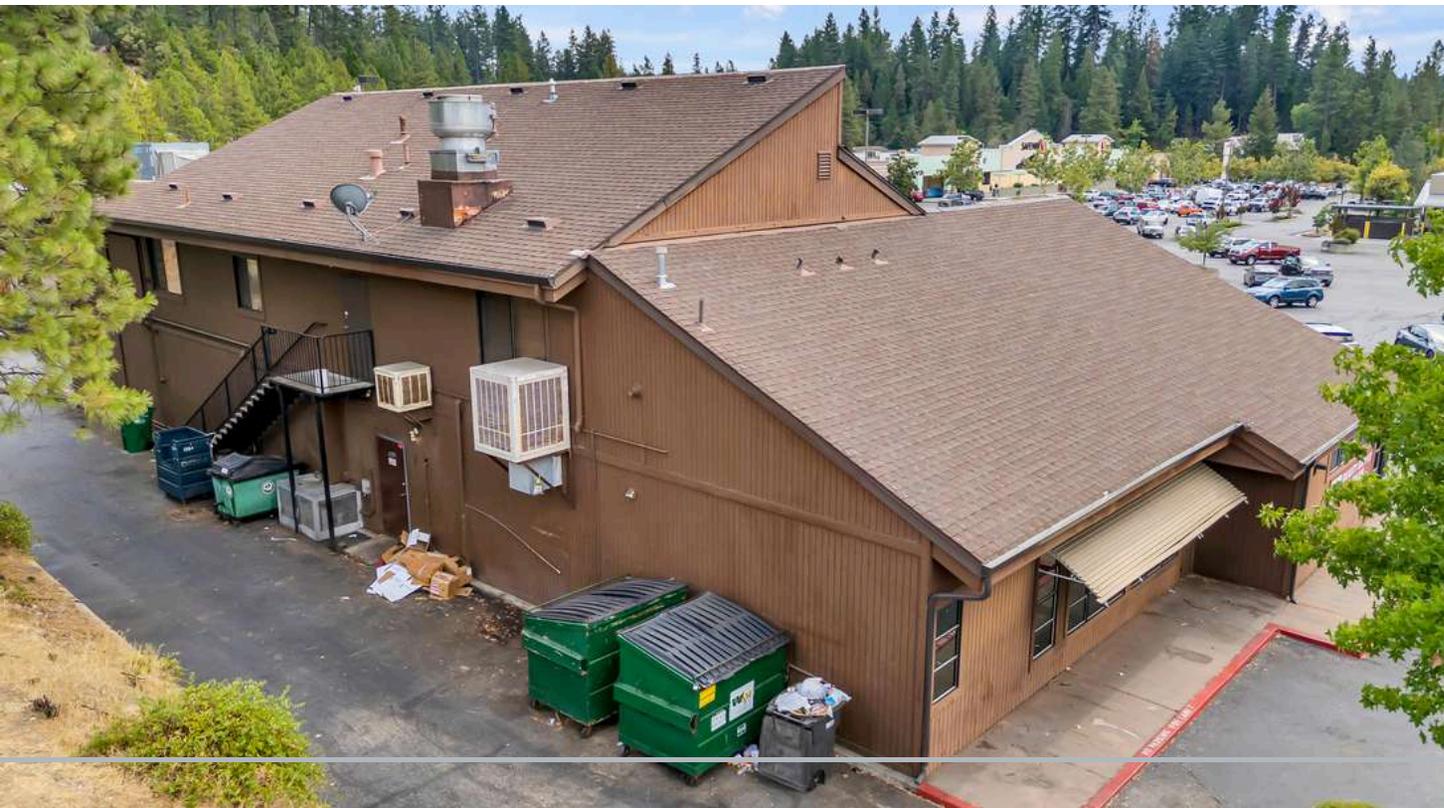
Foundation	Concrete slab
Exterior	Wood
Exterior Decks	None
Roof	Comp
Stairways	Yes

### MECHANICAL

HVAC	Yes
Elevators	None









REGIONAL MAP//1035-1043 Sutton Way



## 1035-1043 Sutton Way//RENT ROLL

As of October, 2023

Tenant Name	Suite	Square Feet	Lease Dates		% Bldg Share	NNN Per Month	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Rent Increase
			Comm.	Exp.							
10th Planet Jiu Jitsu		1,890	March 1, 2021		27.5%	\$0.55	\$17.16 PSF	\$2,702.50	\$32,430	NNN	
Former Sam's - Vacant		1,050	-	-	15.3%	-	-	-	-	-	-
Taqueria El Gaban		2,000	March 1, 2021		29.1%	\$0.55	\$27.01 PSF	\$4,501.96	\$54,023.52	NNN	3%
Coldwell Banker		720	Jan. 3, 2014		10.5%		\$14.80 PSF	\$888	\$10,656	FS	
Property Associates Management Co.		620	May 1, 2013		9.0%		\$11.61 PSF	\$600	\$7,200	FS	
Nikko		600	August 1, 2012		8.7%		\$6.77 PSF	\$350	\$4,200	FS	

Occupied Tenants: 5

Unoccupied Tenants: 1

Occupied Rentable SF: 84.7%

Unoccupied Rentable SF: 15.3%

Total Current Rents: \$108,509.52

Occupied Current Rents: \$108,509.52

Unoccupied Current Rents: \$0

Notes: