

BUILD-TO-SUIT / GROUND LEASE OPPORTUNITY

142 – 158 OLYMPIA PARK DRIVE
GRASS VALLEY | CALIFORNIA

1.87 Acres | Approximately 475 Feet of Direct Freeway Frontage (30,000+ ADT)



THE OPPORTUNITY

Tucker Commercial is pleased to present a build-to-suit / ground lease opportunity in the most sought-after retail location in western Nevada County. 142-158 Olympia Park Drive (the “Site” or “Olympia Park”) is comprised of two legal parcels totaling 1.87 acres of prime developable land located in the Brunswick Basin of Grass Valley, California, which serves as the main commerce area for a population base of over 100,000 people spread across several municipalities and unincorporated areas of western Nevada County. The Site is zoned C-2 (see the below link to the City of Grass Valley’s Development Code) and features approximately 475 feet of direct freeway frontage on highway 49/20 with an ADT of over 30,000 cars per day.

Olympia Park is situated on the southwest side of the Brunswick Road off-ramp, which is the only under-developed side of the freeway, with grocery anchored centers and free-standing drug stores/national tenants on the southeast, northwest, and northeast side of the off-ramp (see next page for an aerial photo).

The topography of the greater surrounding area along with the geographic constraints creates a high barrier to entry for new commercial developments which has resulted in a supply constrained market and extremely high performing retailers, i.e., the highest performing Grocery Outlet in Northern California and third highest performing Safeway in Northern California per Placer.AI. Olympia Park represents the best developable site in the Brunswick Basin for a user between 10,000 – 25,000 square feet (higher density for hospitality of mixed-use developments) due to its size, in-place utilities and favorable zoning.

Potential uses within the C2 zone encompass retail, mixed-use retail, medical office and hospitality amongst many other. Olympia Park would also lend itself well to an infill industrial use such as last mile distribution, outdoor industrial storage or equipment rental, but would require a zone change. The Site is currently comprised of five buildings which total 9,535 square feet with short term leases allowing for a relatively quick development process.

City of Grass Valley Development Code:

https://library.municode.com/ca/grass_valley/codes/code_of_ordinances?nodeId=TIT17DECO

THE AREA

Grass Valley is a beautiful gold-rush era town that is situated in the foothills of the Sierra Nevadas, and it is a one-hour drive to both Sacramento and Tahoe, a two and a half hour drive to San Francisco, and a ninety minute drive to Reno. Grass Valley is known for its high quality of life driven by abundant outdoor activities, its vibrant art scene and proximity to Tahoe, Sacramento, and the Bay Area,

See page four for the area’s demographics.



THE SITE'S SURROUNDING AREA



ESTABLISHED NATIONAL OR REGIONAL TENANTS

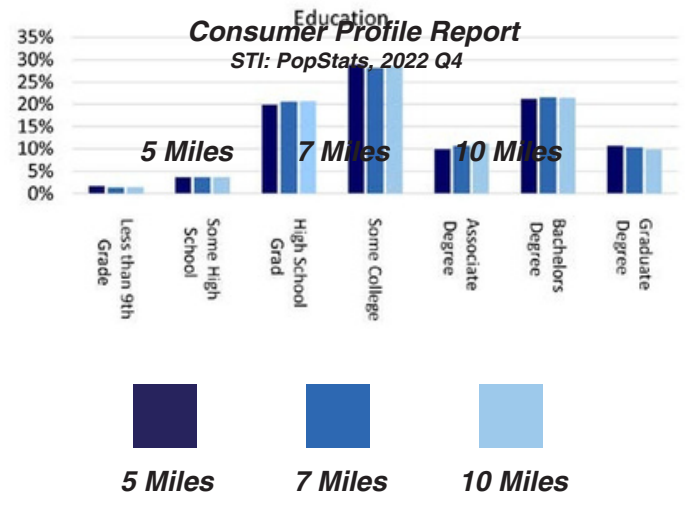
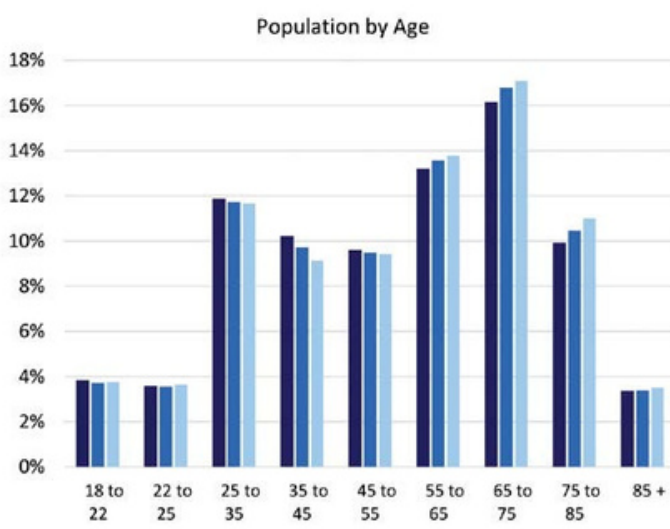
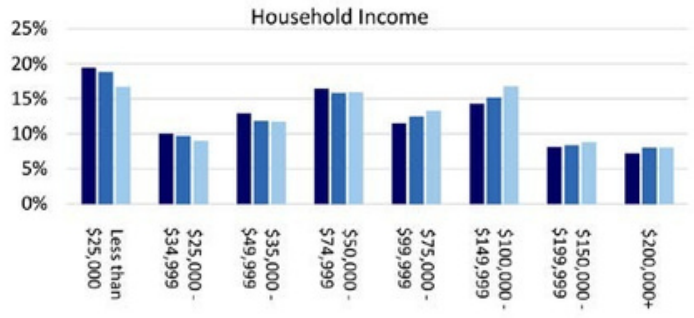
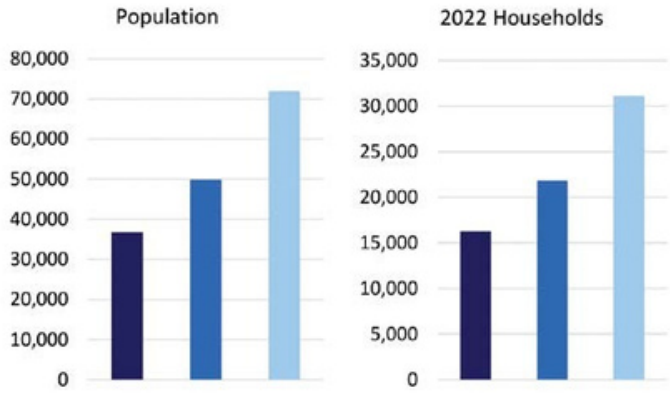
- 1 Fowler Center — 200,960 SF**
Save-Mart and B&C Hardware (True Value) anchored neighborhood center with a new Dutch Bros Coffee drive-through
- 2 Gold Country Shopping Center — 123,000 SF**
Safeway and CVS anchored neighborhood center
- 3 Walgreens — 14,554 SF**
On the corner of Brunswick Road and Sutton Way
- 4 Glenbrook Shopping Center — 112,472 SF**
Grocery Outlet, Rite Aid and Staples anchored neighborhood center with strong mix of inline tenants, including Panda Express, Round Table Pizza, Great Clips, and Anytime Fitness
- 5 Walgreens — 14,554 SF**
On the corner of Brunswick Road and Sutton Way

DEVELOPMENT PIPELINE

- A Dutch Bros:** Delivered April 2021 on the northwest side of the Brunswick exit.
- B Quick Quack Car Wash:** Delivered November 2023 on the northwest side of the Brunswick exit.
- C Loma Rica Ranch:** Located on the northeast side of the Brunswick exit, Loma Rica Ranch is an approved development of 700 dwelling units and 168,000 SF of commercial space on Phase I, which is comprised of 235 residential units. It is currently under construction.
- D Timberwood Estates:** Also located on the northeast side of the Brunswick exit, Timberwood Estates is a 45-lot residential development that is almost fully built out/sold.
- E Holiday Inn Express:** Proposed three story, 80 room Holiday Inn Express located on the northeast side of the Brunswick exit. The project was recently approved by Grass Valley's Design Review Committee and will be moving into final approvals in early 2024.

AREA DEMOGRAPHICS

Consumer Profile Report | STI: PopStats, 2022 Q4



*Reassessed taxes

CONCEPTUAL DRAWING — RETAIL

SITE DATA



- APN: 035-320-044
- LOT SIZE: 1.10 AC
- ZONING: C-2



- APN: 035-320-045
- LOT SIZE: 0.77 AC
- ZONING: C-2

RETAIL (1 SPACE PER 250 SF)

18,215 = 72.86 SPACES REQUIRED

73 SPACES PROPOSED



OLYMPIA PARK DRIVE

CONCEPT EXHIBIT 2



NOVEMBER 2025 SCALE 1" = 20'



CONCEPTUAL DRAWING — EQUIPMENT RENTAL / INDUSTRIAL OUTDOOR STORAGE

SITE DATA	
LOT 1	- APN: 035-320-044 - LOT SIZE: 1.10 AC - ZONING: C-2
LOT 2	- APN: 035-320-045 - LOT SIZE: 0.77 AC - ZONING: C-2

EQUIPMENT RENTAL (OFFICE)(1 SPACE PER 200 SF)
1,224 = 4.08 SPACES REQUIRED

(1 SPACE PER EACH 500 SF NOT OFFICE)
8,800 = 17.6 SPACES REQUIRED

TOTAL = 21.68 OR 22 SPACES

27 SPACES PROPOSED



OLYMPIA PARK DRIVE



CONCEPT EXHIBIT 1



NOVEMBER 2025 SCALE 1" = 20'






CONCEPTUAL DRAWING — LAST MILE DISTRIBUTION

SITE DATA	
	- APN: 035-320-044 - LOT SIZE: 1.10 AC - ZONING: C-2
	- APN: 035-320-045 - LOT SIZE: 0.77 AC - ZONING: C-2

WHOLESALE AND DISTRIBUTION (1 SPACE PER 500 SF)
20,240 SF

TOTAL = 40.48 OR 41 SPACES

47 SPACES PROPOSED

-  STANDARD PARKING SPACE (27)
-  COMPACT PARKING SPACE (4)
-  TRUCK SPACE (28' - 40' TYP) (16)





OLYMPIA PARK DRIVE


CONCEPT EXHIBIT 4



CONCEPTUAL DRAWING — LAST MILE DISTRIBUTION

SITE DATA	
	- APN: 035-320-044 - LOT SIZE: 1.10 AC - ZONING: C-2
	- APN: 035-320-045 - LOT SIZE: 0.77 AC - ZONING: C-2

WHOLESALE AND DISTRIBUTION (1 SPACE PER 500 SF)
20,000 SF
TOTAL = 40 SPACES
44 SPACES PROPOSED

-  STANDARD PARKING SPACE (21)
-  COMPACT PARKING SPACE (2)
-  TRUCK SPACE (28' - 40' TYP) (21)



OLYMPIA PARK DRIVE

CONCEPT EXHIBIT 2





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