

246 SOUTH CHURCH STREET

GROUND FLOOR

GRASS VALLEY, CA 95945

Large, Adaptable Downtown Space with Existing Assembly Entitlements in Place

AVAILABLE

±3,912 SF

ZONING

NC-Flex

ENTITLEMENT

Assembly CUP

LEASE RATE

\$4,000/MO MG

The Opportunity

Tucker Commercial is pleased to present the ground floor of 246 South Church Street for lease. The available space consists of approximately 3,912 square feet and is ideally located within the downtown Grass Valley core, just three blocks from Mill Street Plaza and within walking distance of restaurants, retail, government offices, and other downtown amenities.

Most recently occupied by a church, the space benefits from an existing Conditional Use Permit (CUP) allowing church and assembly use — an excellent opportunity for religious organizations, educational users, nonprofits, community-serving organizations, or other assembly-oriented tenants. The flexible floor plan and NC-Flex zoning also provide potential for a variety of alternative commercial uses, subject to tenant requirements and applicable City approvals.

The space has been well maintained and offers a functional layout that can accommodate a range of occupancy types. The central downtown location provides convenient access for employees, customers, clients, and congregants alike, while benefiting from the character and walkability that define downtown Grass Valley.

A rare opportunity to lease a large, highly adaptable downtown space with existing assembly entitlements in place — offering tenants flexibility, visibility, and a strategic location within one of Nevada County's most vibrant commercial districts.



Property Details

Available	Ground Floor
Available SF	±3,912 SF
Lease Rate	\$4,000/MO · ±\$1.02/SF/MO
Lease Type	Modified Gross
Zoning	NC-Flex
Existing Use	Church / Assembly
Entitlement	Conditional Use Permit (CUP) in place
Location	Downtown Grass Valley core
Proximity	3 blocks to Mill Street Plaza
APN	008-364-011-000
Available	Immediately

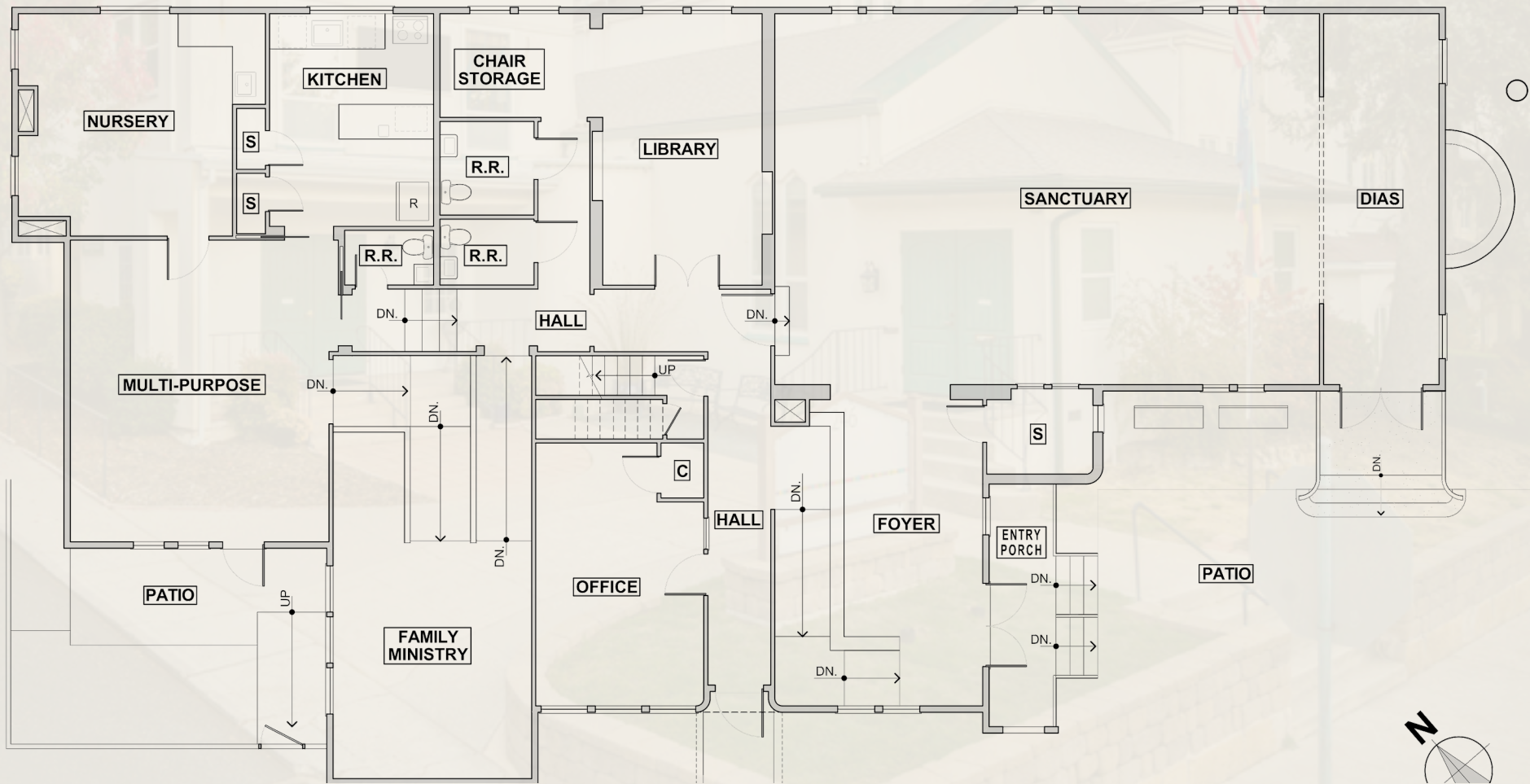
Highlights

- Existing CUP for church & assembly use in place
- Vaulted assembly hall with exposed wood trusses
- Multi-purpose rooms, library, full kitchen & multiple restrooms
- NC-Flex zoning — broad alternative-use potential
- Downtown core — walk to restaurants, retail & government offices



Ground Floor Plan

±3,912 SF · Existing layout — Sanctuary, Multi-Purpose, Library, Kitchen, Office & Family Ministry · Not to scale





246 SOUTH CHURCH STREET · GROUND FLOOR · GRASS VALLEY, CA

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