

873 SUTTON WAY

Gold Country Center · Brunswick Basin · Grass Valley, California



AVAILABLE

±1,200 SF

LEASE RATE

\$2.20/SF/MO NNN

TYPE

End Cap Retail / Restaurant

OCCUPANCY

Immediate

Former Port of Subs end cap in the Safeway- and CVS-anchored Gold Country Center — food-service infrastructure and all fixtures included. Brunswick Road at Sutton Way — the busiest intersection in western Nevada County.

873 Sutton Way, Grass Valley

End Cap Retail · Gold Country Center · Safeway & CVS anchored

Tucker Commercial is pleased to present 873 Sutton Way — approximately 1,200 square feet of end cap retail space within Gold Country Center, a Safeway- and CVS-anchored shopping center at the heart of Grass Valley's Brunswick Basin. The Basin is the dominant retail trade area for western Nevada County, serving a trade area of approximately 80,000 people. The center fronts the intersection of Brunswick Road and Sutton Way — the busiest intersection in western Nevada County — one quarter mile from the Highway 49/20 interchange.

The suite was most recently occupied by Port of Subs and retains much of its food-service infrastructure. All fixtures are included in the lease, among them the refrigerated sandwich and condiment bar, the stainless service line, prep counters and sinks, and the dining tables and chairs. A quick-service or to-go food operator can take occupancy with limited additional capital and a correspondingly short path to opening.

The end cap position carries the visibility and signage exposure of a corner suite, and the space suits general retail and service uses equally well. Customer draw is supported by the anchors and pad tenants within and adjacent to the center — Safeway, CVS, AutoZone, Sleep Shop and Flour Garden Bakery among them — and by the surrounding grocery-anchored centers that make the Basin the region's primary shopping destination. The Safeway anchor is among the top-performing stores in Northern California.

HIGHLIGHTS

- End cap suite in a Safeway- and CVS-anchored center, the dominant retail node in the Brunswick Basin.
- Former Port of Subs with much of its food-service infrastructure in place — all fixtures are included in the lease.
- Brunswick Road and Sutton Way is the busiest intersection in western Nevada County, one quarter mile from the Highway 49/20 interchange.
- ±35,500 AADT on Highway 49/20 at Brunswick Road (Caltrans), ±26,869 VPD on Brunswick Road and ±12,519 VPD on Sutton Way at the subject frontage.
- Serving a trade area of approximately 80,000 people across western Nevada County.

CENTER & PAD CO-TENANCY

Safeway · CVS · AutoZone · Sleep Shop · Flour Garden Bakery

Safeway is a top-performing Northern California store

LEASE SUMMARY

AVAILABLE	±1,200 SF
LEASE RATE	\$2.20/SF/MO NNN
ESTIMATED NNN	±\$0.63/SF/MO
PROPERTY TYPE	End Cap Retail / Restaurant
CENTER	Gold Country Center
ANCHORS	Safeway · CVS
PRIOR USE	Port of Subs — fixtures included
OCCUPANCY	Immediate



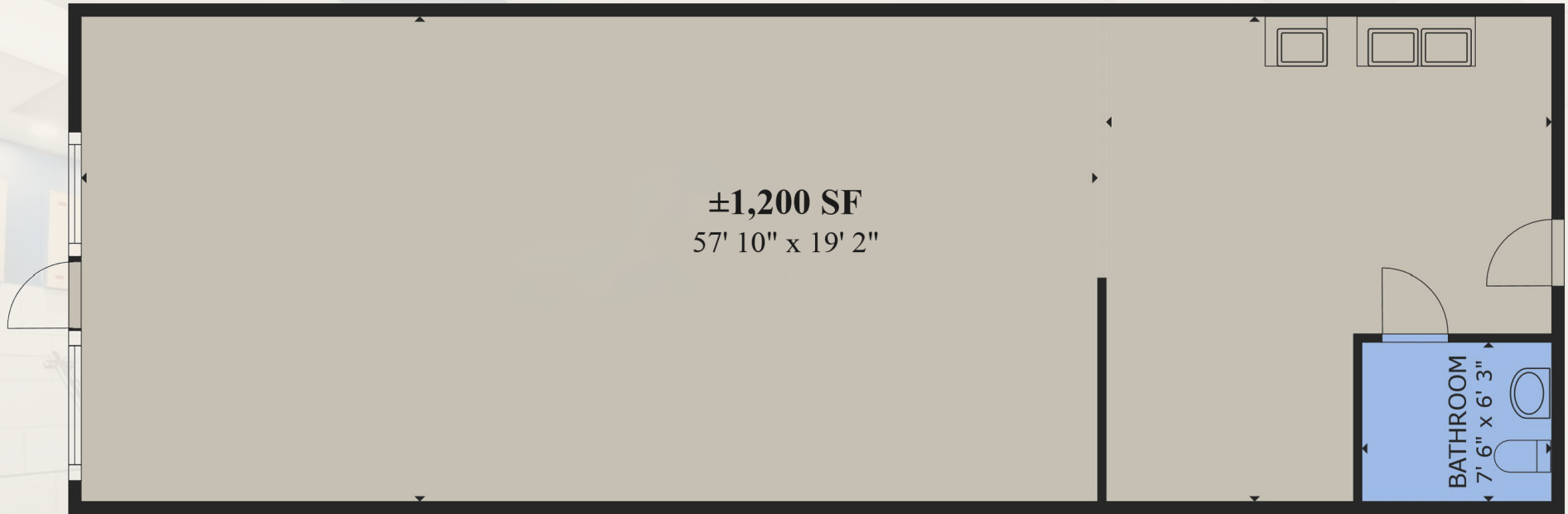


BRUNSWICK ROAD & SUTTON WAY — BUSIEST INTERSECTION IN WESTERN NEVADA COUNTY

Hwy 49/20 · 35,500 AADT | Brunswick Rd · 26,869 VPD | Sutton Way · 12,519 VPD

Hwy 49/20 count per Caltrans Traffic Census, station "Brunswick Road," Route 20 PM 14.797. Brunswick Road and Sutton Way counts per Tucker Commercial Brunswick Basin trade-area data; Nevada County Transportation Commission separately reports 15,300 ADT on Brunswick Road southwest of Sutton Way. Aerial photography August 2026.

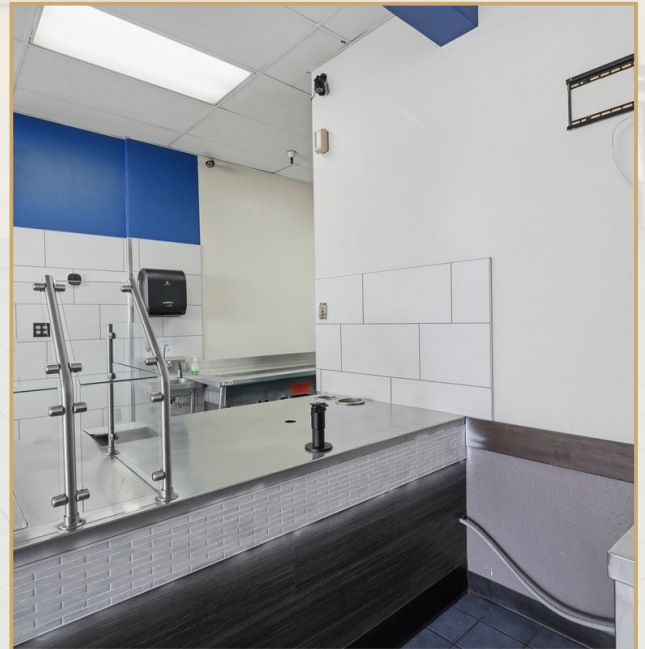
±1,200 SF End Cap — Open Envelope, Storage and Restroom



Dimensions approximate. Restroom 7'6" x 6'3".

FIXTURES INCLUDED IN THE LEASE

- Refrigerated sandwich and condiment bar
- Dining tables and chairs
- Stainless steel service line
- Storage room with shelving
- Prep counters and stainless sinks
- Restroom





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Gold Country Center · Grass Valley, California

±1,200 SF · \$2.20/SF/MO NNN

Tyson Tucker

Principal

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