

Nicolaus Tavern

979 Nicolaus Avenue • Nicolaus, CA 95659 • Sutter County

REAL ESTATE & BUSINESS SOLD TOGETHER — OFFERED AT

\$560,000

1,410± SF

BUILDING

0.96± AC

PARCEL

1959

YEAR BUILT

Turnkey

RE + BUSINESS

01 Investment Overview

PDF, powered by eXp Commercial ("PDF"), is pleased to present the Nicolaus Tavern at 979 Nicolaus Avenue — an established, operating tavern and its real estate, offered as a single sale at \$560,000. The real estate and the business convey together; the business is not available for purchase separately from the real estate.

The offering pairs a ±1,410-square-foot commercial building on a ±0.96-acre parcel with the going-concern business. Inside is a full-length bar, a game/pool room, and multiple TVs; outside is a large fenced concrete patio with picnic seating for events and overflow. Fronting Nicolaus Avenue near the Garden Highway and CA-99 corridor, the property suits an owner-operator or investor. Business financials and license are available upon NDA.

\$560,000

REAL ESTATE +
BUSINESS

1,410± SF

BUILDING

0.96± AC

PARCEL

1959

YEAR BUILT

02 Property Highlights

- Real estate and operating business offered together at \$560,000
- ±1,410 SF commercial building on a ±0.96-acre parcel (APN 033-153-018-000)
- Established tavern — full bar, pool/game room, multiple TVs, walk-in coolers
- Large fenced concrete patio with picnic seating for events & overflow
- ADA-style ramp access and on-site frontage parking
- Freestanding pole sign with high visibility on Nicolaus Avenue
- Commercial (General) use; single-tenant, owner-user friendly layout
- Near the Garden Highway & CA-99 corridor
- Business conveys with the real estate — not sold separately



Subject property — street frontage & outdoor patio

03 The Business

Established, operating tavern — conveys with the real estate



Interior: a full-length granite-topped bar with corrugated-metal facing, fixed bar seating, a pool/game room, wall-mounted TVs, coolers, and a neighborhood-tavern atmosphere. The business conveys with the real estate and is not sold separately; details to qualified parties upon NDA.

| The Opportunity

The Nicolaus Tavern is an established going concern that conveys with the real estate as a single offering at \$560,000. The business is not available for purchase separately from the real estate. Detailed business information — including financials, alcohol license type and transfer, equipment, and inventory — is available to qualified parties upon execution of a non-disclosure agreement.

\$65,000

BUSINESS

\$495,000

REAL ESTATE

\$560,000

REAL ESTATE + BUSINESS

Financials

UPON NDA

04 The Real Estate & Site

The real estate is offered together with the operating business as a single transaction at \$560,000; the business is not sold separately from the real estate. The improvements comprise a ±1,410-square-foot single-story commercial building (built 1959) sited on a ±0.96-acre parcel. The interior is configured as a bar and game room; the exterior features a large fenced concrete patio with picnic seating, a freestanding pole sign, and street frontage parking along Nicolaus Avenue. The generous lot leaves room for outdoor events, expanded seating, or future improvement, subject to Sutter County approvals and buyer due diligence.

\$560,000

SALE PRICE

1,410± SF

BUILDING

0.96± AC

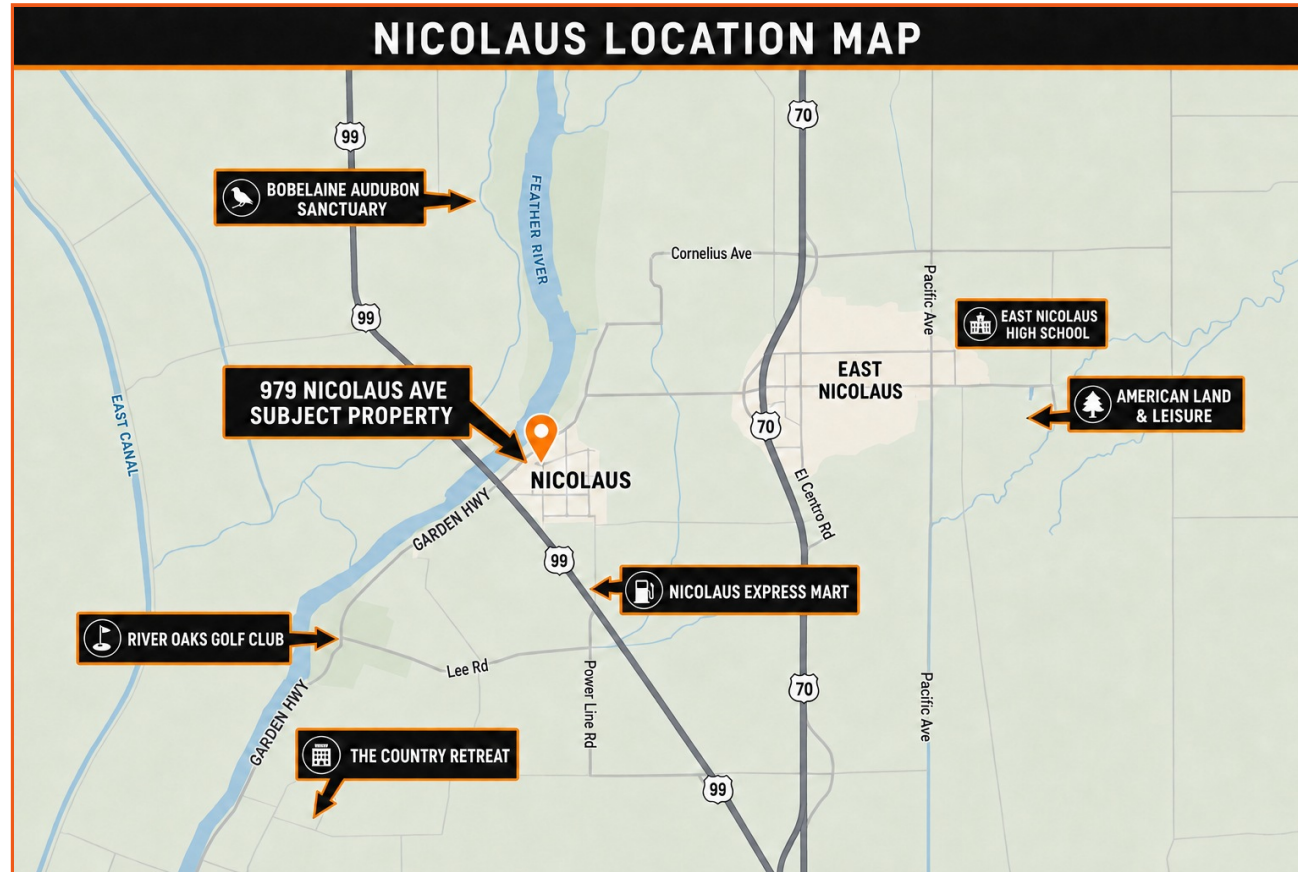
PARCEL

1959

YEAR BUILT



05 Location & Trade Area



CA-99 NEARBY CORRIDOR	Garden Hwy LOCAL ROUTE	~25 min TO SACRAMENTO	~15 min TO YUBA CITY	Sutter Co. JURISDICTION
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| The Location

Nicolaus is a small riverfront community in southern Sutter County, set among agricultural land near the confluence of the Feather and Sacramento Rivers. The tavern fronts Nicolaus Avenue close to the Garden Highway, with the CA-99 corridor providing regional connectivity — roughly 25 minutes south to Sacramento and about 15 minutes north to the Yuba City / Marysville area. The rural setting and highway access support a loyal local and pass-through patron base.

06 Area Demographics & Market

Rural Sutter County trade area • CoStar, 2025

\$655,063

MEDIAN HOME VALUE • 3-MI

\$123,757

AVG. HOUSEHOLD INCOME • 3-MI

\$92,307

MEDIAN HH INCOME • 3-MI

72%

OWNER-OCCUPIED • 3-MI

2025 Estimate	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$128,136	\$123,757	\$124,298
Median HH Income	\$96,874	\$92,307	\$93,627
Median Home Value	\$653,846	\$655,063	\$668,269
Median Age	45.5	46.5	44.7

The immediate trade area is rural and low-density, with high household incomes and home values for the area — a settled, ownership-oriented community rather than a growth corridor.

Within three miles, roughly 72% of households are owner-occupied, with a median age near 46 — a stable, established base.

Consumer spending within three miles totals approximately \$8.0M annually; the venue draws on both local patronage and CA-99 pass-through traffic.

Market Indicators

\$8.0M

ANNUAL CONSUMER SPENDING • 3-MI

46.5

MEDIAN AGE • 3-MI

\$668,269

MEDIAN HOME VALUE • 5-MI

\$54,833

ZIP MEDIAN HH INCOME

Source: CoStar Group, 2025. Radii measured from the subject area. Figures are estimates for diligence only.



07 For More Information

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