

GROUND LEASE OPPORTUNITY

841-857 SUTTON WAY

Out Parcel to Gold Country Center (Safeway / CVS Anchored) · Grass Valley, California

SITE AREA
±1.00 Acre

ZONING
C-2 · City of Grass Valley

TRAFFIC COUNTS
35,000+ ADT · Signalized

THE OFFERING

Tucker Commercial, as exclusive advisor, is pleased to present a rare drive-thru QSR ground lease opportunity at the busiest signalized intersection in Grass Valley, California — the dominant retail trade area for western Nevada County, serving a population of approximately 80,000 residents.

841–857 Sutton Way (the “Site”) is a ±1.00-acre out parcel to the Safeway- and CVS-anchored Gold Country Center, positioned within the established Brunswick Basin retail node. C-2 zoning and two existing buildings on short-term leases allow a swift design and redevelopment process.

SURROUNDING USES

The Site sits at the heart of western Nevada County’s primary retail hub. Three of the four grocery-anchored shopping centers in the Grass Valley area surround it — the Safeway/CVS-anchored Gold Country Center (adjacent), the Grocery Outlet- and Staples-anchored Glenbrook Center, and the Save-Mart-anchored Fowler Center — together representing approximately 451,000 SF of grocery-anchored and drug-store retail surrounding the Site. National credit tenants ring the Highway 49/20 interchange, including McDonald’s, Starbucks, Taco Bell, Burger King, KFC, AutoZone, Verizon and Chase.

INVESTMENT HIGHLIGHTS

- Busiest signalized intersection in Grass Valley — ±35,000 ADT (Brunswick Road both directions + Sutton Way).
- Dominant retail trade area serving ±80,000 residents, with limited developable land.
- ±1.00-acre out parcel to the Safeway- & CVS-anchored Gold Country Center.
- Five points of ingress/egress — two to Sutton Way, one to Brunswick Rd, and two shared-access connections to the adjacent Gold Country Center.
- 3 of the 4 grocery-anchored centers in the Grass Valley area surround the Site.
- Among Northern California’s top-performing retail — #1 Grocery Outlet & #3 Safeway (Placer.ai).
- C-2 zoning; near-term redevelopment flexibility (existing buildings on short-term leases).



SURROUNDING ANCHORED CENTERS

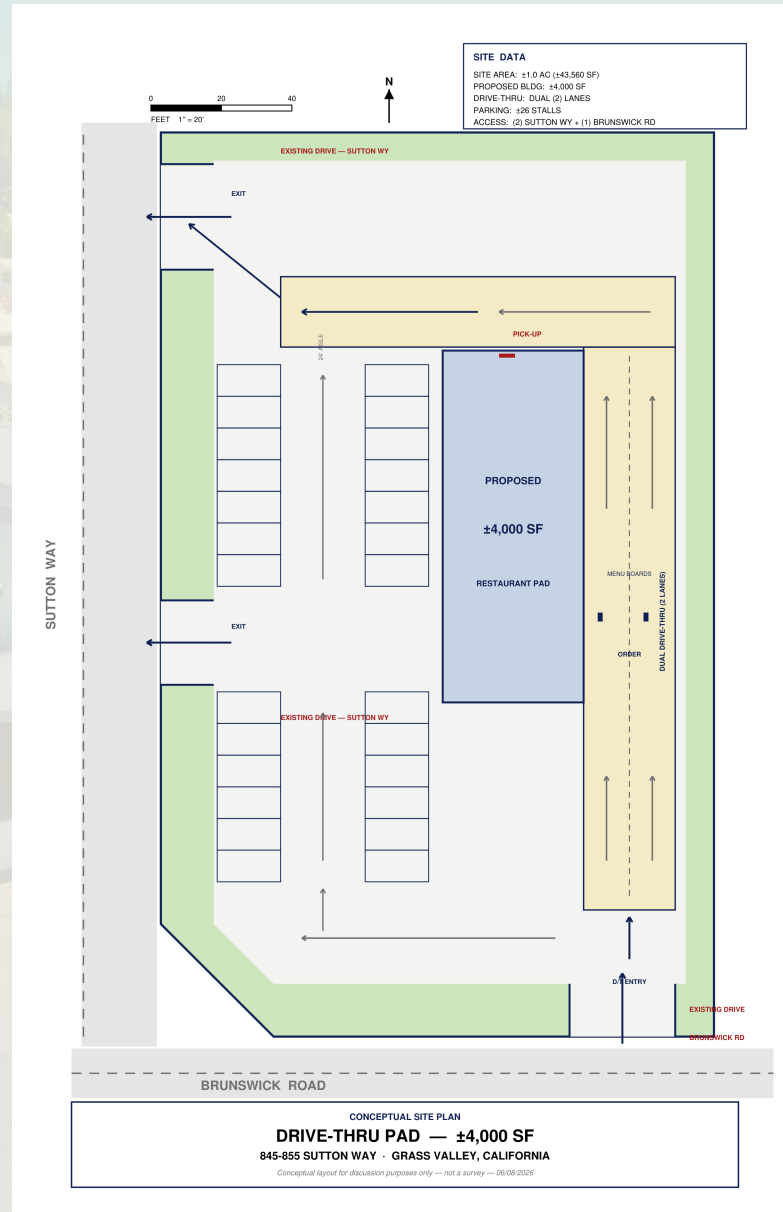
- Gold Country Center — 123,000 SF; Safeway & CVS anchored (Site is the out parcel).
- Glenbrook Center — 112,472 SF; Grocery Outlet & Staples anchored; Panda Express, Round Table, Great Clips, Anytime Fitness.
- Fowler Center — 200,960 SF; Save-Mart & B&C Hardware (True Value); new Dutch Bros drive-through.
- Walgreens — 14,554 SF; corner of Brunswick Rd & Sutton Way.
- Three of the four grocery-anchored centers in the Grass Valley area surround the Site.

DEVELOPMENT PIPELINE

- Holiday Inn Express — 3-story, 80-room hotel; nearing completion (NE of Brunswick interchange).
- Loma Rica Ranch — approved 700 dwelling units + 168,000 SF commercial; Phase I (235 units) under construction.
- Sherwin-Williams — delivered 2025.
- Quick Quack Car Wash — delivered 2023.
- Dutch Bros — delivered 2021.
- Timberwood Estates — 45-lot residential development, nearly built out.

ILLUSTRATIVE ±4,000 SF DRIVE-THRU PAD — DUAL LANES, ±26 STALLS

One of several development scenarios the ±1-acre site supports.



MARKET OVERVIEW

Grass Valley anchors the Brunswick Basin — the dominant retail trade area for western Nevada County, serving a population of approximately 80,000 residents. Limited developable land and the area's topography keep new supply tight, and several anchors rank among the strongest performers in Northern California — including the #1 Grocery Outlet and #3 Safeway (per Placer.ai).

A Gold Rush—era town in the foothills of the Sierra Nevada, Grass Valley pairs that retail strength with a renowned quality of life — abundant outdoor recreation, a vibrant arts scene, and easy access to Lake Tahoe, Sacramento and the Bay Area.

DRIVE TIMES

- 1 hour — Sacramento
- 1 hour — Lake Tahoe
- 90 minutes — Reno
- 2.5 hours — San Francisco

TRADE AREA AT A GLANCE

80,000+

Trade-area residents — western Nevada County

35,000+ ADT

Signalized intersection — busiest in Grass Valley

#1 / #3

Grocery Outlet & Safeway in Northern California (Placer.ai)

±451,000 SF

Surrounding grocery-anchored & drug-store retail



841–857 SUTTON WAY

Drive-Thru QSR · Ground Lease · Grass Valley, California

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