

311 BROAD STREET

Downtown Nevada City, California · Historical District

AVAILABLE SF

±1,800 SF

RATE

\$2.50/SF/MO NNN

TYPE

Retail / Restaurant

AVAILABLE

Now

Fully renovated 1880 retail building in the heart of the Nevada City Historical District — new roof, Type I hood with Ansul system, and complete kitchen infrastructure in place. Rear access off Spring Street with private parking.

The Offering

Tucker Commercial is pleased to present 311 Broad Street, a ±1,800 square foot freestanding retail building in the heart of downtown Nevada City, available at \$2.50/SF NNN per month. The property has undergone a comprehensive capital improvement program and is delivered with substantial restaurant infrastructure in place.

The Building

Originally constructed in 1880, 311 Broad Street occupies a 2,178 square foot parcel on the most heavily trafficked block of Broad Street, the primary commercial corridor of the Nevada City Historical District. The current ownership has completed a substantial capital improvement program addressing the major building systems: a new roof, a new exterior wall, and a fully repaired and freshly painted facade. The interior dining room has been delivered in white-box condition — drywalled, primed, with electrical and HVAC in place — allowing an incoming user to direct capital toward finish work and concept build-out rather than structural repair.

The commercial kitchen has all major infrastructure in place: a Type I commercial hood with Ansul fire-suppression system, floor drains, FRP wall panels, and a grease trap — the highest-cost, longest-lead-time components of any restaurant build-out. For a food-service user, this represents a significant reduction in both construction budget and time to opening. The space is equally well suited to general retail, with the open floor plan and restored facade presenting directly onto Broad Street foot traffic.

At the rear, the property benefits from shared private access off Spring Street with on-site parking and a rear service entry — an operational advantage few buildings in the downtown core can offer. The property is served by city water and sewer.



311 Broad Street

Lease Rate: \$2.50/SF/MO NNN

Address	311 Broad Street, Nevada City, CA 95959
APN	005-398-003-000
Year Built	1880
Building Size	±1,800 SF
Lot Size	2,178 SF (±0.05 acre)
Zoning	GB-HD, General Business – Historical District
Utilities	City water and sewer
Parking	Shared private access off Spring St; rear entry

HIGHLIGHTS

- New roof, new exterior wall, repaired and freshly painted facade
- Dining room in white-box condition — electrical and HVAC in place
- Type I commercial hood with Ansul fire-suppression system
- Kitchen infrastructure: floor drains, FRP wall panels, grease trap
- Rear service entry and shared private parking off Spring Street
- Most heavily trafficked block of Broad Street



Nevada City, California

311 Broad Street sits within the Nevada City Historical District, one of the most intact Gold Rush-era commercial districts in California. The downtown corridor has attracted significant private capital over the past five years, anchored by the full-scale renovation of the National Exchange Hotel (reopened 2021) and the restoration of the 1856 Speakeasy Suites, both on Broad Street.

Nevada City is an established drive-to destination — approximately one hour from Sacramento and two and a half to three hours from the San Francisco Bay Area — and consistently ranks among the best small towns in the country, including Country Living's top-10 Best Small Towns in America (2025) and Smithsonian Magazine's Best Small Towns to Visit (2021).

A signature event calendar — Hot Summer Nights, Victorian Christmas, and the Wild & Scenic Film Festival at the Nevada Theatre two blocks away — combines with Yuba River recreation, a growing mountain biking trail network, and ski access within ± 45 minutes to deliver year-round visitor traffic across all four seasons.







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Downtown Nevada City, California

FOR LEASE · \$2.50/SF/MO NNN

Tyson Tucker

Principal & Founder

(530) 470-6090 · tyson@tjtcre.com · DRE #01804034

TJTCRE.COM

Corp DRE #02431288