



PRIME A++ Location Available for Lease

Hard Corner. Signalized Highway Intersection

Nearby retailers include: Walmart, Home Depot, Lowes, Tractor Supply, Carls Jr., Sam's Club, Walgreens, Applebee's

Highly desired location. Yuba City's Power Center area

Lease Rate:

\$2.75 per sq. ft. per month NNN with \$25 psf TI Allowance

\$2.50 per sq. ft. per month NNN as-is

Sale Price: Inquire with Zac or Fred



PLEASE CONTACT:

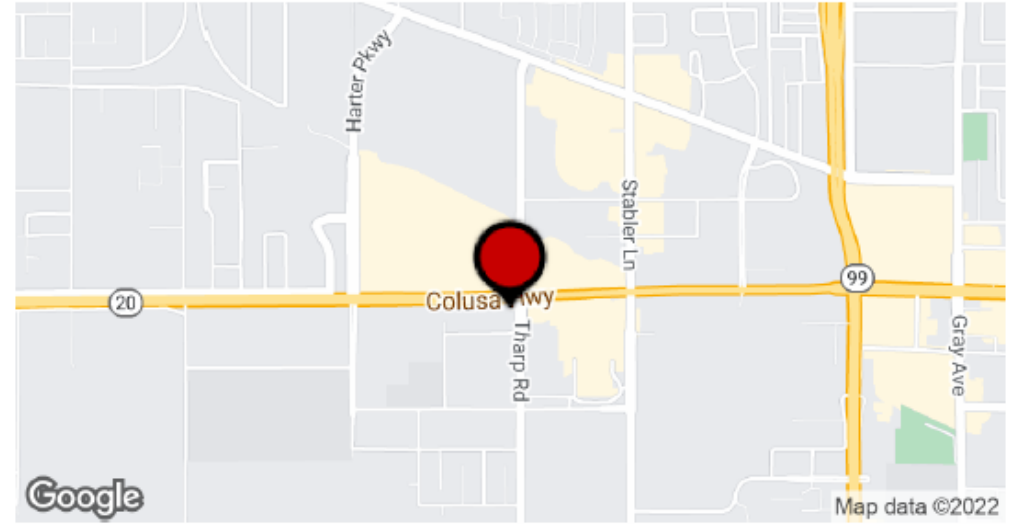
Zac Repka, Senior Associate
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The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

Union Bank Building

998 Tharp Road, Yuba City, CA 95993



Offering Summary

Square Footage:	4,000 sq. ft.
Lot Size:	0.73 acres
Parking Spaces:	29
Year Built:	1990
Zoning:	C-3
Traffic Count:	13,080

PROPERTY OVERVIEW

This property is located at the signalized intersection of Colusa Hwy and Tharp Road, which is a high-traffic location. The property has excellent visibility for retail or service-based businesses with its free-standing building next to Tractor Supply. This site also offers the potential for a drive-thru, surrounded by all major retailers!

PROPERTY HIGHLIGHTS

- Excellent visibility, along the signalized hard corner intersection of Colusa Hwy and Tharp Road.
- Free Standing building next to Tractor Supply
- High Traffic Location (Traffic Count 13,080 ADT Tharp Rd N & S)
- Frontage on Colusa Highway
- Potential For Drive-Thru

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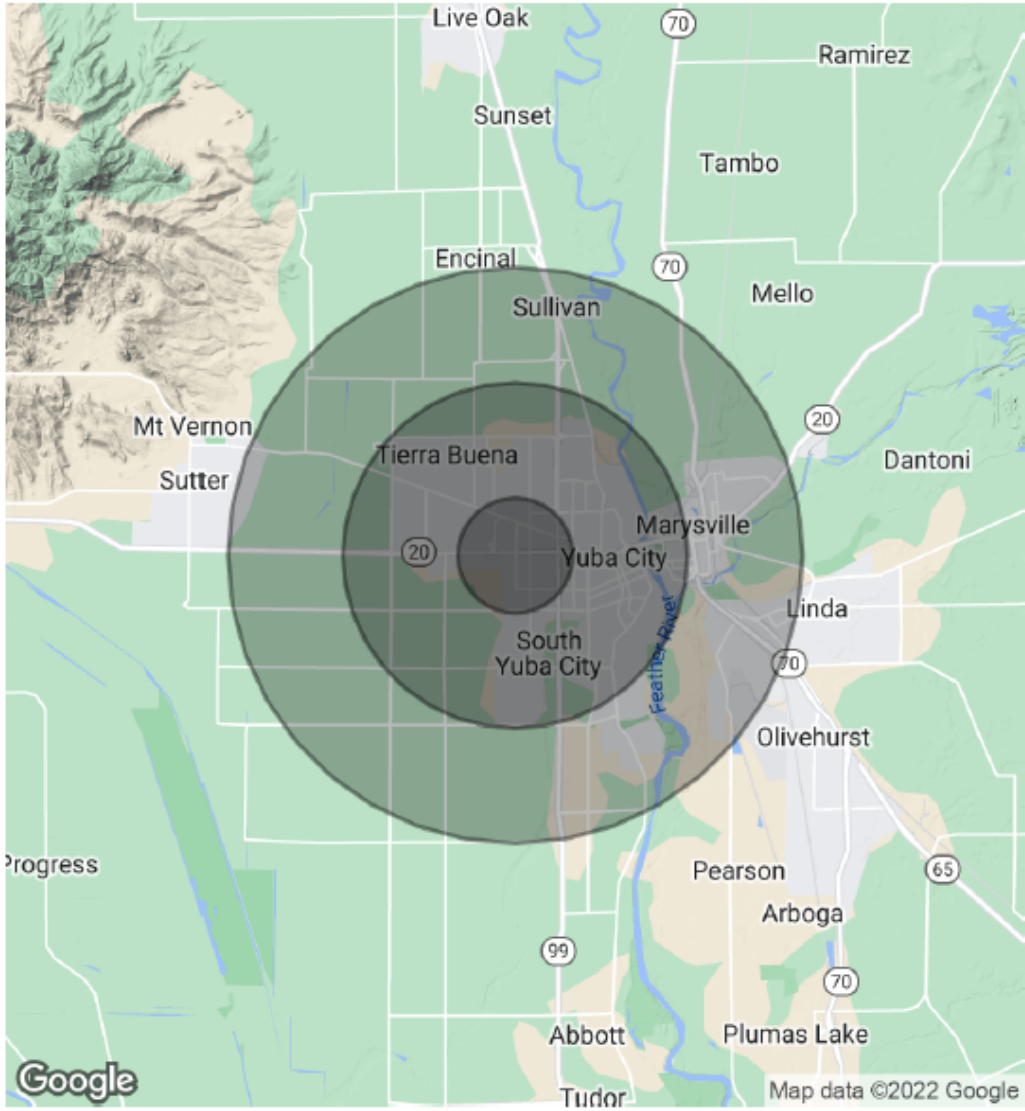
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,131	65,852	104,091
Average Age	34.3	34.0	34.0
Average Age (Male)	32.2	33.0	33.1
Average Age (Female)	37.7	35.3	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,091	22,653	35,223
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$70,857	\$61,747	\$61,161
Average House Value	\$325,009	\$291,151	\$296,836

* Demographic data derived from 2010 US Census



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