

FOR LEASE 1,800 - 4,500 SF AVAILABLE

Bldg C

Bldg B

Bldg A

1368 Colusa Highway, Yuba City, CA 95993



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# PROPERTY SUMMARY

Colusa Highway Frontage  
1368 Colusa Highway | Yuba City, CA 95993



## Property Information

Building A SF:	1,800   Office Retail Space \$2,500/mo
Building B SF:	4,500   Medical/Vet Business \$8,500/mo
Building C SF:	3,800   Warehouse/ Service \$4,370/mo
Parking:	20 Parking Spaces
Lot Size:	61,854 SF

## Property Highlights

- 117' Highway 20 Frontage
- High Visibility Along Hwy 20
- Warehouse Space in Back with 5 Roll Up Doors
- Gated Back Lot
- 3 Buildings in total
- Expansion Possibilities
- Back Alley Access To HWY 99
- Potential Free Rent For Right Tenant

# SITE MAP

Colusa Highway Frontage  
1368 Colusa Highway | Yuba City, CA 95993



Building A  
1,800 SF  
\$2,500 /MO

Building B  
4,500 SF  
\$8,500/MO

Building C  
Industrial  
3,800 SF  
\$4,370/MO

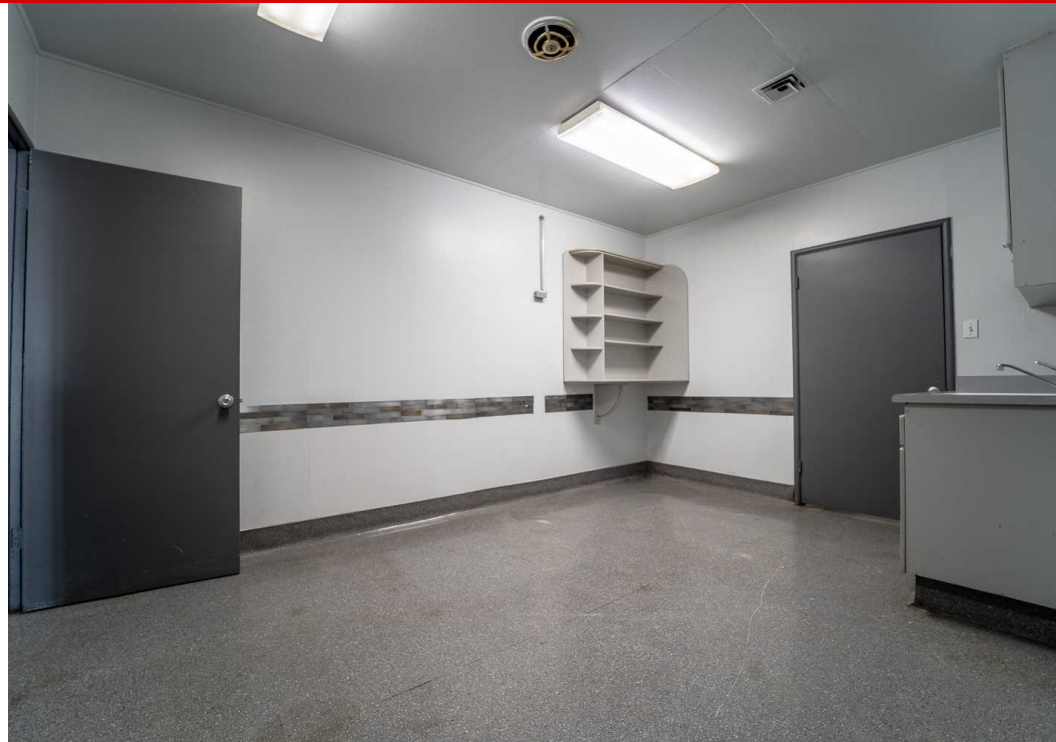
# PROPERTY PHOTOS

Colusa Highway Frontage  
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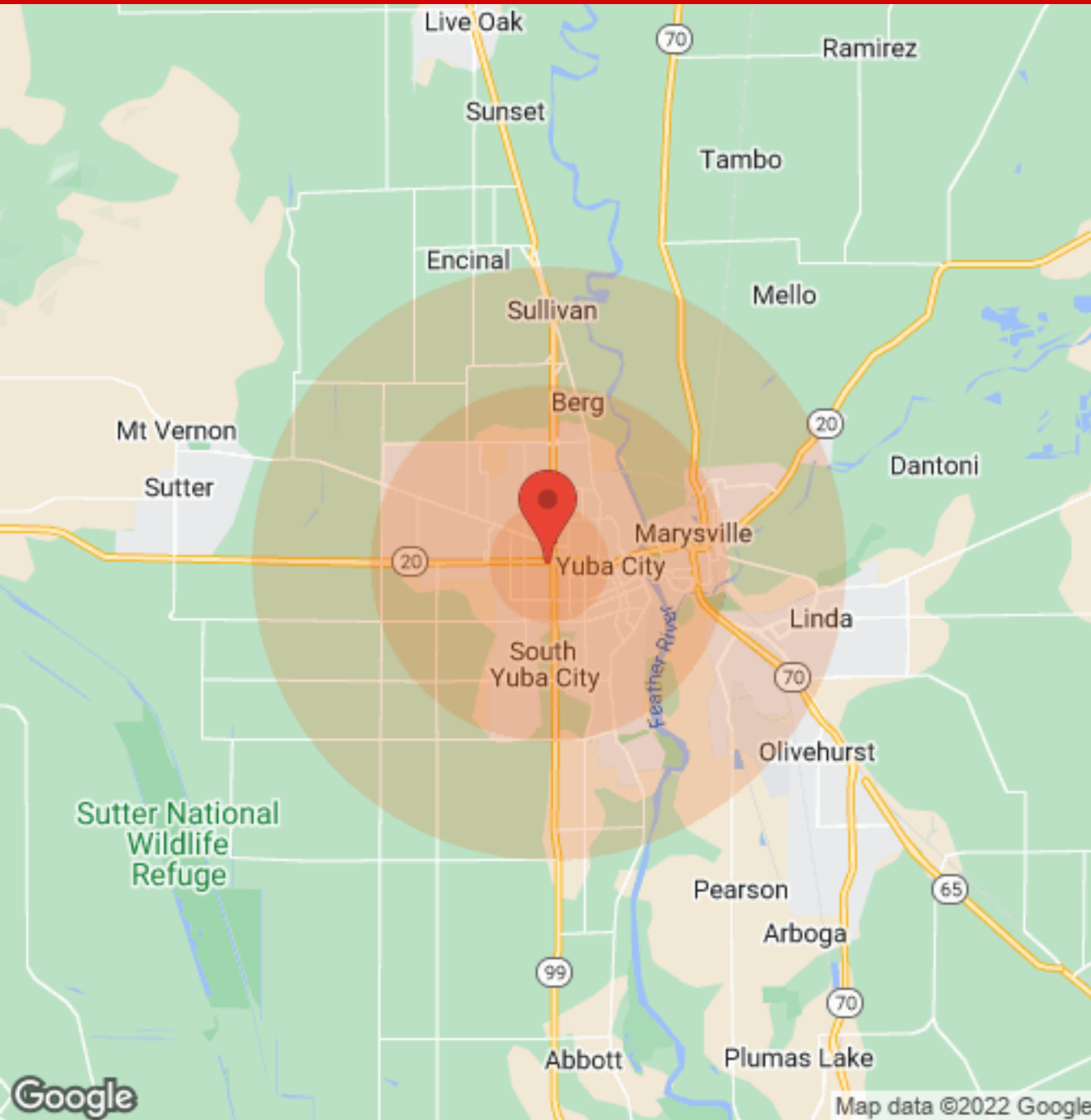
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# DEMOGRAPHICS

Colusa Highway Frontage  
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Population	1 Mile	3 Miles	5 Miles
Male	8,472	36,249	50,482
Female	8,815	37,795	53,244
Total Population	17,287	74,044	103,726

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,141	17,254	25,341
Ages 15-24	2,390	10,586	15,377
Ages 55-64	1,653	7,822	10,537
Ages 65+	2,176	10,040	13,149

Race	1 Mile	3 Miles	5 Miles
White	9,266	44,691	63,028
Black	269	1,115	1,650
Am In/AK Nat	135	418	655
Hawaiian	13	41	79
Hispanic	5,947	22,573	32,427
Multi-Racial	9,148	33,420	48,016

Income	1 Mile	3 Miles	5 Miles
Median	\$41,338	\$47,044	\$46,802
< \$15,000	1,168	3,334	4,437
\$15,000-\$24,999	818	2,977	4,242
\$25,000-\$34,999	822	3,347	4,430
\$35,000-\$49,999	1,150	3,764	5,246
\$50,000-\$74,999	1,062	4,675	6,769
\$75,000-\$99,999	610	3,127	4,271
\$10,000-\$149,999	257	2,617	3,438
\$150,000-\$199,999	173	908	1,193
> \$200,000	N/A	580	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,549	28,237	38,987
Occupied	6,049	26,113	35,973
Owner Occupied	2,233	14,155	19,923
Renter Occupied	3,816	11,958	16,050
Vacant	500	2,124	3,014