

HILLCREST PLAZA

229 CLARK AVE

YUBA CITY, CA

FOR LEASE

382 SF - 1,220 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

Ethan Conrad

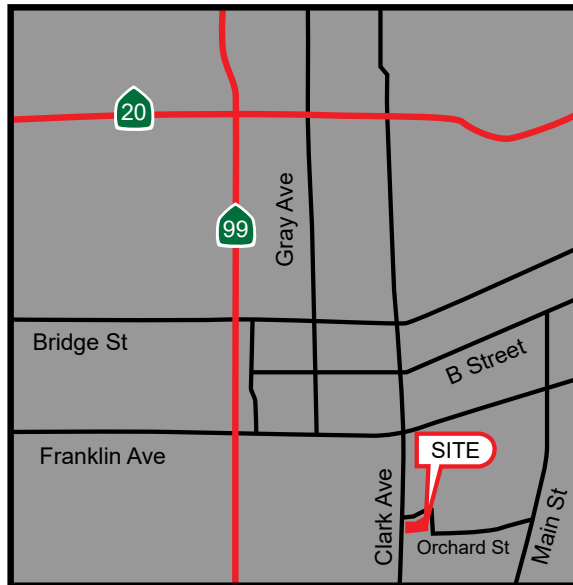
DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

FEATURES:

- Located on well-traveled Clark Rd
- Strong residential population
- Well maintained property
- Large monument sign and building signage available
- Good mix of tenants

**PROPERTY DETAILS:**

Hillcrest Plaza is a unique retail center developed from a former 16,000 SF grocery store into an approximately 38,000 SF building with “mall” space and mezzanine.

Surrounded by a mix of commercial buildings, churches, a school and residential developments.


KING
 ENERGY

Tenants save up to
10% vs traditional
utility costs.

LEASE RATES:

Suite D:	1,220 SF	\$1,281.00, NNN (\$1.05 PSF)
Suite L:	382 SF	\$ 554.00, NNN (\$1.45 PSF)
Suite V*:	1,123 SF	\$ 999.00, NNN (\$0.89 PSF)

NNN costs are \$0.38 PSF (Suites 210 and A-J) and \$0.48 PSF (Suites L-U). *Available with 30 days' notice.

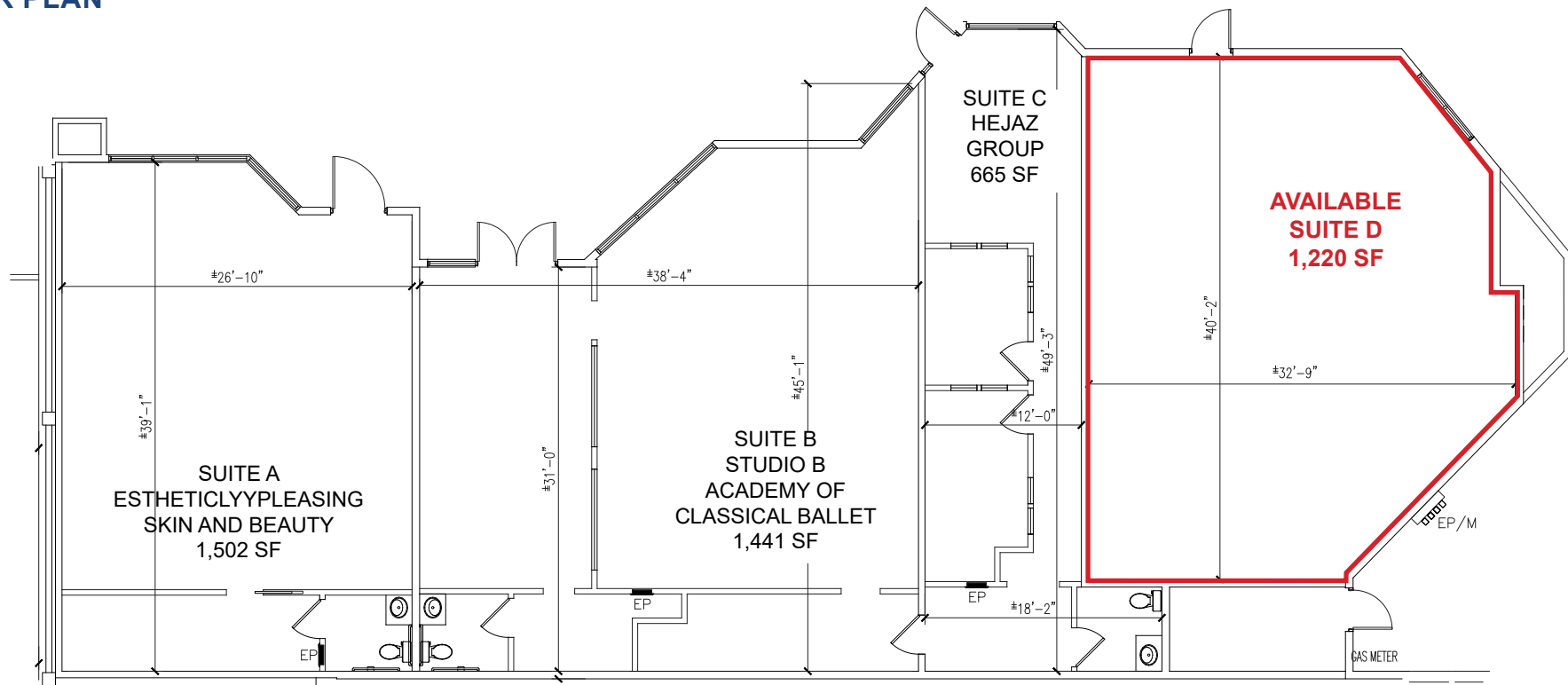
DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,508	79,086	123,384
2025 Average HH Income:	\$93,516	\$102,105	\$103,695
Traffic Count @ Clark Rd:		9,188	

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FLOOR PLAN

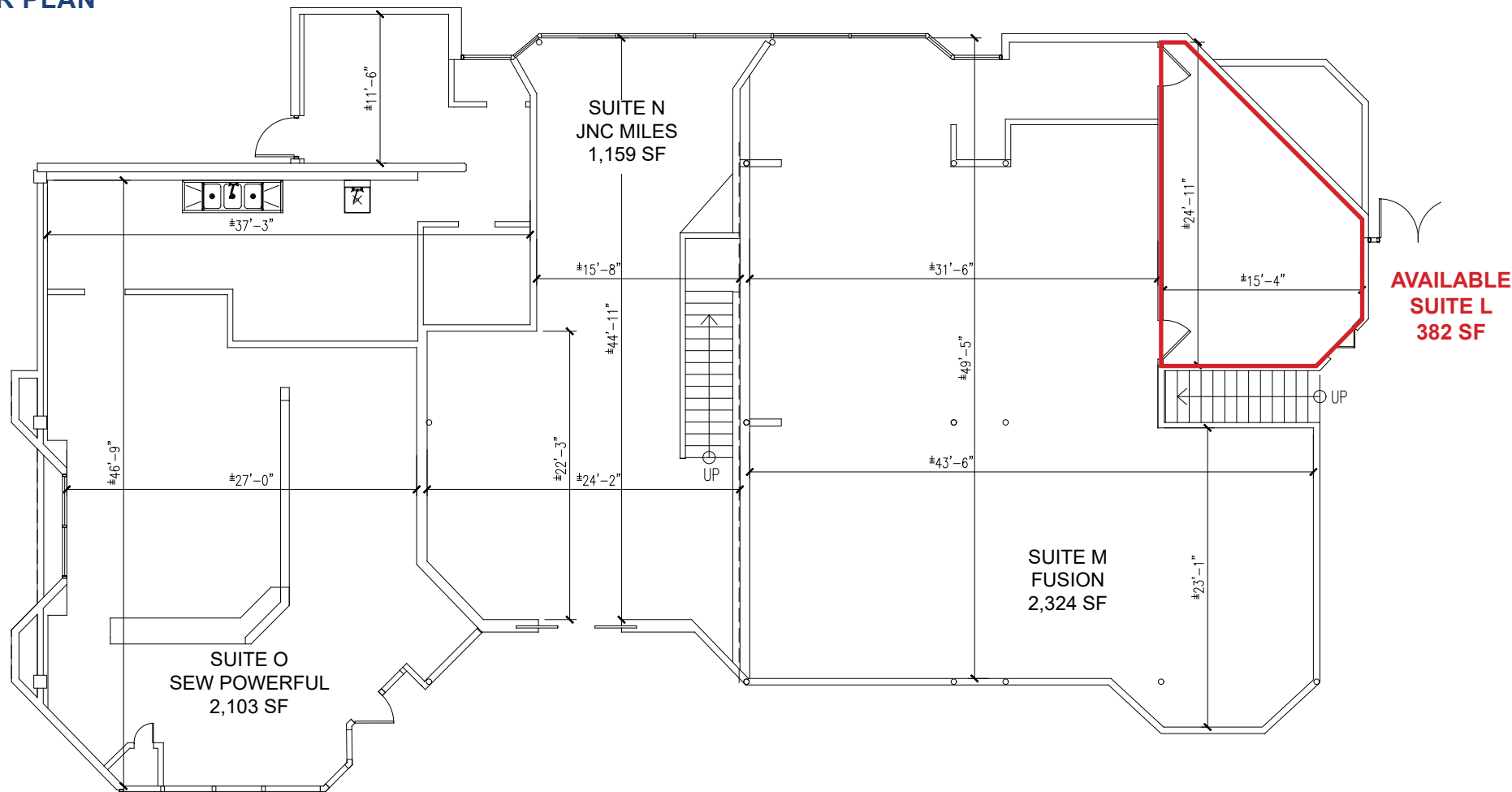


Suite	SF	Lease Rate	Monthly Rent
D*	1,220	\$1.05 PSF, NNN	\$1,281.00
NNN costs are approximately \$0.38 PSF. *Available with 30 days' notice. \$0.19 PSF in utilities reimbursement.			

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FLOOR PLAN

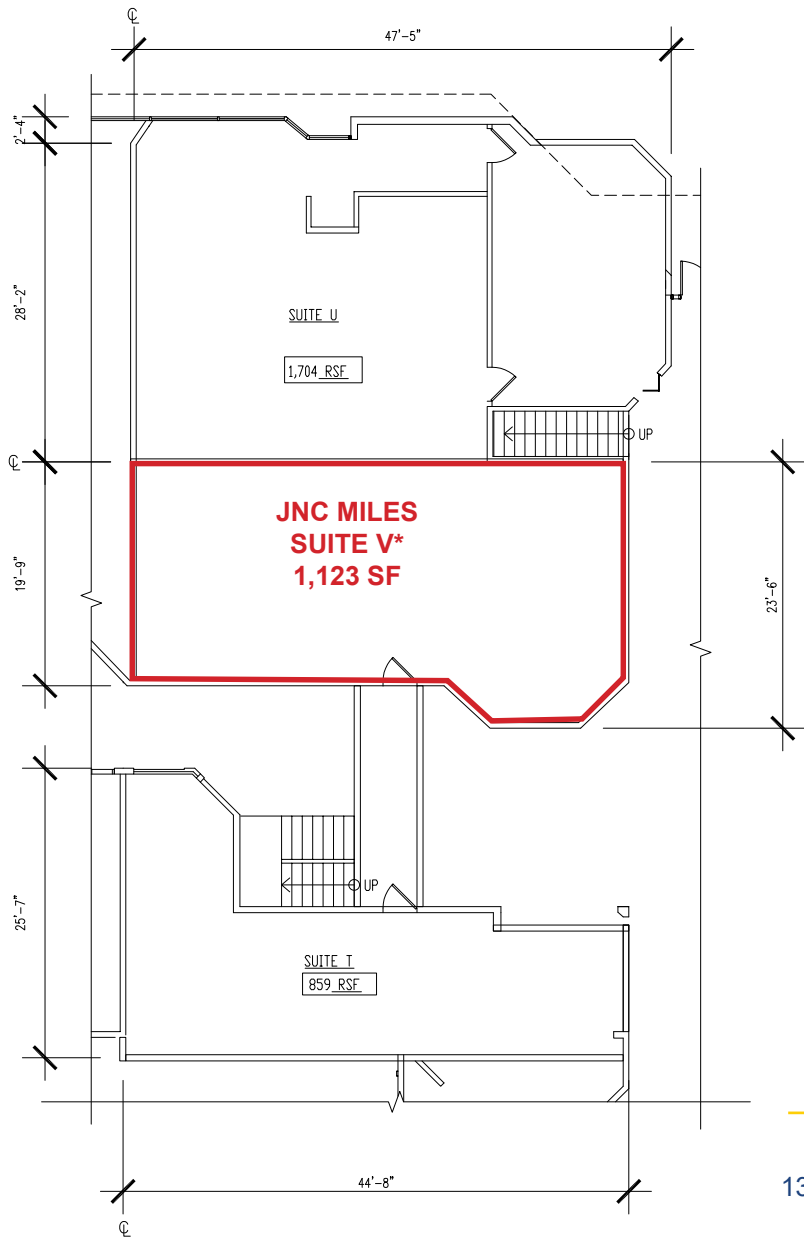


Suite	SF	Lease Rate	Monthly Rent
L	382	\$1.45 PSF, NNN	554.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement.			

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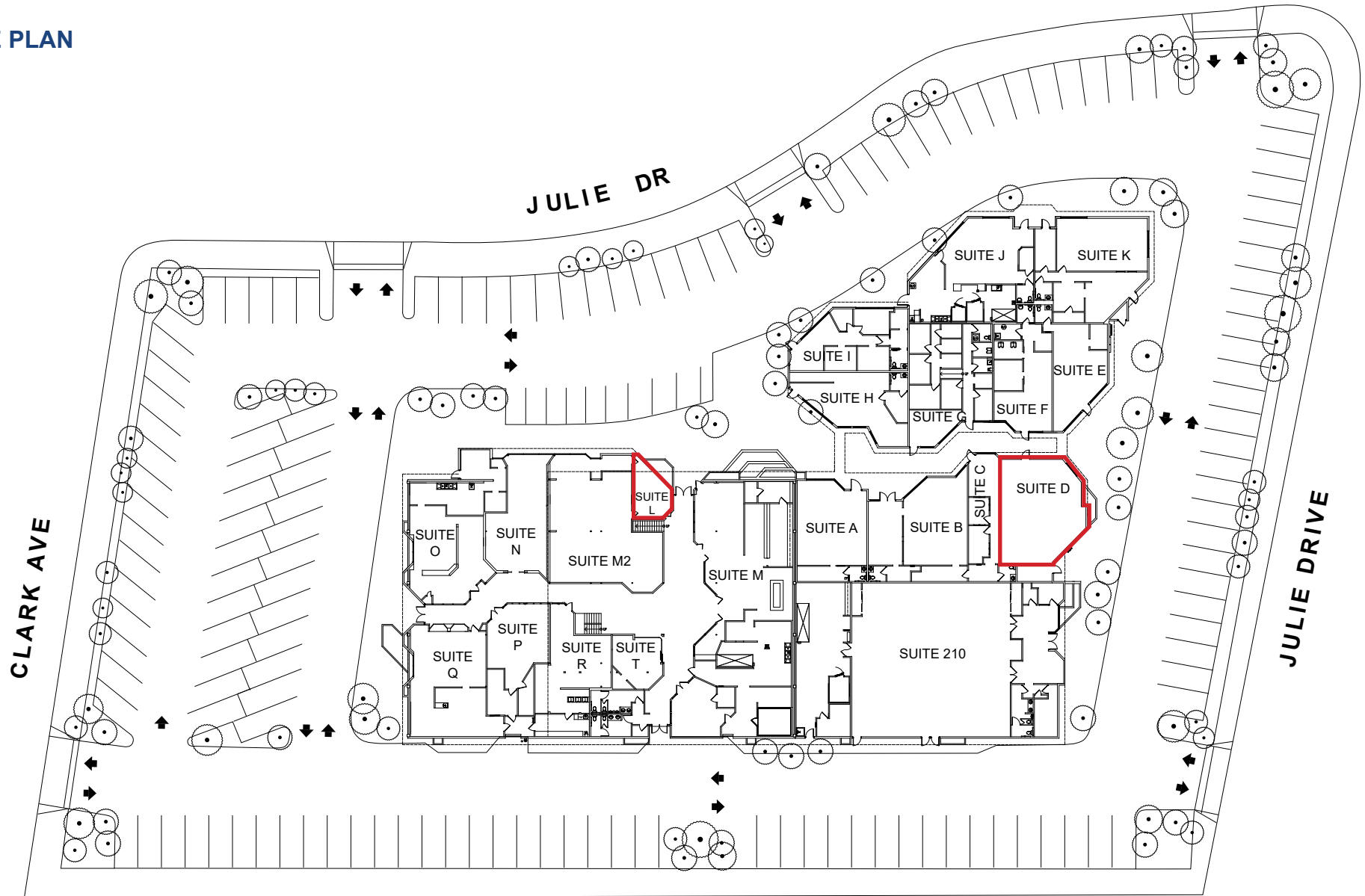
FLOOR PLAN
2ND FLOOR



Suite	SF	Lease Rate	Monthly Rent
V*	1,123	\$0.89 PSF, NNN	\$999.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement. *Available with 30 days' notice.			

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SITE PLAN

FOR LEASE

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