

**1001 CLARK AVE
YUBA CITY, CA**

**FOR LEASE
6,615 SF TURN-KEY BANQUET
HALL & RESTAURANT**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 6,615 SF turn-key banquet hall and restaurant
- Adjacent to Red Roof Inn Yuba City Bonanza
- Situated two blocks from Colusa Ave, the main corridor in Yuba City
- Blocks from Yuba Sutter Marketplace and many national retail tenants
- Strong residential population

PROPERTY DETAILS:

Located in the heart of Yuba City one block from Colusa Ave in Yuba City. Colusa Ave is Yuba City's major retail corridor with Yuba Sutter Marketplace just blocks away. Minutes to Hwy 99.

LEASE RATE:

6,615 SF \$12,000.00, Gross

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	16,366	78,909	115,821
2024 Average HH Income:	\$68,558	\$93,602	\$95,363
Traffic Count @ Clark Ave:	1,270		



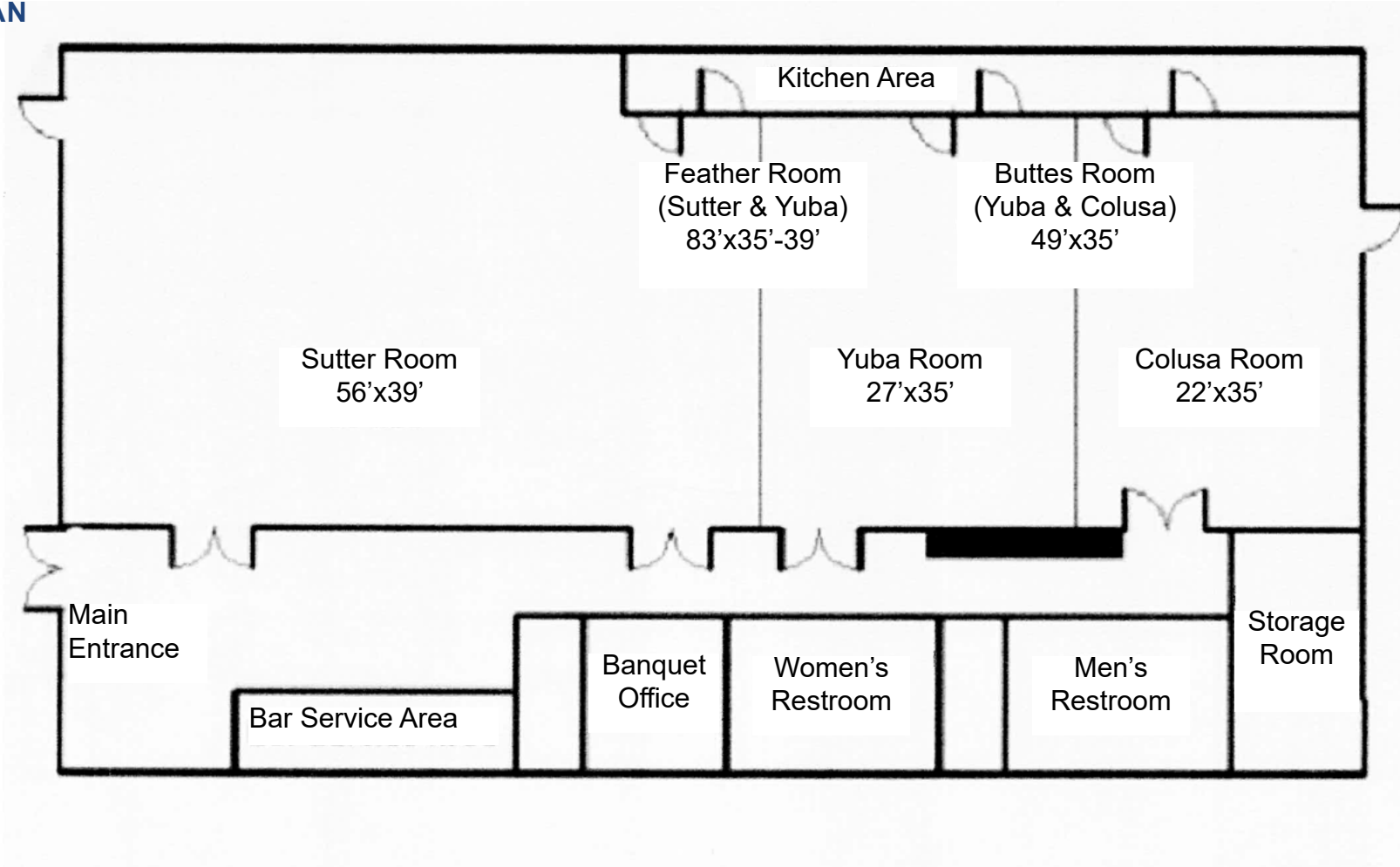
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SITE PLAN



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FOR LEASE

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