

772
&
770

SUTTER STREET,
YUBA CITY, CA

AVAILABLE
FOR SALE
OWNER USER



MIKE SMITH
Director
t: 916.569.2352
mike.smith@nmrk.com
CA RE Lic. #01504428

COLE CUMMINGS
Associate Director
t: 916.569.2366
cole.cummings@nmrk.com
CA RE Lic. #02106833

IRINA SHPYRKA
Associate
t: 916.477.7384
irina.shpyrka@nmrk.com
CA RE Lic. #02037207

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PROPERTY OVERVIEW

Rare owner-user opportunity to acquire a highly functional freestanding industrial property in Yuba City. Situated on two parcels totaling ± 0.29 acres, the property is purpose-built for automotive, repair, service, and contractor-type users seeking a facility they can immediately put to work.

The building features a drive-through warehouse configuration with two grade-level doors, minimal office buildout, ample on-site parking, and a layout designed for operational efficiency. Located along a high-traffic corridor with outstanding visibility and immediate access to Highway 20, the property benefits from strong exposure and convenient connectivity throughout the region.

Surrounded by established automotive dealerships and related businesses, this is a rare opportunity to own a turnkey facility in a market where functional automotive-zoned properties are increasingly difficult to find.



PROPERTY FEATURES



2,400 SF freestanding building



Two parcels – 0.29 acres total



2 grade-level doors



Drive-through configuration



CMU (concrete block) construction



Ample on-site parking



Small Office + Restroom



Direct Hwy 20 access



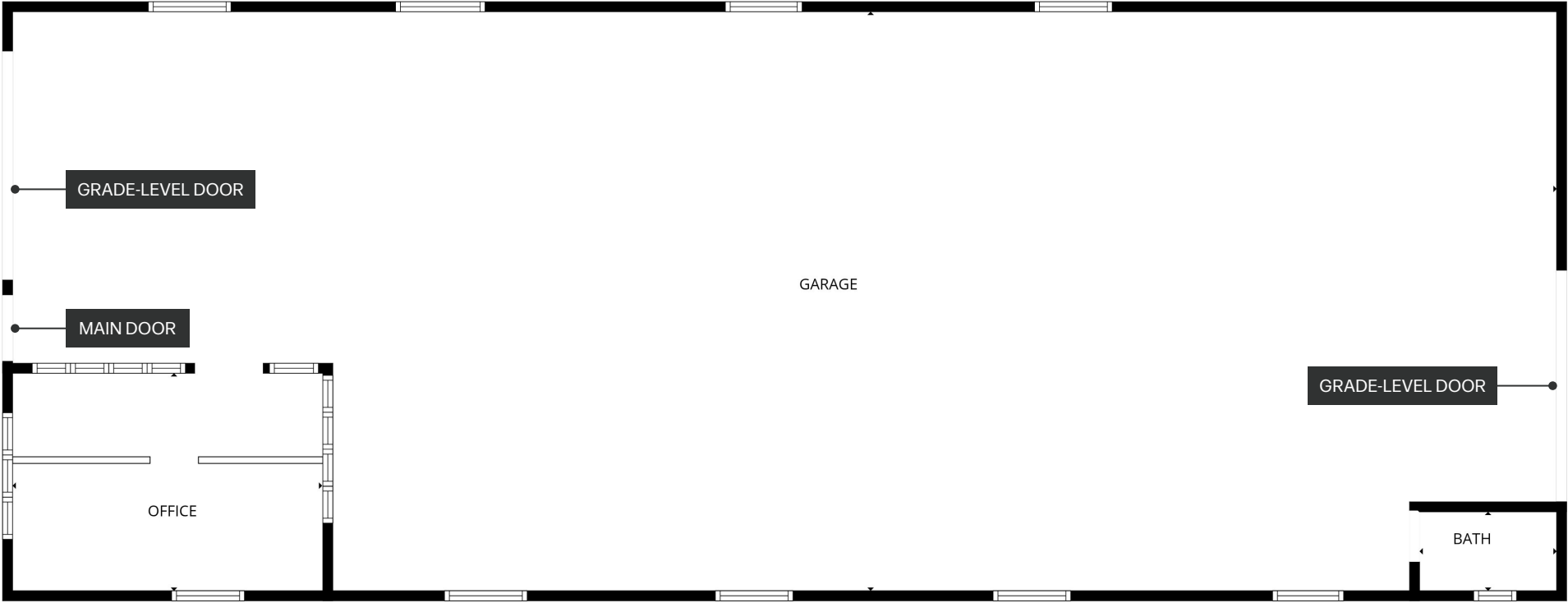
Ideal for automotive uses



3-Phase Power



FLOOR PLAN



LOCATION MAP



Walmart * BUFFALO WILD WINGS McDonald's
petco FAMOUS footwear AT&T
CostaVida Jersey Mike's Jack in the box THE HOME DEPOT
Applebee's GRILL + BAR ULTA BEAUTY crumbl cookies

AMERICA'S TIRE

target

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ROSS DRESS FOR LESS sunglasses hut
FINISH LINE JCPenney
HOBBY LOBBY
verizon claire's

HOUSE OF PIZZA

20

20

20

Walgreens AT THE CORNER OF HAPPY & HEALTHY™ WING STOP
snap fitness 24/7 Kenzo SUSHI
BEACH HUT COOL HAND LUKE'S STARBUCKS

Red Robin GOURMET BURGERS AND BREWS

CHEVROLET

Save Mart

RBC Home & Center APPLIANCES • ELECTRONICS • COMPUTERS

ACE The helpful place.

DON'S FURNITURE WAREHOUSE

KOHL'S

thrifty BARGAIN

WinCo FOODS

HONDA

Johnson's BAIT & TACKLE

99

70



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SUTTER STREET,
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980 9th Street, Suite 2500, Sacramento, CA 95814.

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