

# 1100 GARDEN HIGHWAY YUBA CITY, CA 95991

11,360 Sq. Ft. Total Available Space



FOR LEASE



## ABOUT THE PROPERTY

Available Soon — Versatile Commercial Suite  
Approximately 11,360± sq. ft. available at the intersection of Garden Highway and Epley Road, located at the entrance to Yuba City's Industrial Park. Currently utilized as a church, the space can be reconfigured into three individual suites of approximately 3,300± sq. ft. each. This high-visibility location benefits from a daily traffic count of over 27,000 vehicles, offering excellent exposure and accessibility.

## PROPERTY FEATURES

- Ample parking
- Sign Monument
- Suite faces Garden Hwy
- 27K daily traffic
- Gated complex
- Well established businesses
- Lots foot traffic
- Easy truck access

**JOHN P. OCHIPINTI**

BROKER LICENSE  
#00560647

✉ [j@aztecred.com](mailto:j@aztecred.com)



469 Century Park  
Drive, Yuba City  
CA 95991



530-301-4422

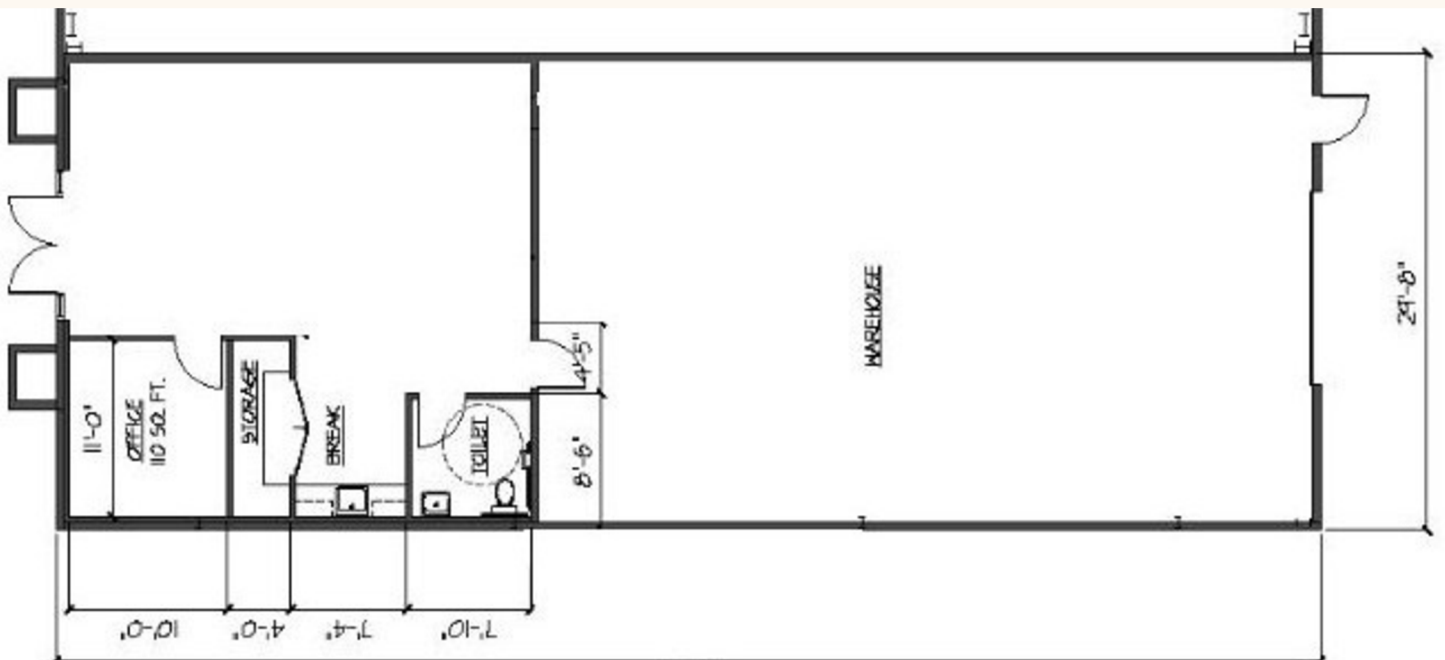
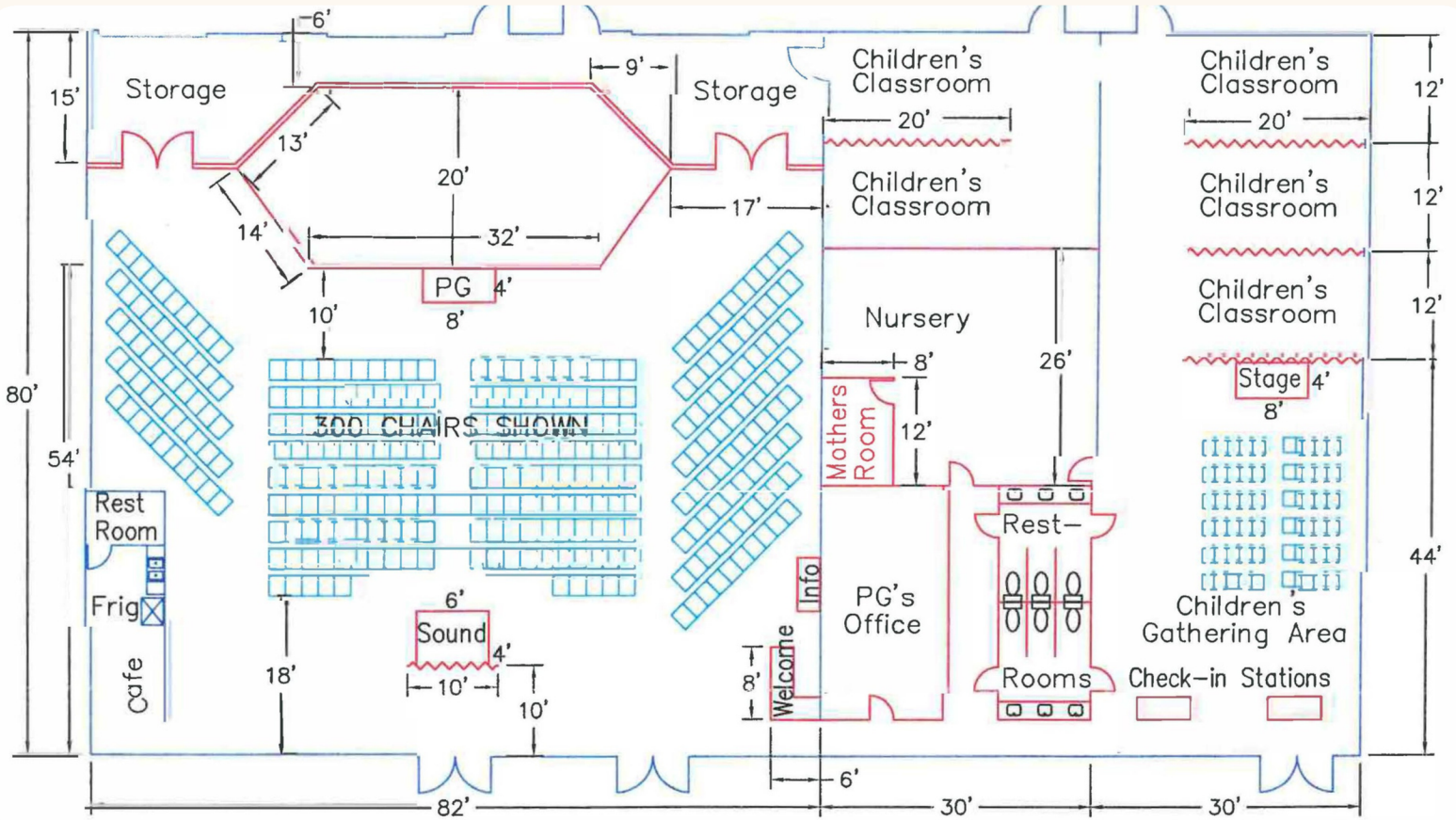
\*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

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**AZTEC**

Image in current view and potential view



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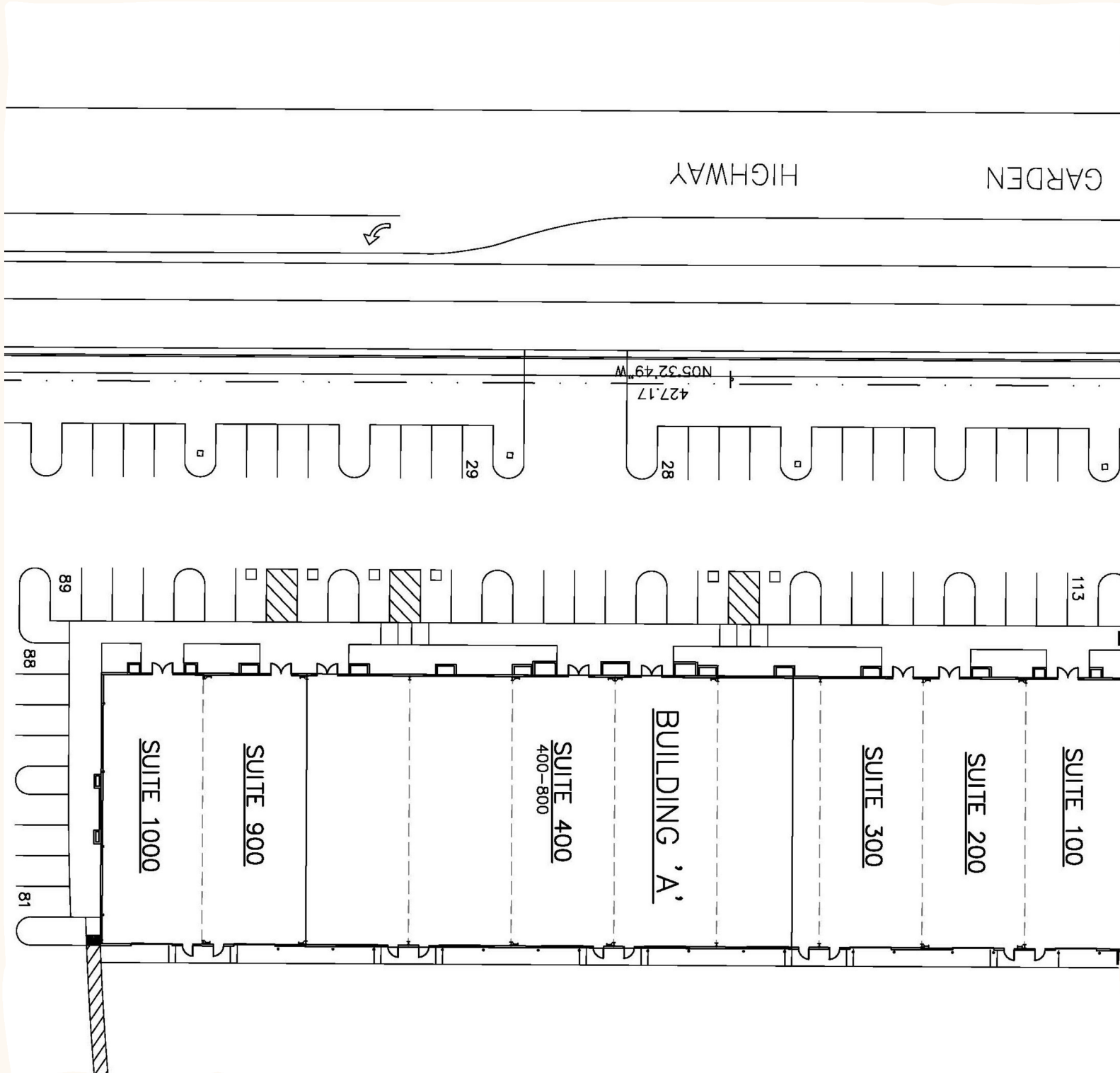
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Image of suites being divided into 3



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