



1125-1265 COLUSA AVE
YUBA CITY, CA
INLINE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

BOOT BARN **FIVE BELOW**

TURNER'S
OUTDOORSMAN

TILLYS

MINI
SOU
名創優品

enterprise
rent-a-car

carter's

SHOE PALACE

LEASES SIGNED!

SEVEN 7 BREW

ALMAZORA
TRAMPOLINE PARK

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PROPERTY HIGHLIGHT VIDEO

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

FOR LEASE

YUBA SUTTER MARKETPLACE | INLINE

1125-1265 COLUSA AVE
YUBA CITY, CA

YUBA SUTTER MARKETPLACE SALES

The sales throughout Yuba Sutter Marketplace have increased significantly over the past three years. We are excited to report the following strong sales figures:

Yuba Sutter Marketplace 2026 Inline Tenant Sales are very strong at \$428 PSF.

YUBA SUTTER MARKETPLACE INFORMATION

- Yuba Sutter Marketplace is well positioned on the corner of Highway 99 and Colusa Avenue directly serving Yuba City and Marysville CA.
- Ideally situated a significant distance from the nearest enclosed malls: Roseville Galleria 36 miles to the south and Chico Marketplace 45 miles to the north.
- The Milken Institute awarded Yuba City in the top 10 small metros in national economic ranking.
- Retailers include Ross, Hobby Lobby, JCPenney, Burlington, American Eagle, Five Below, Bath & Body Works, Boot Barn, Shoe Palace, Journeys and more.

YUBA SUTTER MARKETING PROGRAMS

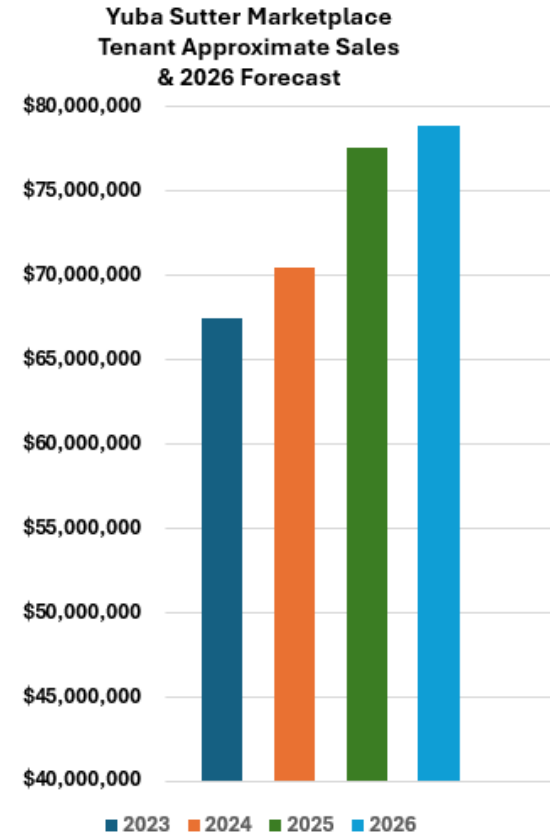
Yuba Sutter Marketplace offers a robust marketing program including many traffic building events throughout the year and free opportunities for tenant involvement. Our established social media pages have over 10,400 followers as well as an email database with 4,570 subscribers.

YUBA CITY
7th FASTEST
GROWING
CITY



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.



The increase in tenant sales between 2023 & 2026 is 17%.
The tenant sales for the 'inline' suites are currently \$428 PSF.

The sales referenced in this chart include actual reported tenant sales and estimates provided by tenants that do not formally report sales.

**Watch Yuba Sutter Marketplace
Property Highlight on Youtube**
[Click Here](#)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

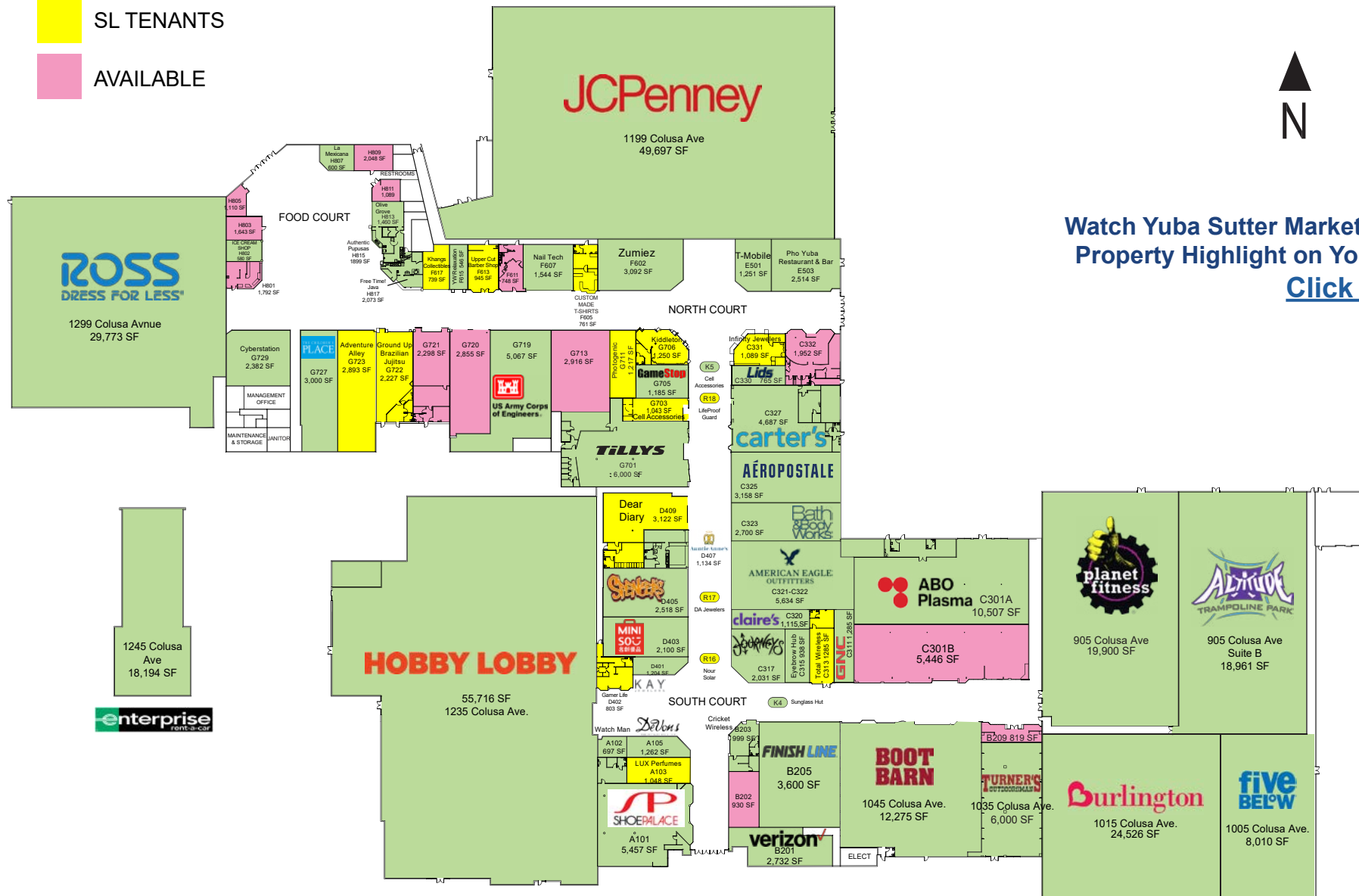
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YUBA SUTTER MARKETPLACE | INLINE

1125-1265 COLUSA AVE

YUBA CITY, CA

- PERMANENT TENANTS
- SL TENANTS
- AVAILABLE



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YUBA SUTTER MARKETPLACE | INLINE

1125-1265 COLUSA AVE

YUBA CITY, CA

BUTTE HOUSE RD

SITE PLAN



GRAY AVE



 = AVAILABLE



COLUSA HWY

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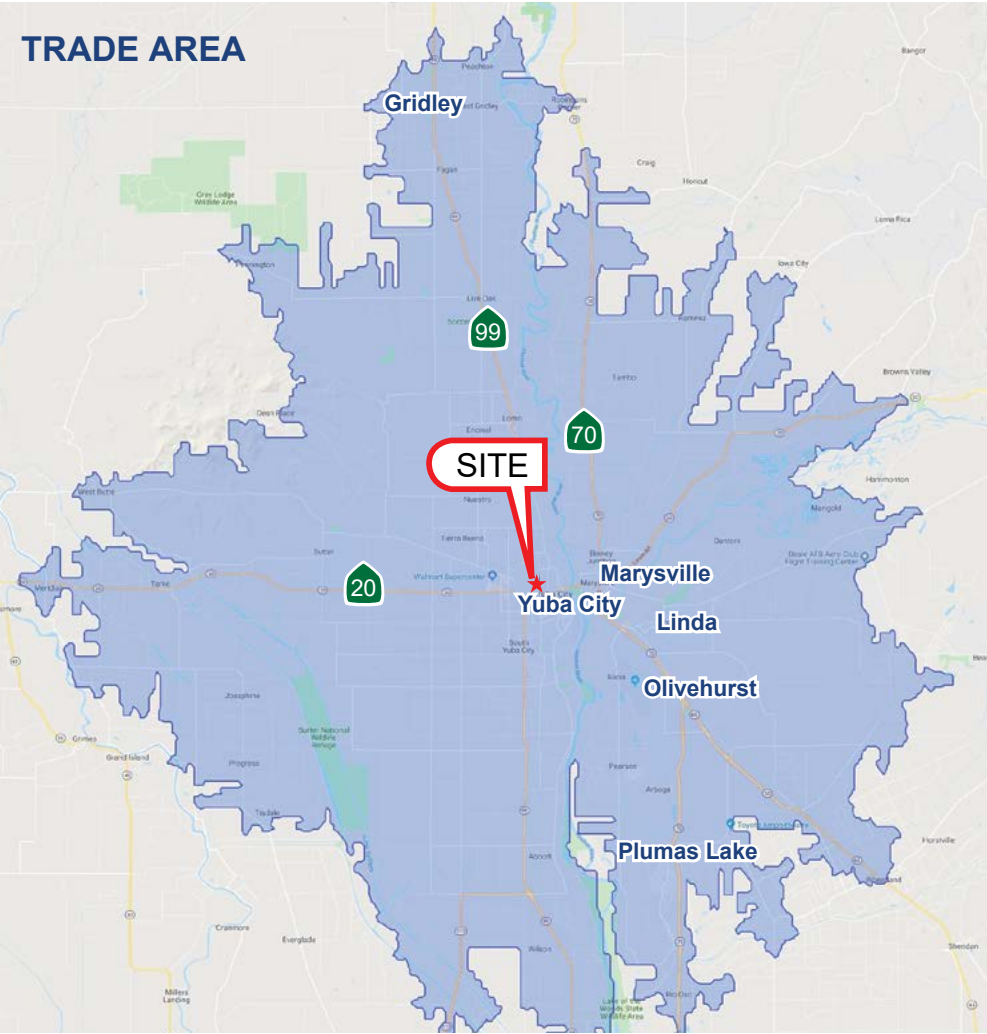
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DEMOGRAPHIC REPORT



2024 Population
2029 Projected Population

10 MIN	20 MIN	30 MIN
102,453	158,120	193,017
108,751	170,172	207,531



2024 Households
2029 Projected Households

34,169	51,516	63,140
36,263	55,384	67,761



2024 Avg Housefold Income

\$96,187	\$97,939	\$99,010
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2024 Median Home Value

\$464,306	\$464,290	\$470,571
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2024 Unemployment Rate

6.9%	6.7%	6.7%
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