

**FOR SALE- LEASE
RETAIL CENTER W/DRIVE THRU
MARYSVILLE, CA**



Space Available: 1,392sf- 4,176sf

Sale Price: \$684,700.00 (27,388sf @ \$25.00/sf)

Lease Rate: \$2.50-\$3.50/sf NNN (Drive-Thru) with \$35.00/sf TI allowance.

Traffic Count : 31,000 ADT (CalTrans 2006).

Location : Northeast Corner of 10th & B Streets. B Street is Highway 20/70.

Comments : Great Highway visibility, easy access in central area.

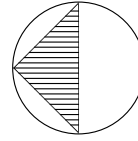
FOR MORE INFORMATION CONTACT:

FRED NORTHERN

(530) 671-0000

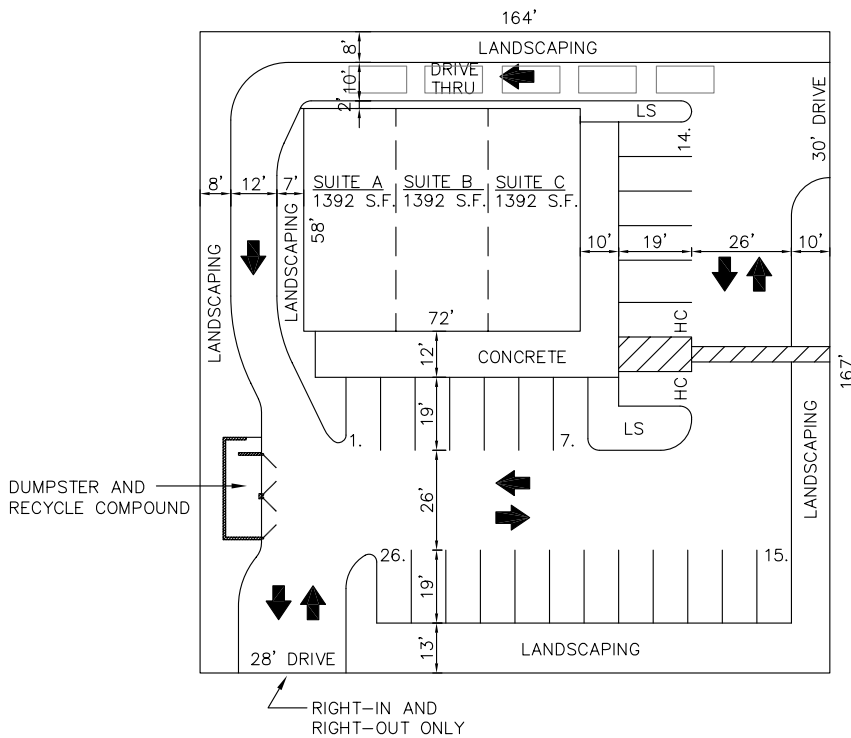
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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT



PROJECT NORTH
SCALE: 1" = 50'

CHESTNUT STREET



B STREET (HWY. 20/65)

SITE SUMMARY:

AREA:	27,388 S.F., .63 AC.
ZONING:	C-3
BUILDING AREA:	4,176 S.F.
EXISTING USE:	VACANT LOT
PROPOSED USE:	MINI FOOD CENTER (RETAIL)
PROPOSED PARKING:	26 SPACES (INCLUDES 2-HC)
PARKING RATIO:	1:160 (GROSS)
REQUIRED PARKING:	
KITCHEN:	1:100
DINING:	1:60

10 TH STREET

OPTION — C

DN DENNIS C. NELSON
COMPANY
LAND USE PLANNING, BUILDING DESIGN
AND CONSTRUCTION MANAGEMENT
950 Tharp Road, Suite 501
Yuba City, CA 95993
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SITE DEVELOPMENT PLAN:

MINI FOOD CENTER

10TH AND B STREETS, MARYSVILLE, CALIFORNIA



