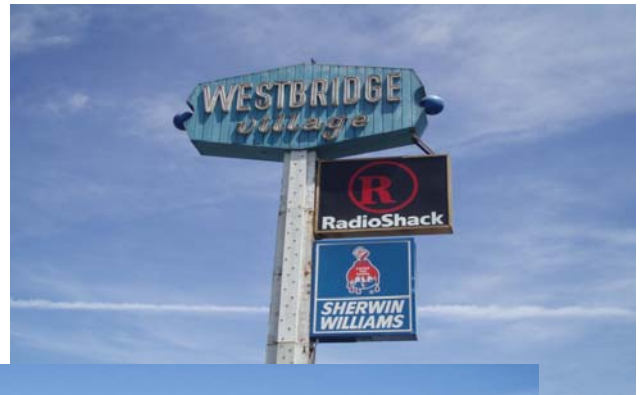


RETAIL INVESTMENT FOR SALE



**1171—1191 Bridge Street
Yuba City, CA**

**SALE PRICE: \$1,200,000
TENANTS EXTENDED LEASES!!!**

- Price per sq. ft.: \$110
- Cap Rate: 7%
- Building Size: 10,930 SF
- Lot Size: .92 Acre
- Fully Leased - Separate parcel in Westbridge Village

FOR FURTHER INFORMATION CONTACT:

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CA DRE Lic #00886618

Meagher & Tomlinson
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Yuba City, CA 95991
(530) 671-0000
(530) 671-2717

www.wmmt.com

ADDRESS	TENANT NAME	SQUARE FEET	LEASE EXPIRES	RENT AMOUNT	COMMENTS
1171	Radio Shack	3,450	1/31/2014 3 year option	\$2,340.25	Tenant since 1996
1191	Sherwin-Williams	7,430	2/28/2017 5 year option	\$6,664.00	Tenant since 1977 Option Rent: \$7,330/mo
1177	Law's Painting (Kiosk)	50	Month to Month	200.00	Kiosk
	TOTAL SQ. FEET	10,930			
	TOTAL RENT / MONTH			\$9,204.25	
	TOTAL RENT / ANNUAL			\$110,451.00	