

## FOR SALE FULLY LEASED MEDICAL BUILDING 1531 Plumas Court; Yuba City, CA



- APN/Zoning: 51-560-116/ CO, Commercial Office
- Building/Lot Size: Building 8420sf+/-, Lot 0.91 Acres (39640sf±)
- Tenants: Fremont-Rideout Health Group, 6320sf, Five (5) years starting at \$16.80/sf/year NNN, CPI annual increases. Term 12/31/08-12/30/13.
- Jagraj Nijjar, M.D., 2100sf, Five (5) years starting at \$16.80/sf/year NNN, 2% annual increases. Term 3/01/08-2/28/13.
- Sales Price: \$1,956,000.00 Cash or terms acceptable to Owner.
- Comments: This property is well located and easily accessible. The building was completed in 2008.

FOR FURTHER INFORMATION CONTACT

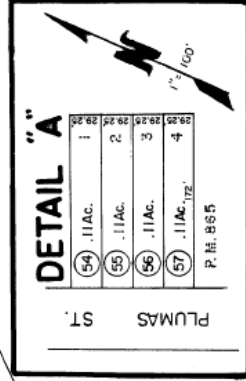
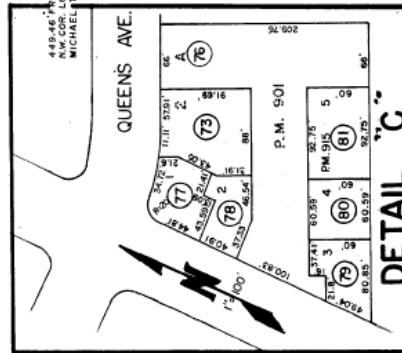
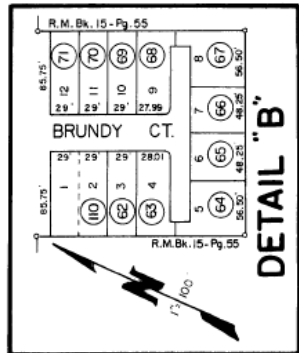
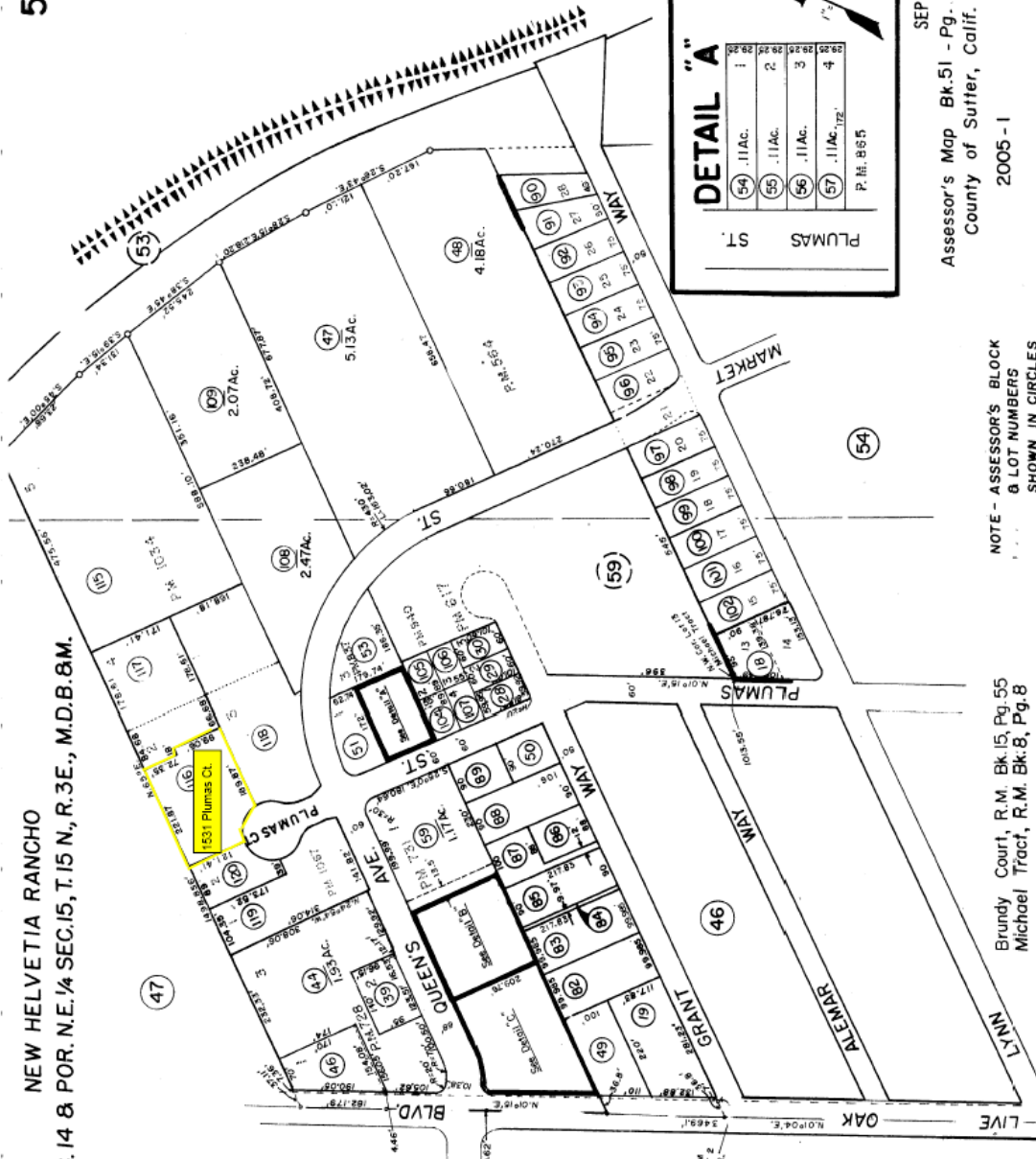
**Fred Northern**  
**(530) 671-0000**

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective Tenant's to determine to Tenant's satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

51-56

NEW HELVETIA RANCHO  
 POR. N.W. 1/4 SEC. 14 & POR. N.E. 1/4 SEC. 15, T.15 N., R.3E., M.D.B.8M.



SEP 27 2005

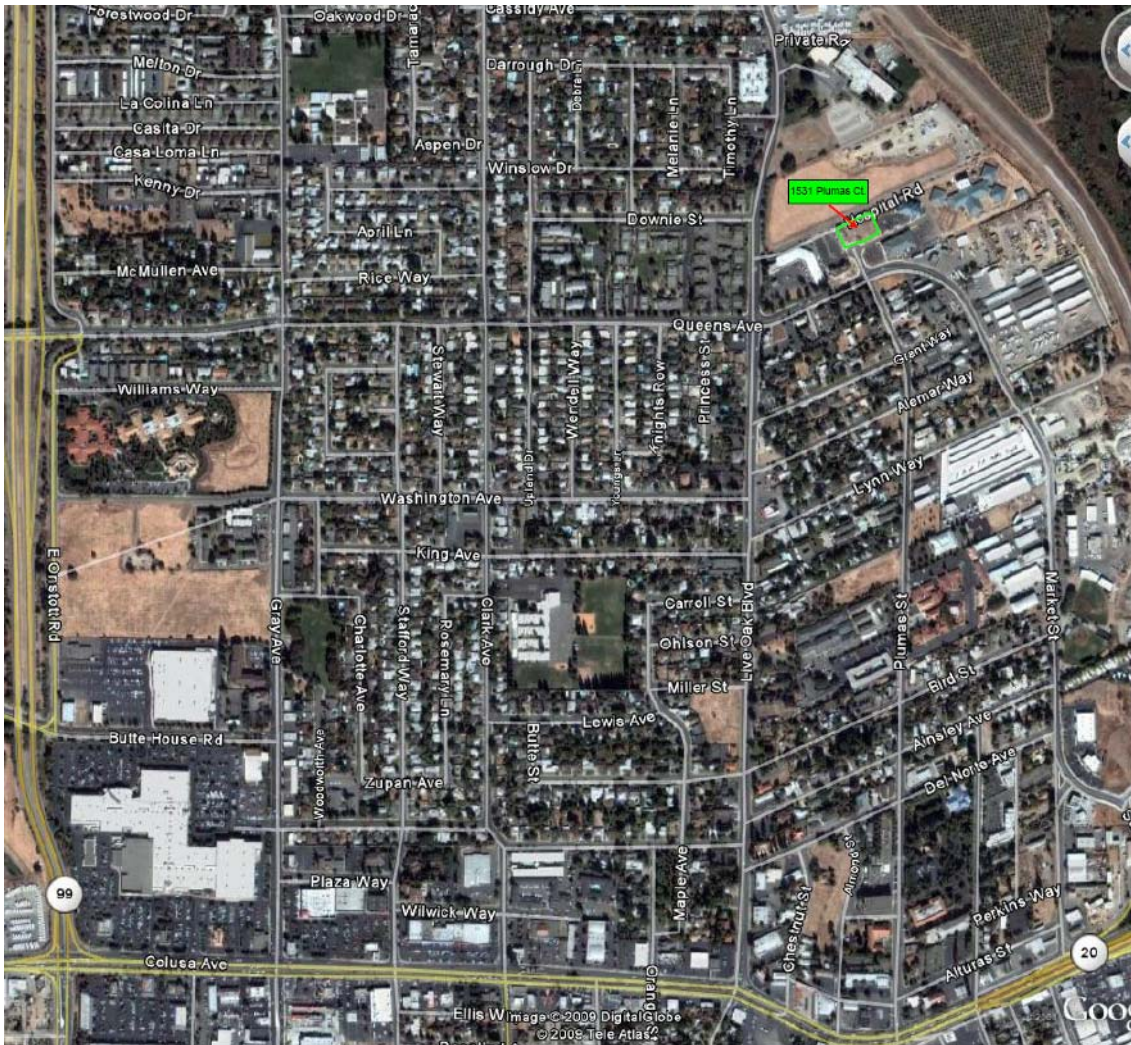
Assessor's Map Bk. 51 - Pg. 56  
 County of Sutter, Calif.

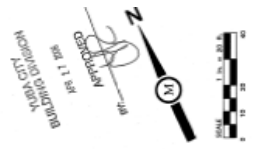
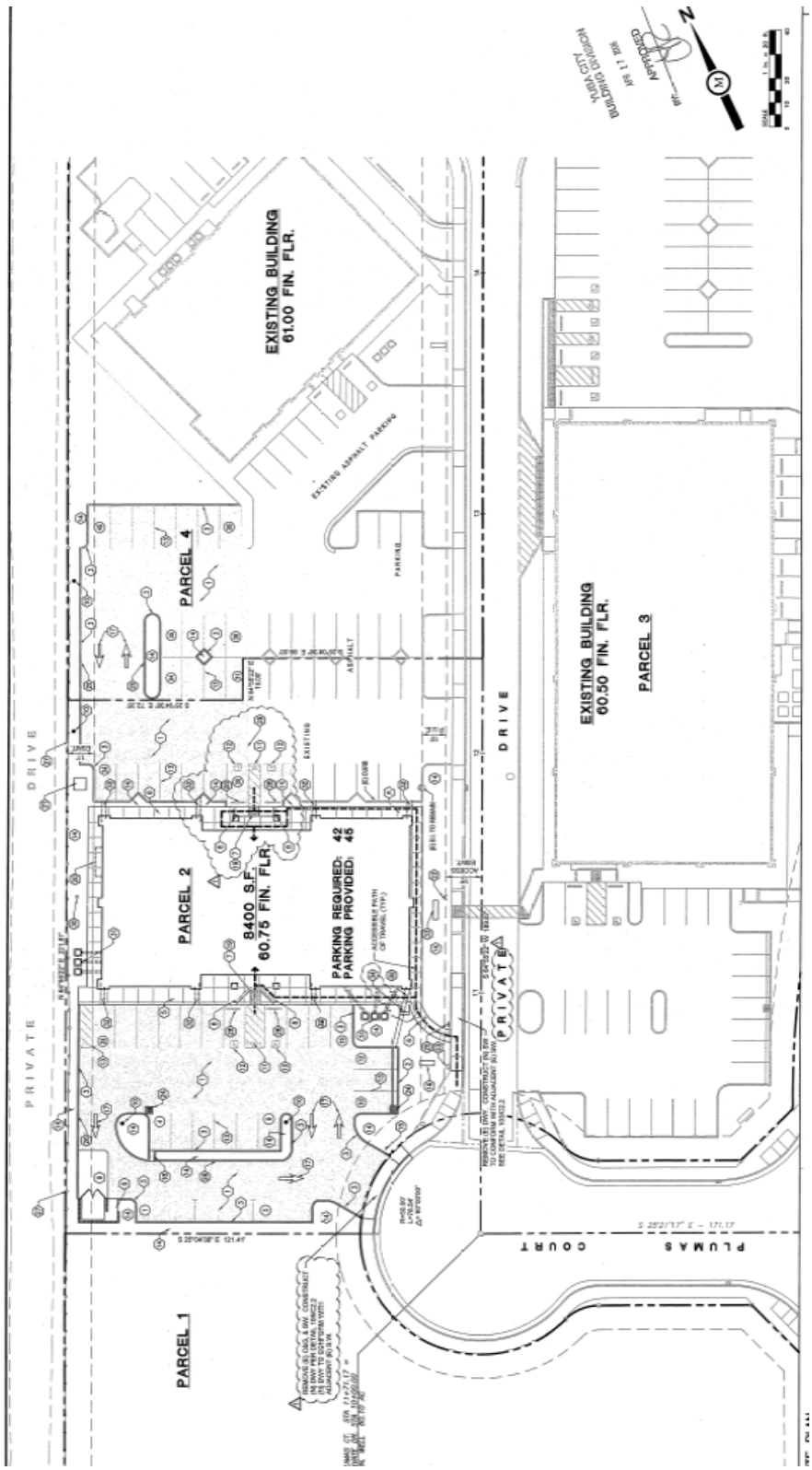
NOTE - ASSESSOR'S BLOCK  
 & LOT NUMBERS  
 SHOWN IN CIRCLES

Brundy Court, R.M. Bk. 15, Pg. 55  
 Michael Tract, R.M. Bk. 8, Pg. 8

2005 - 1

M.W.S.





WALL SCHEDULE

EXTERIOR WALL - 2x6 WOOD STUDS @ 16" O.C.  
 EXTERIOR - 3/8" OSB WITH 7/8" NOMINAL 3 COAT CEMENT  
 PLASTER FINISH  
 INTERIOR - UNFINISHED WITH R-19 INSULATION  
 SEE STRUCTURAL DRAWINGS FOR SHEARWALL NAILING  
 AS OCCURS.

COLUMN WALL - 2x4 WOOD STUD @ 16" O.C. W/ 3/8" OSB  
 WITH 7/8" NOMINAL 3 COAT CEMENT PLASTER EXTERIOR  
 FINISH W/ THIN BRICK VENEER

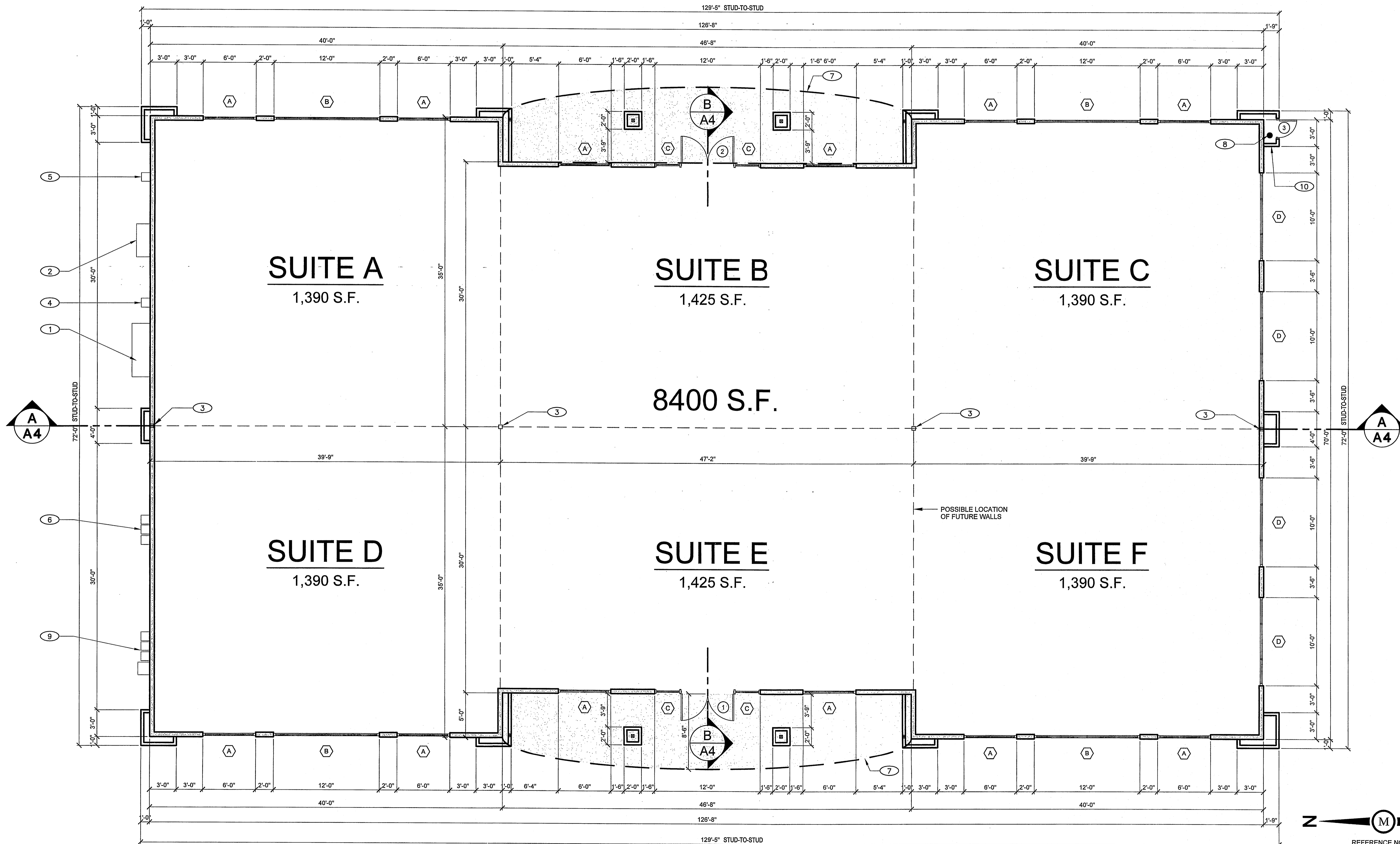
GENERAL NOTES

1. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD (U.O.N.). (F.O. STUD ≠ F.O. SLAB)
3. MOUNT DOOR CLOSERS ON INTERIOR SIDE ONLY.
4. SAFETY GLAZING SHALL HAVE PERMANENT LABELS/IDENTIFICATION.

KEY NOTES

- 1 ELECTRICAL SWITCH GEAR, REFER TO ELECTRICAL PLANS.
- 2 TELEPHONE BOARD, REFER TO ELECTRICAL PLANS.
- 3 STEEL COLUMN, SEE STRUCTURAL PLANS.
- 4 CABLE TELEVISION PANEL, REFER TO ELECTRICAL PLANS.
- 5 IRRIGATION CONTROLLER, REFER TO LANDSCAPE PLANS.
- 6 ELECTRICAL SERVICE- 400 AMP SUB MAIN ELECTRICAL PANEL AND ONE 200 AMP SUBPANEL - 3 PHASE, 42 CIRCUIT SERVICE WITH 110 VOLT POWER, 3 PHASE, 4 WIRE SYSTEM.
- 7 METAL CANOPY ABOVE (DASHED), BY OTHERS
- 8 FIRE RISER LOCATION
- 9 FUTURE GAS METER LOCATION, SEE PLMG. PLANS
- 10 16"X24" ACCESS PANEL

NOTE:  
 PAINT ALL EQUIPMENT TO MATCH THE BUILDING



**Milestone Associates**  
 INCORPORATED

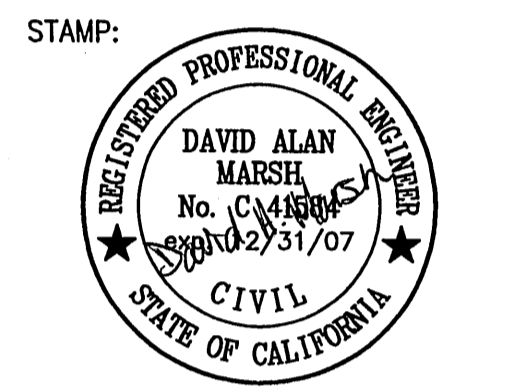
Designers • Engineers  
 Surveyors

950 THARP ROAD, SUITE 301  
 YUBA CITY, CALIFORNIA 95993

TEL: 530-755-4700  
 FAX: 530-755-4567

JULIO J. TINAJERO  
 SR. PROJECT MANAGER

DAVID A. MARSH  
 PROJECT ENGINEER



SUBMITTAL DATE

PLANNING DEPT:  
 BUILDING DEPT: 1-31-06  
 ENGINEERING: 1-31-06  
 SURVEY:

REVISIONS		
No.	Description	
1	PLAN CHECK	3/13/06
MAR 28 2006		

YUBA CITY  
 BUILDING DIVISION  
 APR 7 2006  
 APPROVED  
 BY: [Signature]

FLOOR PLAN

8400 S.F. SHELL BUILDING  
 HILBERS INC.  
 1531 PLUMAS COURT (PARCEL 2)  
 YUBA CITY, CALIFORNIA 95991

DATE: 01-31-06  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: J. RIGSBY  
 JOB NUMBER: 05-522

SHEET: A1