

**RETAIL/OFFICE SPACE  
1625 BUTTEHOUSE ROAD  
YUBA CITY, CA  
FOR LEASE**



**Location:** 1625 Buttehouse Road, Yuba City, CA. The property is situated between a Subway and a 7-11, and is directly across Buttehouse from the Bel-Air/Longs/OSH Retail Center.

**Building Size:** 3,010 SF ±

**Parking:** 15 onsite parking spaces

**Lease Rate:** \$1.60/SF/Month Gross

**Comments:** Newer building (2004) in a good location. Very desirable area! This property is highly visible and centrally located. This is your chance, grab it!

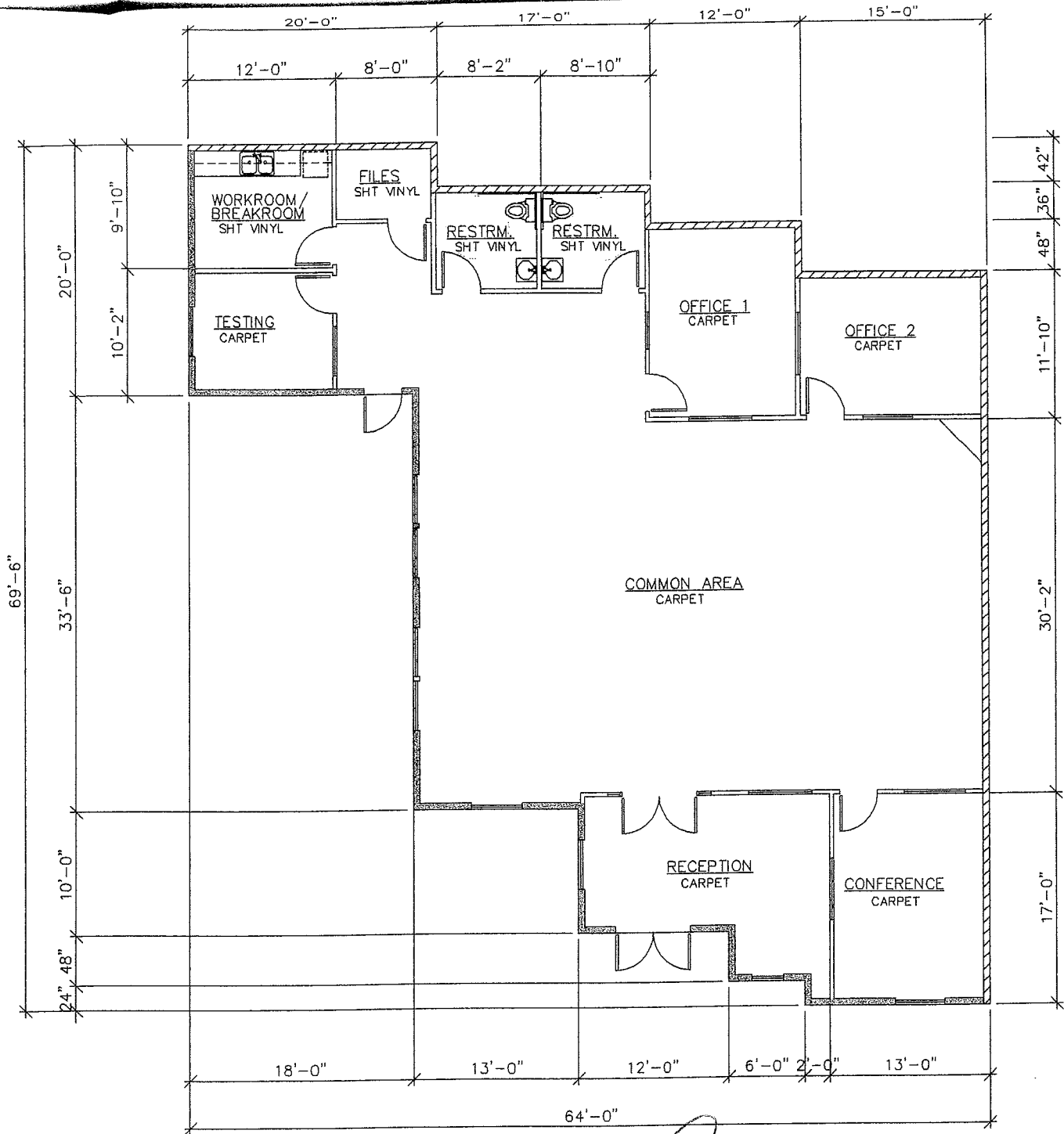
FOR MORE INFORMATION CONTACT:  
**FRED NORTHERN**  
**(530) 671-0000 office/ (530) 701-5216 cell**

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT







INITIAL *pl*

FLOOR PLAN  
3010 SQ.FT.

EXHIBIT A  
**SYLVAN LEARNING CENTER**  
 BUTTE HOUSE ROAD, YUBA CITY, CA 95993

Designed by :  
**applegarth estrada**  
 GENERAL CONTRACTORS, INC  
 1258 HASSETT AVENUE, NO. 10  
 YUBA CITY, CA 95991  
 Tel: (530) 751-7031 Fax: (530) 673-1267

Date: 8/19/03  
 Scale: No Scale  
 Drawn By: D. Nelson  
 Job No: 03-348

