

AVAILABLE FOR  
LEASE



## Exceptional Retail/ Office-New Construction 1957 McGowan Parkway Olivehurst, CA

- Located just off Hwy. 70 off-ramp in Olivehurst, CA. Access from both north & southbound off ramps, high traffic counts and centralized location provide the very best in exposure opportunities.
- 4,300 Square Feet Available divisible down to 1,000 Sq. Ft.
- Landlord to provide spaces in warm shell condition. This includes plumbing for a restroom, Heat & Air Conditioning system and much more!
- Asking Base Rent: \$1.75 per square foot per month on a modified gross basis.
- Additional 1,300 Sq. Ft. space **(LEASED BY SUBWAY)**

Meagher & Tomlinson  
1007 Live Oak Blvd  
Yuba City, CA 95991  
(530) 671-0000

[www.wmmt.com](http://www.wmmt.com)

Please Contact:

**ZAC REPKA**

CA DRE Lic. # 01451649

(530)671-0000 ext. 14 or [zac@wmmt.com](mailto:zac@wmmt.com)

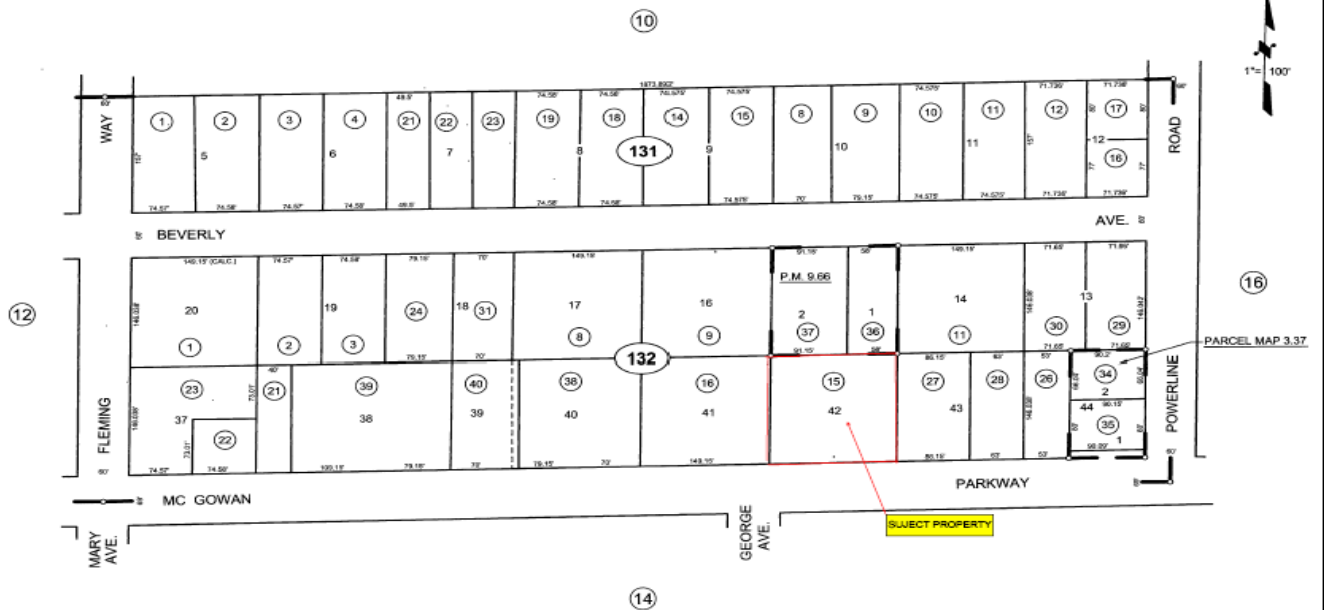


NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

**POR. MC CLAIN TRACT**

Tax Area Code  
64-138

**14-13**

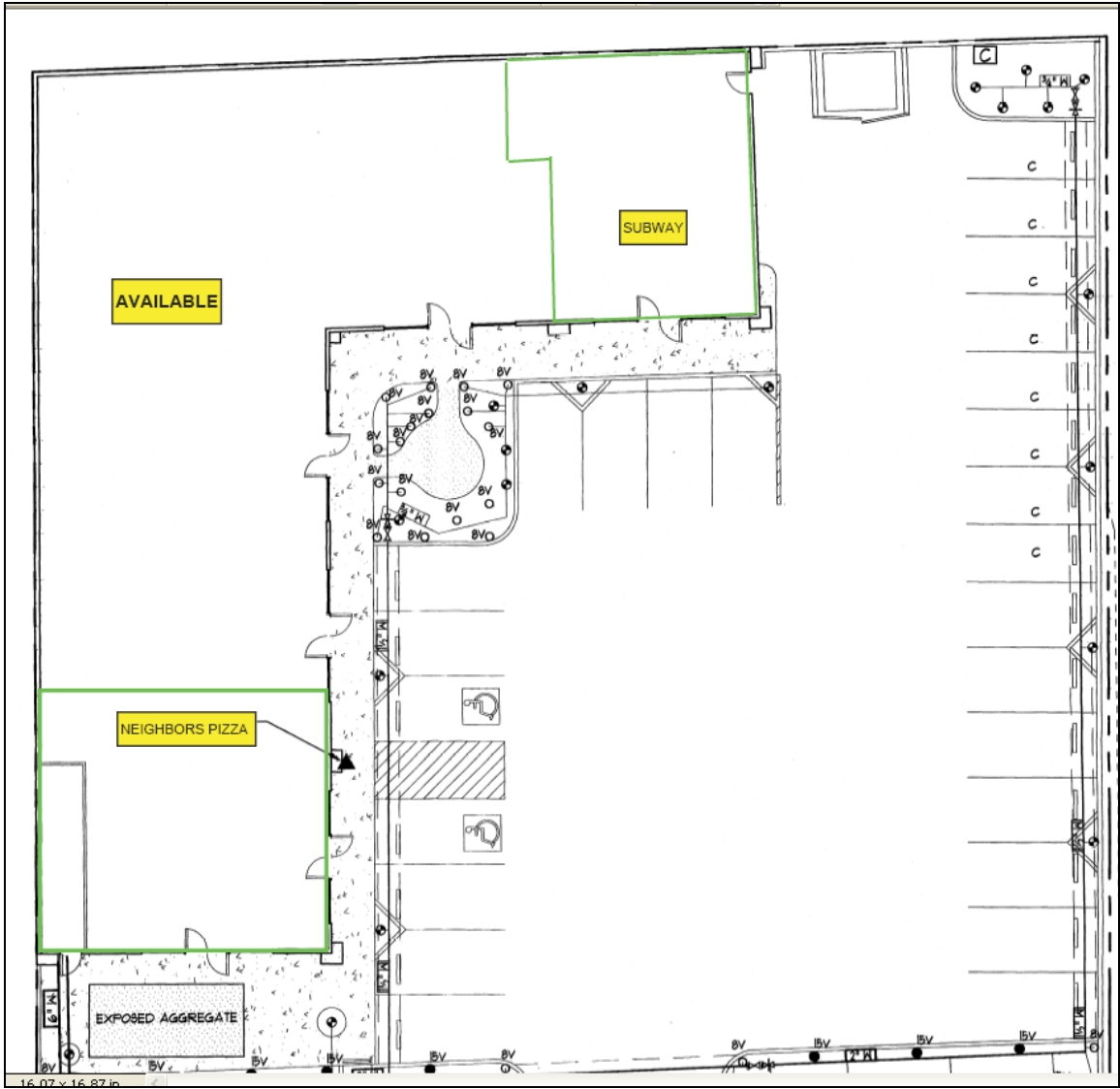


R.S. - Bk. 29, Pg. 29 (Parcel Map 9.66)  
R.S. - Bk. 17, Pg. 45 (Parcel Map 3.37)  
R.S. - Bk. 4, Pg. 22

Index - 1  
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

**Assessor's Map Bk.14, Pg.13**  
**County of Yuba, Calif.**

JAN 1 0 2005



16.07 x 16.87 in