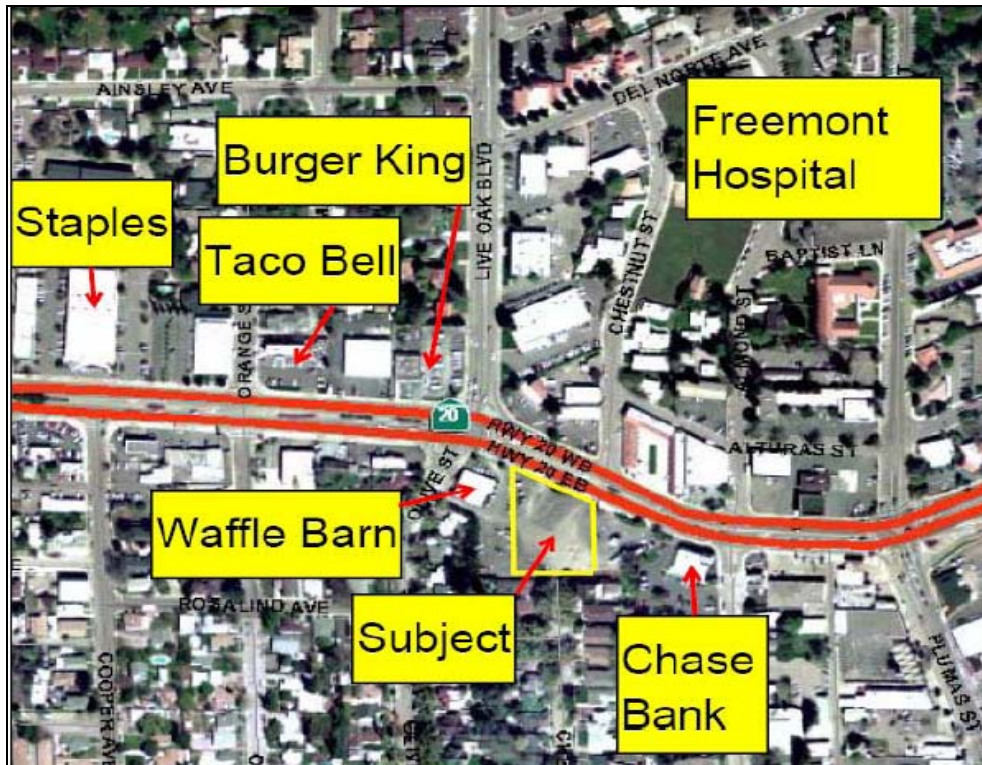


AVAILABLE For Ground Lease

Prime Highway 20 Frontage in Yuba City, CA
43,044 Sq. Ft. Lot



- 43,044 +/- Sq. Ft. Lot. Corner of Hwy. 20 and Live Oak Blvd.
- Highway 20 Traffic: 46,000 cars per day (CalTrans 2008)
- Live Oak Blvd. Traffic: 10,670 cars per day (Yuba City 2009)
- Awesome location with huge potential!
- Asking lease rate: \$7,300 NNN per month

For more information contact:

ZAC REPKA

DRE Lic. 01451649

(530)870-7778 - zac@wmmt.com

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

