

## Automotive/Retail Yuba City, CA



### Retail/Automotive Building 616 Colusa Avenue Yuba City, CA

**Description:** Approximately 4,300 square foot retail/automotive building located along the south line of Colusa Avenue at Orange Street. Currently set up for automotive use, this is a very convertible building of concrete block construction and mostly free span roof. Conversion to retail is certainly an option.

**Traffic:** AADT minimum 43,000

**Previous Use:** Big O Tire store

**Site:** 18 marked parking spaces. 20,000 square feet with ample maneuvering room around the current building.

**Sub-lease:** Big O Tires has an existing lease payable \$4,840 monthly (\$58,080 annually) NNN through February 3, 2014 and is desirous of sub-leasing the property through the end of the lease term.

Michael Tomlinson is the current landlord and is willing to discuss a lease extension.

#### Contact:

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