

**STAND ALONE RETAIL**  
**655 Colusa Ave. (Highway 20)**  
**Yuba City, California**



- Location:** 655 Colusa Avenue (CA Highway 20). Located on the Northwest corner of Colusa Avenue and Orange Street
- Building Space:** This building consists of about 9,000 square feet, with 7,200sf downstairs and 1,800sf upstairs.
- Traffic Count:** 47,000± (Cal Trans 2006) Highway 20
- Lot Size:** 39,640 ± square feet.
- Sales Price:** \$1,500,000.00
- Comments:** This is an ideal retail location with high visibility and easy access.

**For Further Information Contact:**

**Fred Northern**

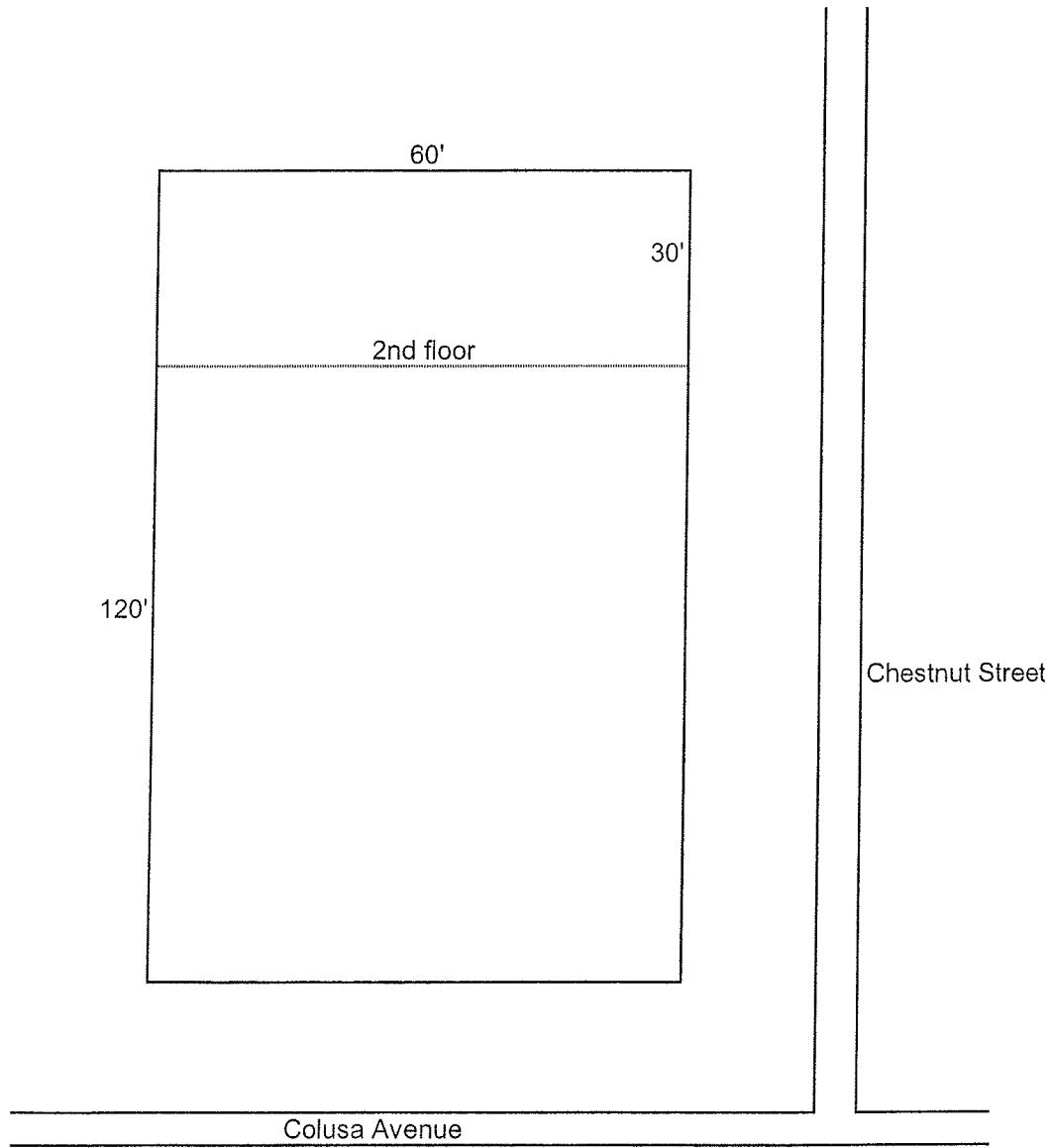
**Office: (530) 671-0000**

**Cell: (530) 701-5216**

**CA RE LIC. #01075027**

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 buyers to determine to buyer's satisfaction the suitability of the property for their intended use.

120'x60'= 7,200'  
60'x30'= 1,800'  
total= 9,000'



# FLOOR PLAN



STAPLES

655 COLUSA

TACO BELL

HIGHWAY 20

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Imagery Date: May 31, 2007

39°08'30.81" N 121°37'22.88" W elev 0 ft

Eye alt 463 ft

POR. LOT 38, NEW HELVETIA RANCHO, T.15N. R.3E. M.D.B. & M.



MAY 18 2005

NO. 20

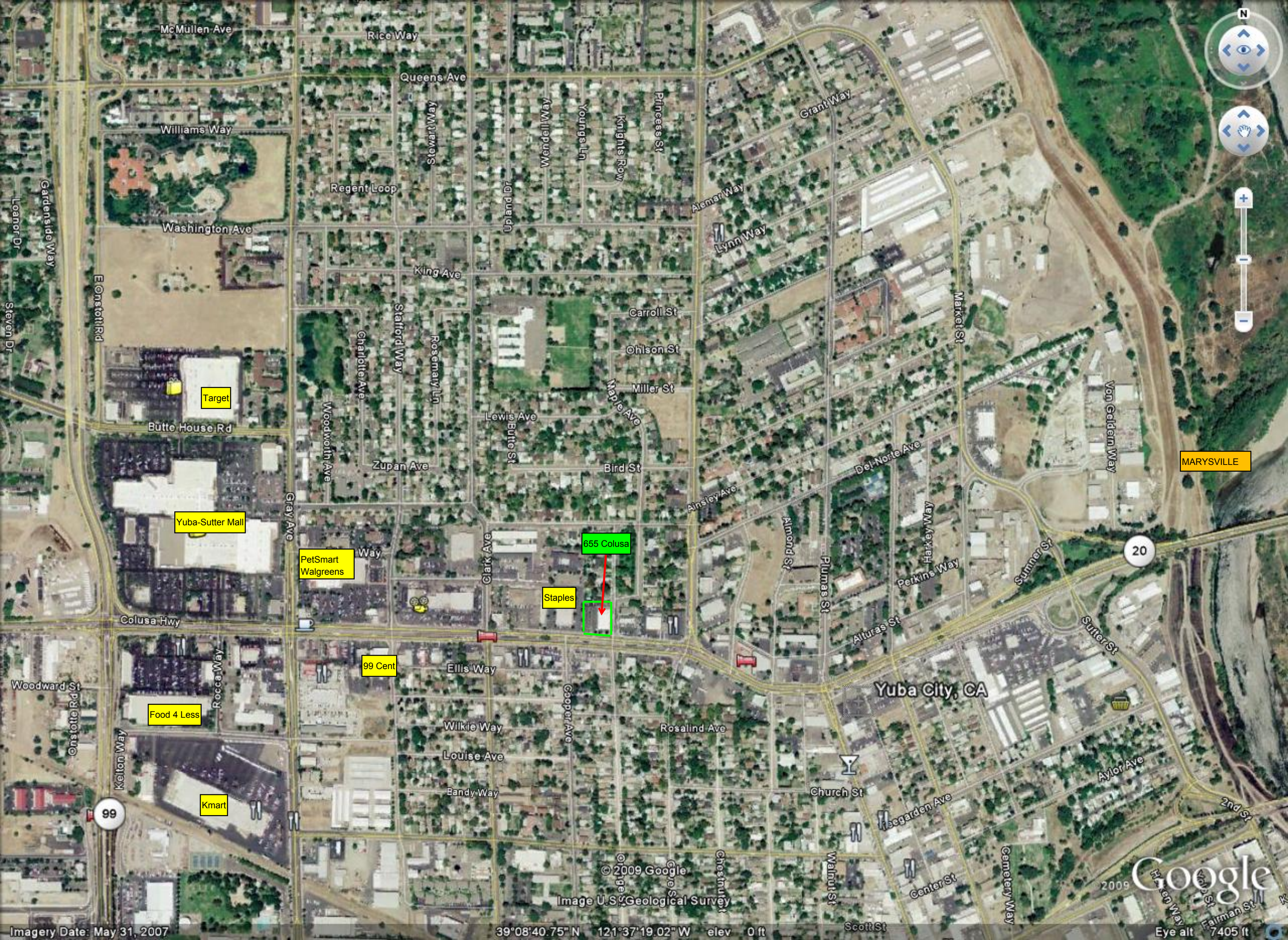
City of Yuba City  
Assessors Map Bk. 51 - Pg. 34  
County of Sutter, Calif.

NOTE - ASSESSORS BLOCK  
& LOT NUMBERS  
SHOWN IN CIRCLES

Bk 52

Maple Park Tract M.O.R. Bk. 7 Pg. 33

STATE  
COLUSA  
S. 1/4 COR. SEC. 15



MARYSVILLE

20

Yuba City, CA

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2009

Imagery Date: May 31, 2007

39°08'40.75" N 121°37'19.02" W elev 0 ft

Eye alt 7405 ft