

**DOWNTOWN
RETAIL
BUILDING**

**FOR
SALE
OR
LEASE**



**701 Plumas Street
Yuba City, CA**

\$895,000

Or

\$5,475/mo. NNN (\$.75 psf)

For more information contact:

Mike Tomlinson or Bill Meagher

(530) 671-0000

The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

PROPERTY DESCRIPTION

Approximate Building Size:	Ground Floor	6,300 S.F.
	2 nd Floor (unfinished)	<u>1,000</u> S.F.
	Total	7.300 S.F.

Approximate Parcel Size: 19,600 S.F.

APN: 52-241-013

Parking: 35+ Onsite

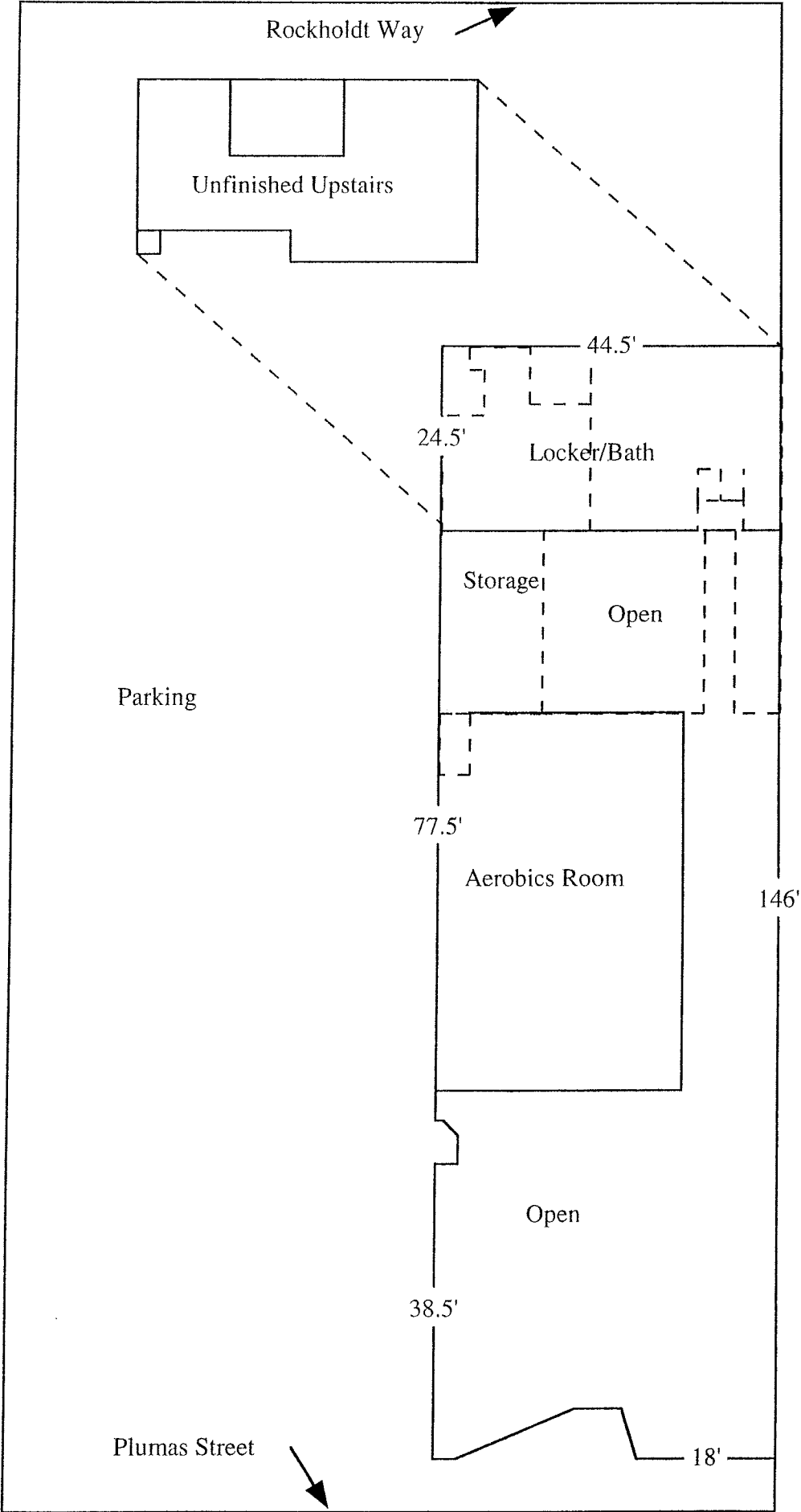
(Note: The parking lot could be considered as a potential building site for development of an additional building)

Zoning,

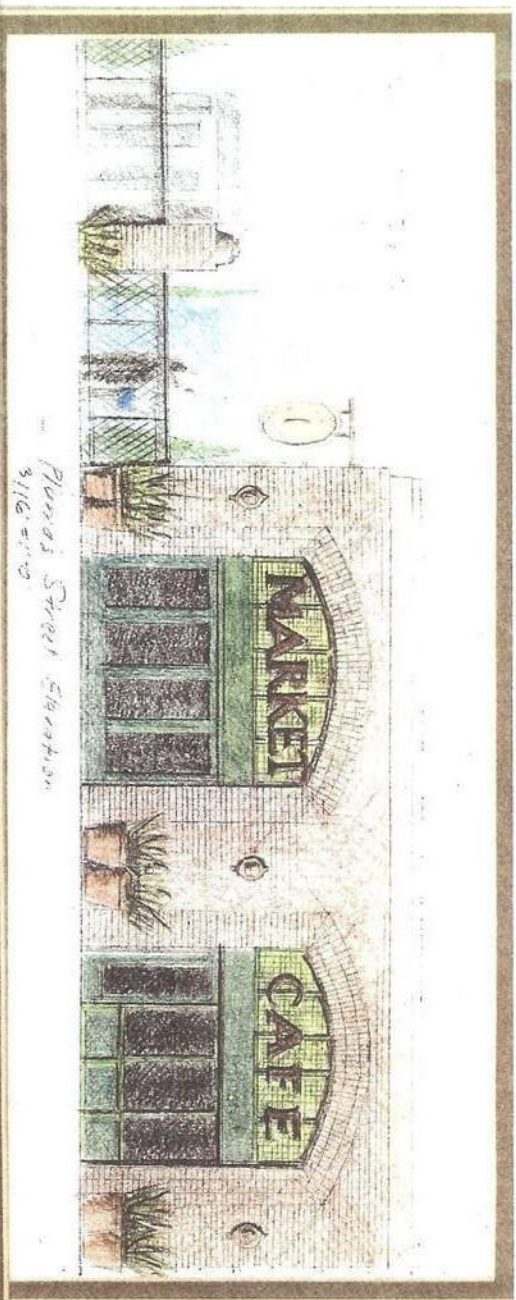
City of Yuba City: C2-SP Community Commercial
Specific Plan

Located in the heart of downtown Yuba City's Plumas Streetscape Re-development Project this property is one of very few downtown buildings that comes with its own private parking lot large enough to meet not only City parking codes but large enough to meet the needs of most retailers as well.

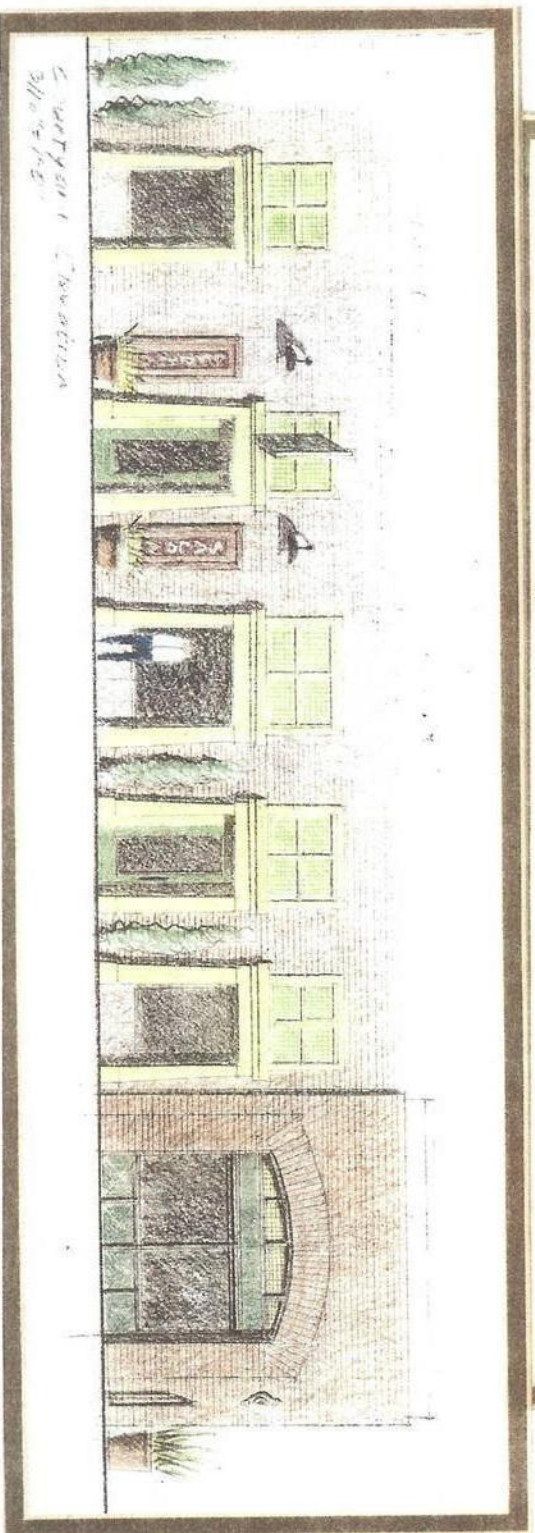
The building is fire sprinkled and a new 400 amp, 3 metered electrical system was installed in 2005 including the installation of 151 new energy efficient T8 type lighting fixtures. The building had been most recently used as a women's fitness center equipped with showers. Prior to that the building housed various men's apparel stores.



Concept Renderings



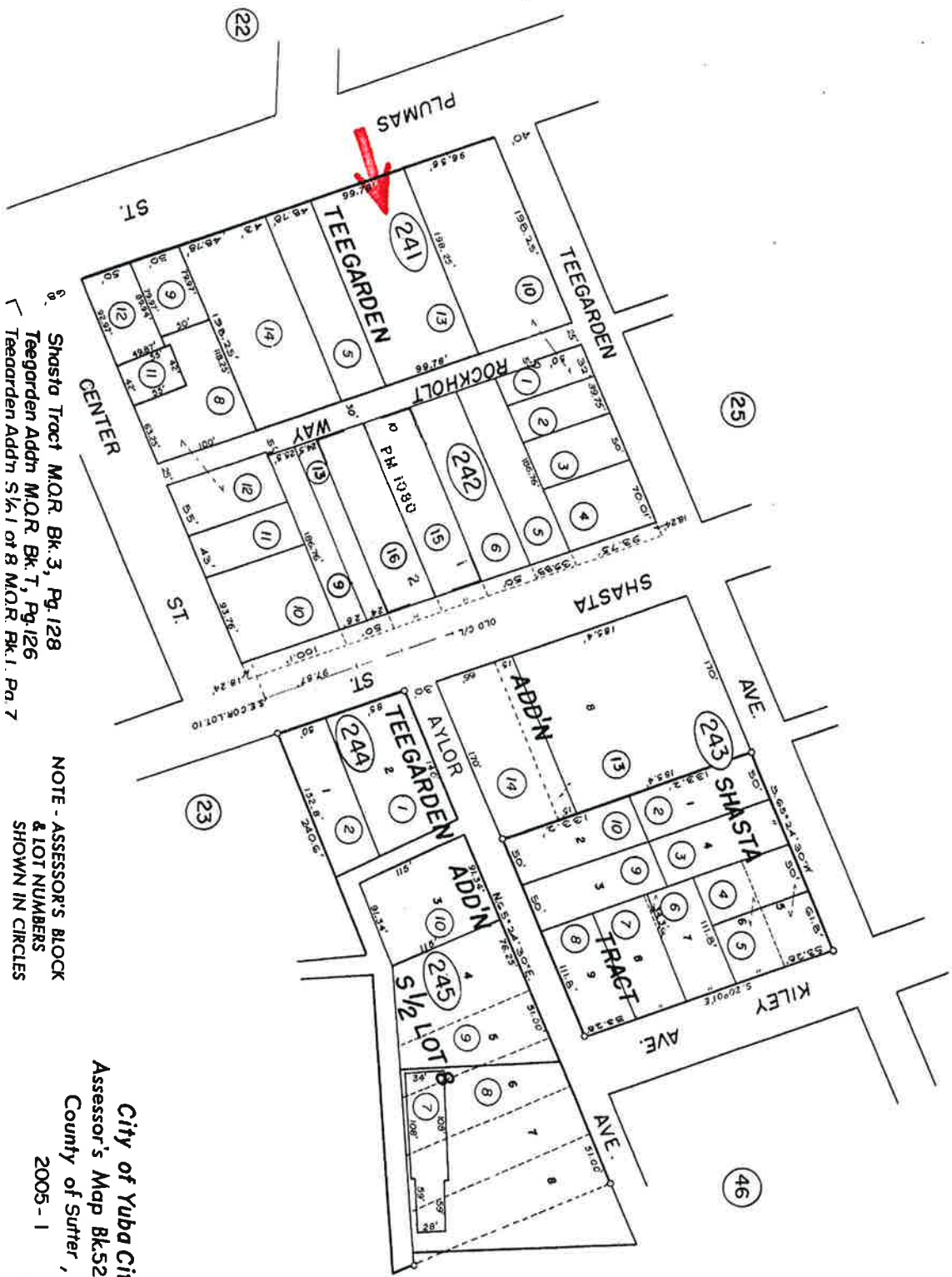
West Side
(Plumas St. Frontage)



North Side
(Parking Lot)

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

52-24



Shasta Tract MOR. Bk. 3, Pg. 128
 TEEGARDEN ADDN MOR. Bk. 7, Pg. 126
 TEEGARDEN ADDN S 1/2 LOT 8 MOR. Bk. 1, Pg. 7

NOTE - ASSESSOR'S BLOCK
 & LOT NUMBERS
 SHOWN IN CIRCLES

City of Yuba City
 Assessor's Map Bk. 52 - Pg. 24
 County of Sutter, Calif.
 2005 - 1
 FEB 0 3 2006

