

AVAILABLE FOR LEASE

**Brand New Construction!
4,400 Sq. Ft. Retail/Office
871 Gray Ave. Yuba City, CA**



- Perfectly located on busy thoroughfare! Great visibility!
- Get into brand new useable space. Perfect for any retail or office use!
- 4,400 Sq. Ft. divisible down to Tenant's square footage needs.
- Asking Base Rent: \$1.65 NNN per sq. ft. per month
- Landlord offering a \$Tenant Improvement Allowance\$ to qualified tenants of \$35 per square foot of leased space.
- APN # is 52-171-013

Contact:

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CA DRE Lic. # 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker 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.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

