

(530) 671-0000x14

1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

PRIME RETAIL PAD SITE IN WHEATLAND, CA FINISHED PAD AVAILABLE FOR: SALE OR LAND LEASE

1928 STATE HIGHWAY 65 WHEATLAND, CA

CONVENIENTLY LOCATED IN THE WHEATLAND SETTLER'S VILLAGE CENTER

- Approximately 0.65 Acre Finished Pad. Highly visible.
- Direct Highway Accessibility. Prime Wheatland location.
- Traffic Counts: -Highway 65 17,000 +/- vehicles per day (Caltrans 2009)
- Nearby retailers include: Chevron, Subway, City Grill, Felicity's Tan & Spa, Primetime Pizza, Mi Pueblito Mexican Food, Wonderful Chinese, Tobacco Store
- Asking Price for sale: \$566,895
- Asking Base Rent for Land Lease: \$4,500 NNN per month



ZAC REPKA

CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

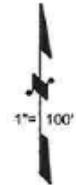
The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy 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.

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

**POR. JOHNSON RANCHO & POR. CITY
TRACT 90-469**

Tax Area Code
02-000

15-64



R.S. - Bk. 71, Pgs. 27, 28 (Parcel Map 97-03A) (LLA 05-15)
R.S. - Bk. 53, Pg. 24 (Tract 90-469) (LLA 05-15)

Formerly Ptn. 15-27
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



**CITY OF WHEATLAND
Assessor's Map Bk.15, Pg. 64
County of Yuba, Calif.**

12/05

John C. ...

VIEW OF PAD SITE FROM HIGHWAY



VIEW NORTHBOUND ON HIGHWAY 65



