

(530) **671-0000**^{x14}

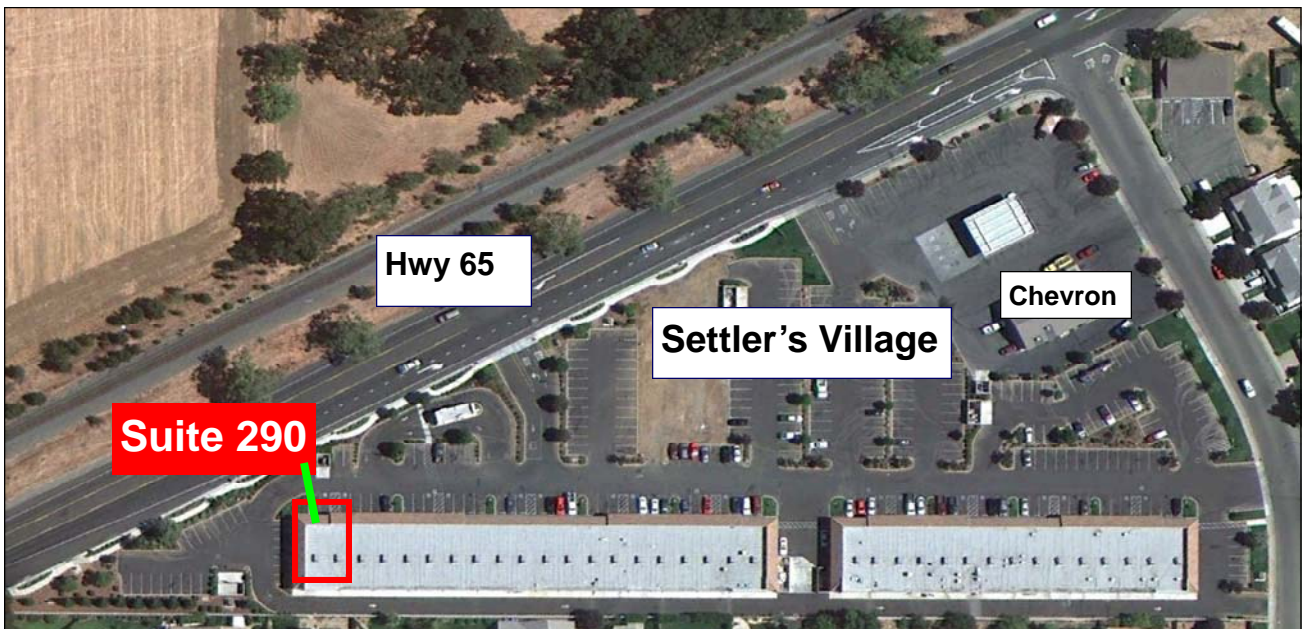
1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

PRIME OFFICE SPACE IN WHEATLAND, CA AVAILABLE FOR LEASE FORMER BANK BRANCH

1920 STATE HIGHWAY 65 STE. 290 WHEATLAND, CA

CONVENIENTLY LOCATED IN THE WHEATLAND SETTLER'S VILLAGE CENTER

- Great Location. The ONLY Shopping Center in Wheatland.
- 2,400 Sq. Ft. of finished office or retail space. Other space available in Settler's Village ranging from 1,200 Sq. Ft. to 12,000 Sq. Ft.
- 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 Base Rent starting at \$1.35 NNN per square foot per month



ZAC REPKA CELL(530)870-7778

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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.



Chevron

2,400 sf

Available
up to 12,000 sf

Primetime
Pizza

1,200 SF

Tan & Spa

2,400 sf

Mi Pueblito

SUBWAY

Tobacco

800sf avail

City Grill

Wonderful

Chinese

Available
approx. 8,400sf

