

(530) 671-0000x14

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

## PRIME RETAIL/OFFICE SPACE IN WHEATLAND, CA AVAILABLE FOR LEASE

### 1912 & 1920 STATE HIGHWAY 65 WHEATLAND, CA

CONVENIENTLY LOCATED IN THE WHEATLAND SETTLER'S VILLAGE CENTER

- Great Location. The ONLY Shopping Center in Wheatland.
- 800 Sq. Ft. up to 12,000 Sq. Ft. contiguously Available. 2nd generation space available includes grocery market space with equipment and high grade retail space.
- 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 \$0.95 NNN per sq. ft. per month to \$1.35 NNN per sq. ft. per month. Landlord may provide Warm Shell Delivery with agreed upon terms.



# ZAC REPKA

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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  
Primitime Pizza  
Dollar Store  
Tan & Spa  
2,400 sf  
Mi Pueblito  
SUBWAY  
Tobacco  
800sf avail  
City Grill  
Wonderful Chinese  
R&D Food  
Available approx. 8,400sf



**View of Settler's Village Bldg. 1912**



**Northbound View of Highway from Pad Site**



