

## SUTTER BUTTES MARKETPLACE YUBA CITY, CA FOR LEASE

**COOL HAND LUKE'S GRAND OPENING CELEBRATION!!!**



Location: 1615-1721 Colusa Avenue, Yuba City, CA. The property is situated along the north side of Colusa Avenue (Highway 20), just east of Highway 99.

Traffic Count: 36,000+ ADT (Caltrans, 2007) Highway 20.

Other Retail In Area: Wal-Mart Superstore, Sam's Club, Home Depot, Michaels. Bed, Bath & Beyond, Petco, Marshalls, Pier One, Bel-Air, Longs, Orchard Supply, Gottschalk's, Tractor Supply, Target, Walgreen's, JC Penney, Lowe's.

In Center: Grocery Outlet, River Valley Community Bank, Ballazio Salon & Spa, Kenzo's Sushi, Starbucks, Edible Arrangements & Cool Hand Lukes.

Space Available: From 1300sf up to 8800sf contiguous.

Price Schedule:

Parcel 1- ~~20275sf~~ - \$20.00/sf/year NNN ~~LEASED~~  
Parcel 2A-C- 6806sf - \$25.20/sf/year NNN AVAILABLE  
Parcel 2D- 2222sf- \$27.00/sf/year NNN AVAILABLE  
Parcel 3- ~~7450sf~~ - \$27.00/sf/year NNN 2762sf (1300sf & 1462sf) AVAILABLE  
Parcel 4- ~~7450sf~~ - \$25.20/sf/year NNN 6250sf (1500sf & 4750sf) AVAILABLE  
Parcel 5- ~~6636sf~~ - \$36.00/sf/year NNN ~~LEASED~~  
Parcel 6- ~~6010sf~~ - \$33.00/sf/year NNN ~~SOLD~~  
Parcel 7- ~~3260sf~~ - \$36.00/48.00/sf/year NNN 1460sf AVAILABLE

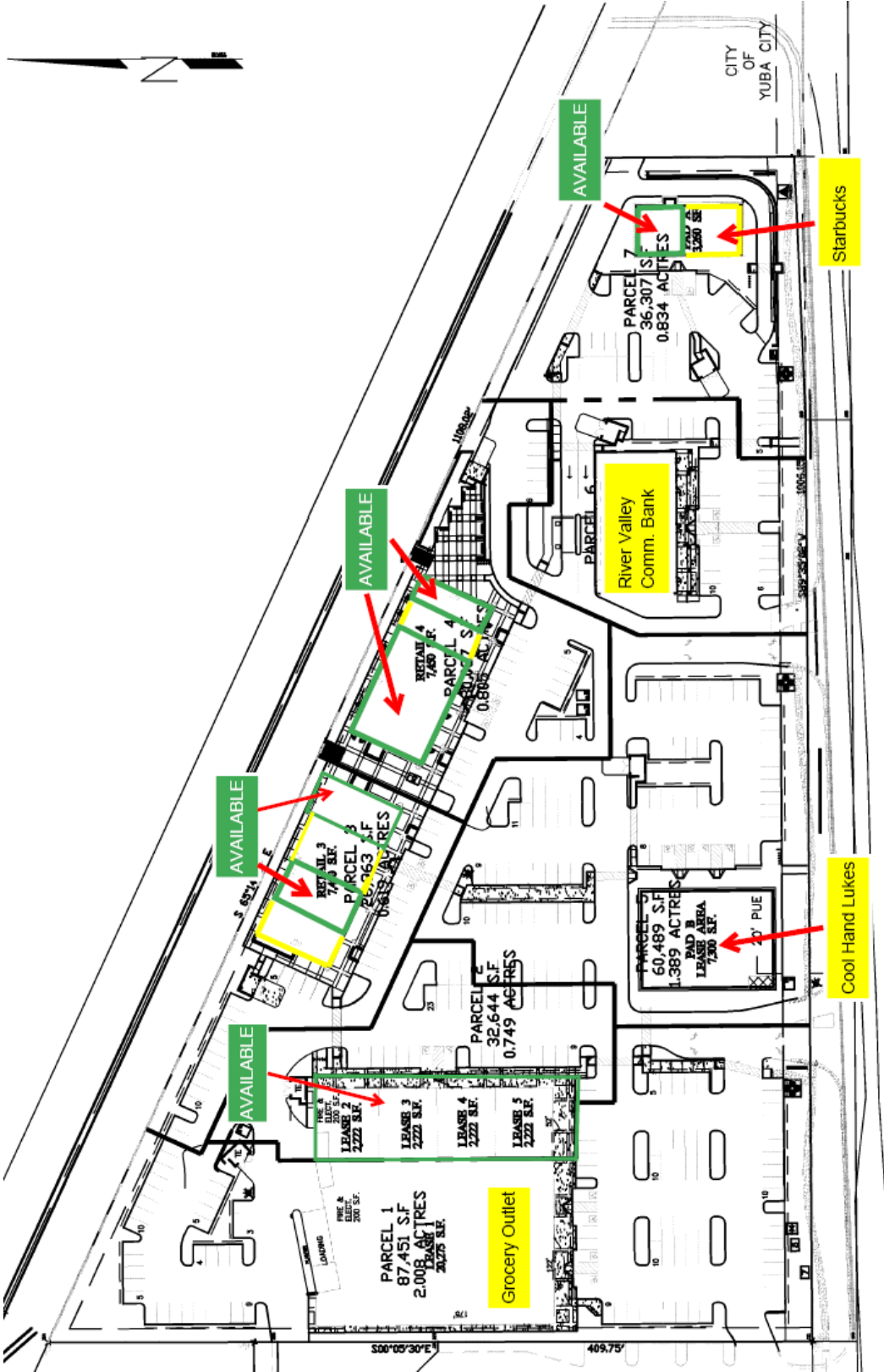
FOR MORE INFORMATION CONTACT:

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT



SUTTER BUTTES MARKET PLACE  
 CITY OF YUBA CITY  
 SUTTER COUNTY

SITE PLAN  
 N.T.S

