



1151-1161 Bridge Street, Yuba City

APNs 52-040-025, 026, & 027

A series of three adjacent retail buildings located along the north line of Bridge Street just west of Gray Avenue, Yuba City, CA. Buildings reside on approximately 1.25 acres of fully developed land. Neighboring businesses include Sherwin Williams, Umpqua Bank and Recently opened La Superior Supermercados Grocery. Also nearby is Marcello's Italian Restaurant and Weinerschnitzel. Bridge Street traffic is expected to at least double upon completion of a new four lane bridge being built over the Feather River between Marysville and Yuba City.

\$1,699,000

OFFERED BY:

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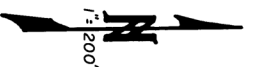
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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

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Additional Information

Being offered for sale is a series of three adjacent retail buildings located along the north line of Bridge Street just west of Gray Avenue, Yuba City, CA. According to the county assessor, the buildings occupy approximately 1.25 acres of fully developed land. Neighboring businesses include Sherwin Williams, Umpqua Bank and recently opened La Superior Supermercados Grocery. Also nearby is Marcello's Italian Restaurant and Weinerschnitzel. Bridge Street traffic is expected to at least double upon completion of a new four lane bridge being built over the Feather River between Marysville and Yuba City.

1161 Bridge Street is a reportedly 10,050 SF concrete tilt constructed retail building in good condition. A new roof was installed in 2008. The remaining two buildings of 1,840 and 6,500 SF are reported by the owner as concrete tilt also and are considered to be in good condition. In May, 2017 the parking lot was renewed with an asphalt lift and restriping. With recent exterior paint and general maintenance, this project is considered to be in very good condition.

The project is for sale at \$1,699,000, approximately 7.75 CAP rate. The 6,500 SF tenant has given notice that he will be vacating at the end of his lease term, December 31, 2017. We expect to backfill the space at this great location as we grow nearer the end of the term. An APOD is included in this package.

1151-1161 Bridge Street

Asking Price \$1,699,000
Price/SF \$92.39

Scheduled Income

Space	SF	Market Rent	\$/SF/Mo	Annual Rent	Lse. Term
1151 Bridge	Aaron's	6,500	\$6,385	\$0.98 pro-forma	12/31/2017
1155 Bridge	Maria Salazar	1,840	\$1,840	\$1.00	10/31/2018
1161 Bridge	Backroom Boutique	10,050	\$8,000	\$0.80	9/30/2021
Sub-total		18,390	\$16,225	\$194,700	
Fireworks Stand				<u>\$1,200</u>	Annual
Total		18,390		\$195,900	
Vacancy and Credit Loss	5%			<u>\$(9,795.00)</u>	
Net				\$186,105	

APOD

Estimated Expenses

Maintenance	\$10,000
Grounds Maint	\$1,500
Gas and Electric	\$2,200
Water and Sewer Management	\$2,000
Accounting	\$8,816
Insurance	\$500
RE Taxes	\$11,000
Total	<u>\$18,689</u>

Estimated based upone 1.1% of the asking Price

Projected NOI \$131,401

Value at CAP **8.00** **7.75**

per Building SF \$1,642,506 1,695,490
\$89.32 \$92.20

