

STAND ALONE RETAIL FOR SALE OR LEASE 1352 Colusa Ave. (Highway 20) Yuba City, California



- Location:** 1352 Colusa Avenue (CA Highway 20). Just west of Highway 99.
- Building Space:** This building consists of about 12,192 square feet. 4,632sf currently available.
- Traffic Count:** 34,500±ADT (Cal Trans 2014) Highway 20
- Lot Size:** 43,560 ± square feet.
- Lease Price:** \$1.45/sf/month MG
- Sales Price:** \$1,900,000.00 Firm
- Comments:** This is an ideal retail location with high visibility and easy access.

For Further Information Contact:

Fred Northern

Office: (530) 671-0000

Cell: (530) 701-5216

CA RE LIC. #01075027

The information contained herein was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective buyers/tenants to determine to their satisfaction the suitability of the property for their intended use.

NO.	REVISIONS	DATE
1	1.0. PLAN CHECK (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	01/11/20
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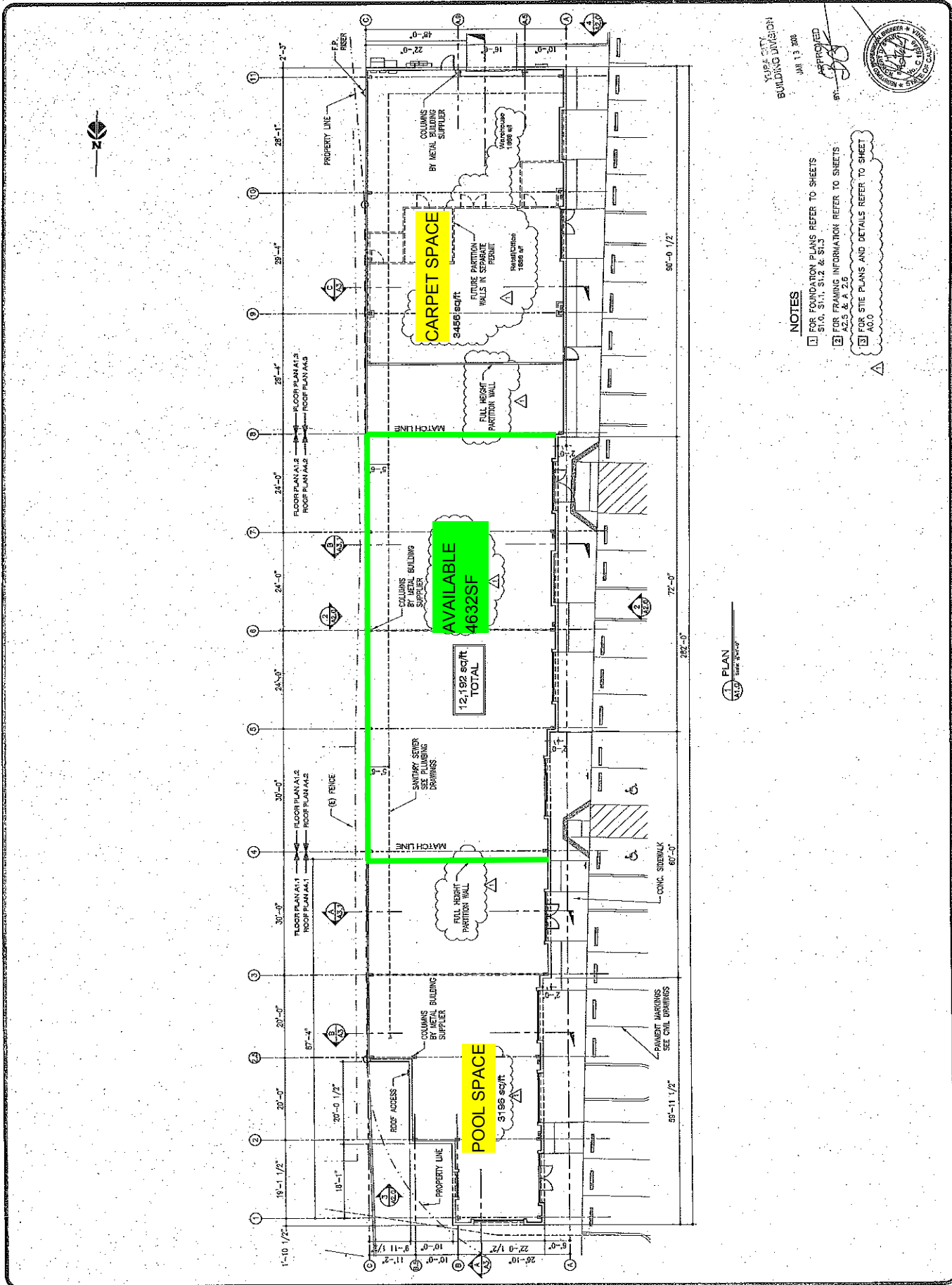
ESY DESIGNS
 1352 Colusa Highway
 Yuba City, CA 95991
 (916) 682-1111
 esydesigns.com

PLAN

Kelly Moore Center
 1352 Colusa Highway
 Yuba City, CA 95991

A1.0

DATE: 01/11/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT NO: 1352



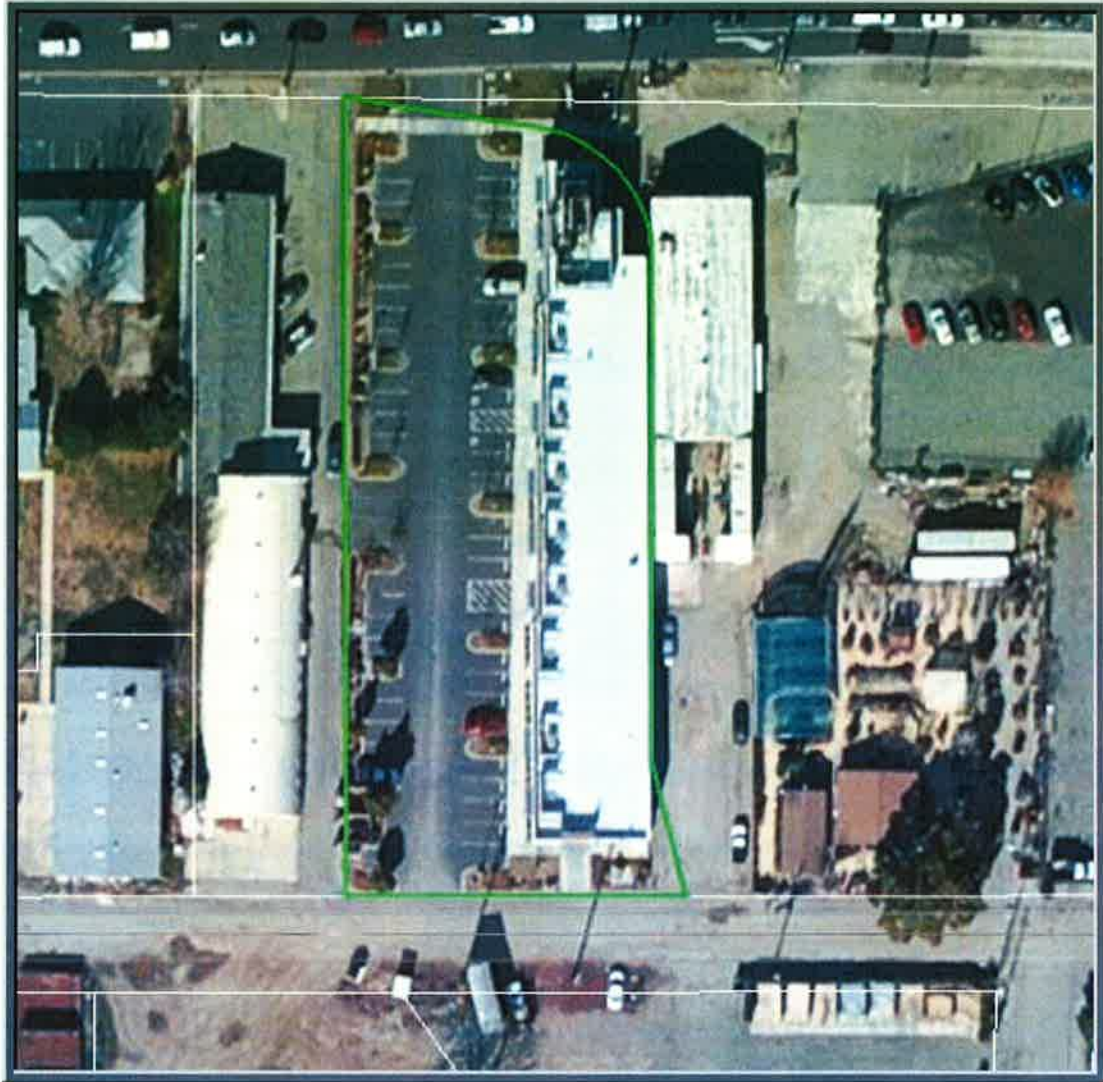
NOTES

- 1. FOR FOUNDATION PLANS REFER TO SHEETS S1.0, S1.1, S1.2 & S1.3
- 2. FOR FRAMING INFORMATION REFER TO SHEETS A2.5 & A 2.6
- 3. FOR SITE PLANS AND DETAILS REFER TO SHEET A0.0

Yuba City
 BUILDING DIVISION
 JAN 13 2020
 APPROVED: [Signature]
 (Seal of Yuba City Building Division)

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property represents a freestanding multi tenant retail building located along the south side of Colusa Avenue (State Highway 20) and just west of State Highway 99. The Sutter County Assessor identifies the sites as parcel 58-041-008. A preliminary title report was not provided for review in preparation of this assignment.





SUBJECT

20

99

Yuba City, CA

Google

39°08'29.28" N 121°38'22.30" W

Eye alt 12469 ft

Image © 2009 DigitalGlobe
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YUBA CITY, CA RETAIL MAP



PRO-FORMA RENT ROLL / 1352 COLUSA AVE., YUBA CITY, CA.

<u>Suite</u>	<u>Tenant</u>	<u>Sq. Ft.</u>	<u>P.S.F. Rent</u>	<u>Mo. Rent</u>	<u>Term Exp.</u>
A - B	Leslies Pool Supply CAM	3,200	1.27 0.32	4,064 1,014	12/31/2021
C - D	AVAILABLE CAM	4,632	1.45 0.00	6,716 0	
E - F	3D Floor Covering *				1/31/2027
	Finished Retail	1,891	1.17		
	Warehouse	1,565	0.70		
	Expansion Area Retail	<u>864</u>	1.17		
		4,320	1.00	<u>4,320</u>	
	Total	12,152		16,115	
			X	<u>12</u>	
	Total Annual			\$193,378	
	Less; Expenses (act 2015)			<u>53,155</u>	
	Pro Forma NOI			\$140,223	
	cap rate			<u>0.0725</u>	
	value			1,934,105	

SUMMARY OF SALIENT FACTS

Property Type:	An Existing Multi Tenant Retail Building
Property Address:	1352 Colusa Avenue Yuba City, CA 95991
APN:	58-041-008
Land Area:	43,560 square feet or 1.0 acre
Building Area:	12,375 square feet
Year Built/Effective Age/REL:	2005/5 years/ 45 years
Zoning:	C-3: Heavy Commercial District by the City of Yuba City
Flood Zone:	Zone X – FEMA Flood Map 060396-0005B, dated March 23, 1984. Flood insurance is not required.
Earthquake Zone:	Not located in Fault-Rupture Hazard Zone
Present Use:	Multi Tenant Retail building
Highest and Best Use:	Current Use

BUILDING DESCRIPTION

Building Type

The improvements consist of a 12,375 square foot, wood frame and stucco constructed retail building built in the 2005. Based upon the physical inspection of this property, this property reflects class "D" construction as illustrated by Marshall Valuation Service.

Building Area

The total building area of 12,375 square feet is predicated on the measurements taken during the physical inspection of the subject property on September 22, 2015. This total area is equal to the rentable area for the subject property.

Layout and Design

The building consists of typical multi tenant retail layout. It is currently laid out for three tenants. The units have glass and glaze store fronts with glass door entrances. The building is long and narrow and is arranged north to south on the parcel with the parking area to the west of the building. This reduces the overall functional utility of the suites along the southern side due to the lack of exposure along Colusa Avenue. Conversely, the northernmost suite has good visibility to Colusa Avenue.

Quality/Condition

The subject represents good quality construction. The overall rating of condition is good.

Year Built / Effective Age / Remaining Economic Life

2005/5 years/45 years

Coverage Ratio (FAR)

The coverage ratio is approximately 28% based on the building footprint (12,375 square feet) and the site size (43,560 square feet).

Parking

There are 48 marked parking spaces along the front of the building along Colusa Avenue and along the south side of the building. This equates to a ratio of 3.9/1000.

Landscaping

There is landscaping along the front and in the parking area of the subject.

SUBJECT PHOTOGRAPHS



Overall View of Subject Property



Rear View of Subject Property

SUBJECT PHOTOGRAPHS



Northeast Corner/Side of Subject



Subject Parking

SUBJECT PHOTOGRAPHS



Leslie's Pool Interior



Vacant Unit Interior