

**COOL HAND LUKE'S
YUBA CITY, CA
LEASED PROPERTY FOR SALE**



Location: 1669 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: 29,500+ ADT (Caltrans, 2014) Highway 20.

Retailers In Center: Grocery Outlet, River Valley Community Bank, Ballazio Salon & Spa, Kenzo's Sushi, Beach Hut Deli, Starbucks, Edible Arrangements, Wingstop, PureJoy Yoga and Goodwill.

Building/Lot Size: 6,636sf Building on 1.39 Acre Lot

Lease Information: New Ten (10) year Gross Lease (1/01/16 Start) with 2-Five (5) year options. Current Rent is \$18,200.00 MG.

Price: \$3,237,060.00

Comments: This is Prime Yuba City Real Estate. This Property is highly visible and easily accessible from Highway 20.

FOR MORE INFORMATION CONTACT:

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CA RE Lic#01075027

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Google earth

39°08'31.43" N 121°38'45.77" W elev 54 ft eye alt 277 ft



Walmart

Marshall's

PETCO
Where the pets go

HOME
DEPOT

McDonald's

McDonald's

CHASE

Jack
in the box

Applebee's

W

GROCERY
OUTLET
bargain market

STARBUCKS
COFFEE

20

Carl's Jr.

Starbucks

CHRYSLER

Jeep

Colusa Hwy

TOYOTA

TRACTOR
SUPPLY CO.

Sierra Ave

LOWE'S
Home Improvement Warehouse
Improving Home Improvement

SAM'S
CLUB

SUNSWET
CLUB

Google earth

39°08'30.77" N 121°38'56.96" W elev 60 ft eye alt 4199 ft

Front Image-



Interior Image-



CHICO



SACRAMENTO