

# **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 and Goodwill. VIP Pets coming soon!!!

6,636sf Building on 1.39 Acre Lot

<u>Lease Information</u>: Ten (10) year Gross Lease (1/01/16 Start) with 2-Five (5) year

options. Current Monthly Rent is \$18,935.28 MG (as of 1/01/18).

Price: \$3,237,060.00

Building/Lot Size:

Comments: This is Prime Yuba City Real Estate. This Property is highly

visible and easily accessible from Highway 20.

FOR MORE INFORMATION CONTACT:

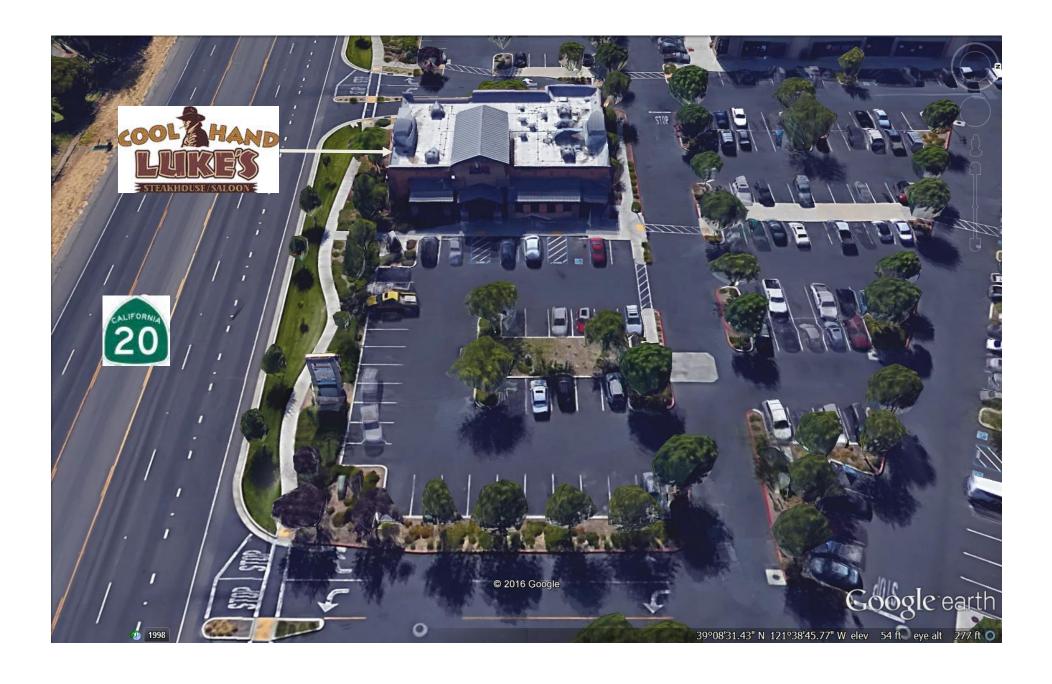
#### FRED NORTHERN

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CA RE Lic#01075027

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**COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#0065378** 





#### COOL HAND LUKES 1669 Colusa Avenue, Yuba City, CA

	2014	2015	2016
INCOME	Actual	Actual	Actual
Effective Rental Income-	\$220,835.51	\$216,000.00	\$222,768.00
EXPENSES			
RE Taxes-	\$ 29,766.56	\$ 20,888.64	\$ 38,198.00*
Insurance-	\$ 2,449.76	\$ 1,904.00	\$ 1,904.00
Management-	\$ 4,134.93	\$ 4,040.56	\$ 4,306.00
Repairs & Maintenance-	\$ 8,846.06	\$ 9,550.72	\$ 7,607.00
Operating Expense-	\$ 2,802.60	\$ 3,348.12	\$ 3,103.00
TOTAL EXPENSES-	\$ 47,999.91	\$ 39,732.04	\$ 55,118.00 24.74%
			\$167,650.00 NOI

<sup>\*</sup> Based upon 1.0118 tax rate upon a purchase price of \$3.23706M

Value at 5.18% Cap- \$3,237,060.00

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

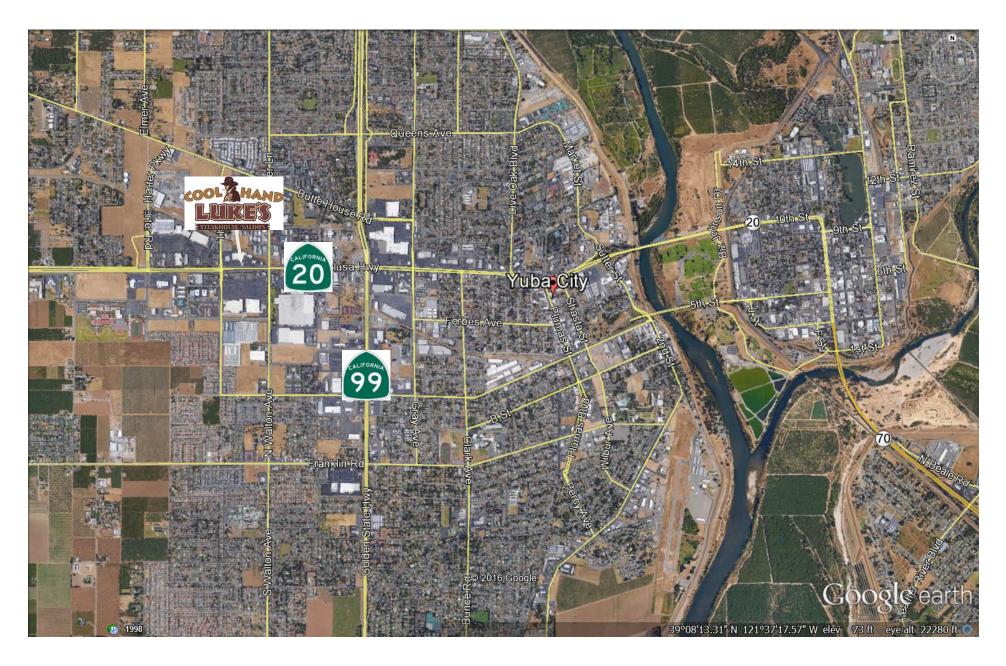
### Front Image-



Interior Image-



## CHICO



SACRAMENTO