

**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!!!

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

Lease Information: 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

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

(530) 671-0000

CA RE Lic#01075027

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COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#0065378



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Google earth

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



Walmart

Marshalls

PETCO
Where the pets go

HOME
DEPOT

McDonald's

CHASE

Jack
in the box

Applebee's

W

GROCERY
OUTLET
bargain market

Starbucks
COFFEE

COOL HAND
LUKE'S
STEAKHOUSE/SALOON

20

Carl's Jr.

Sams
CLUB

CHRYSLER

Jeep

TOYOTA

TRACTOR
SUPPLY CO

Sierra Ave

LOWE'S
Home Improvement Warehouse
Improving Home Improvement

Sams
CLUB

SUNSWEET

Google earth

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

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

* 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 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 to determine to buyer's satisfaction the suitability of the property for their intended use.

Front Image-



Interior Image-



CHICO



SACRAMENTO