

# MEAGHER & TOMLINSON

## COMMERCIAL REAL ESTATE BROKERAGE



### 438 Bridge Street, Yuba City, CA

High Traffic Corner

Signaled Intersection

Dramatic Increase in Traffic

New Bridge

Nearly 1 Acre in Total

3 Street Frontages

The property is for lease as is for a minimum of 10 years with a beginning annual rent of \$55,000 NNN for the corner pad. The existing 5,000 SF building is for lease as is at \$30,000 NNN annually. The entire project can be leased for \$75,000 annually.

**OFFERED BY:**  
**MICHAEL TOMLINSON**  
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BRE#00618231

**1007 LIVE OAK BLVD., #A-4 · YUBA CITY, CA 95991 · (530) 671-0000 FAX (530) 671-2717**

The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

## **Additional Property Information**

For ground lease is a vacant fenced and surfaced commercial parcel located at the SWC of Bridge and Shasta Streets in Yuba City, CA. A second, adjacent parcel upon which is located a 5,000 SF office/industrial building of tilt-wall construction is also for lease. Both parcels can be leased together or separately. Both parcels are to be redeveloped and will have city permit credits available when needed.

This project is particularly attractive due to a new bridge construction beginning in 2017 which will double the traffic through this intersection. The current 5 th Street, two lane bridge will be replaced with a new four-lane bridge.

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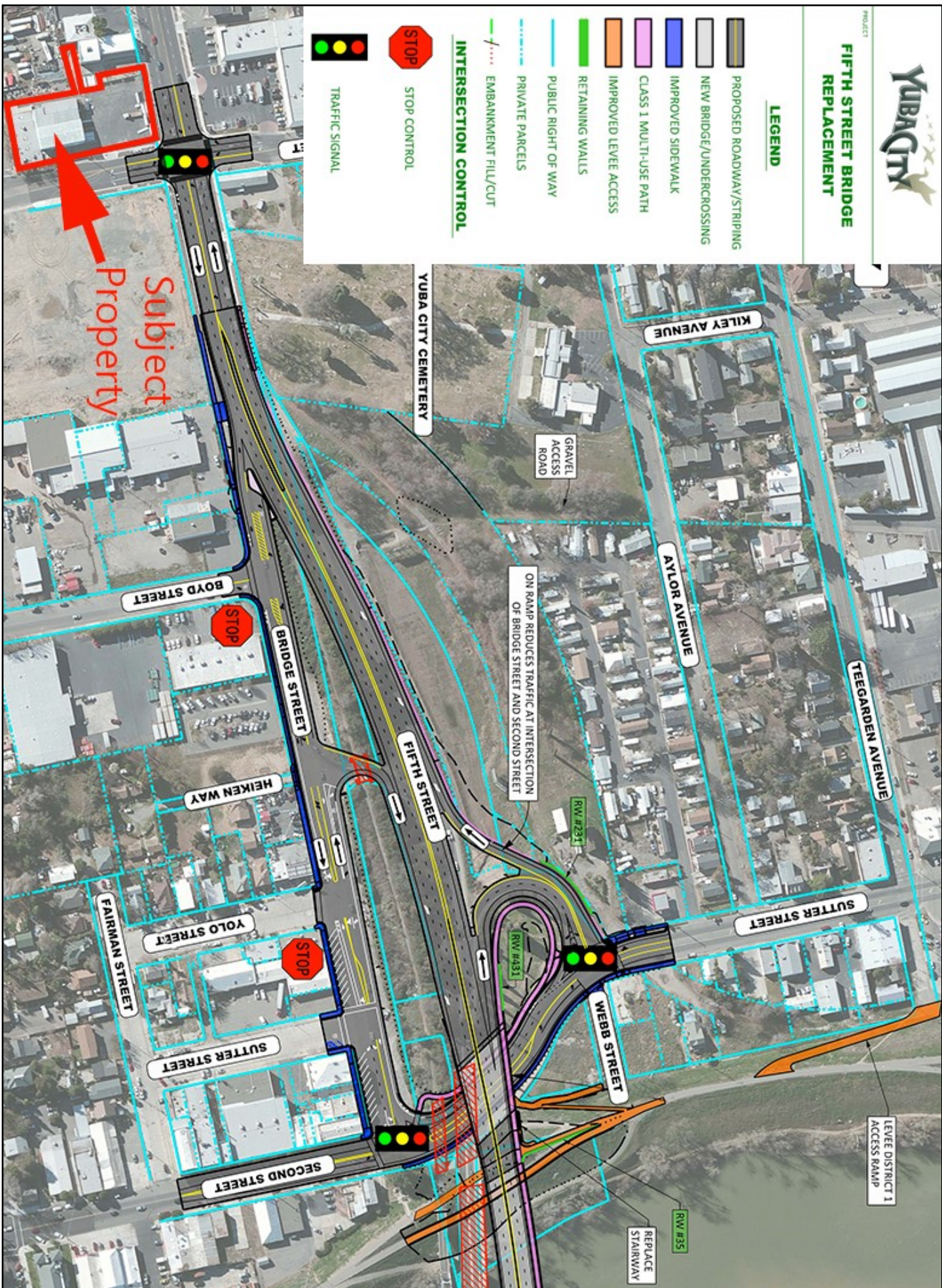


PROJECT

# FIFTH STREET BRIDGE REPLACEMENT

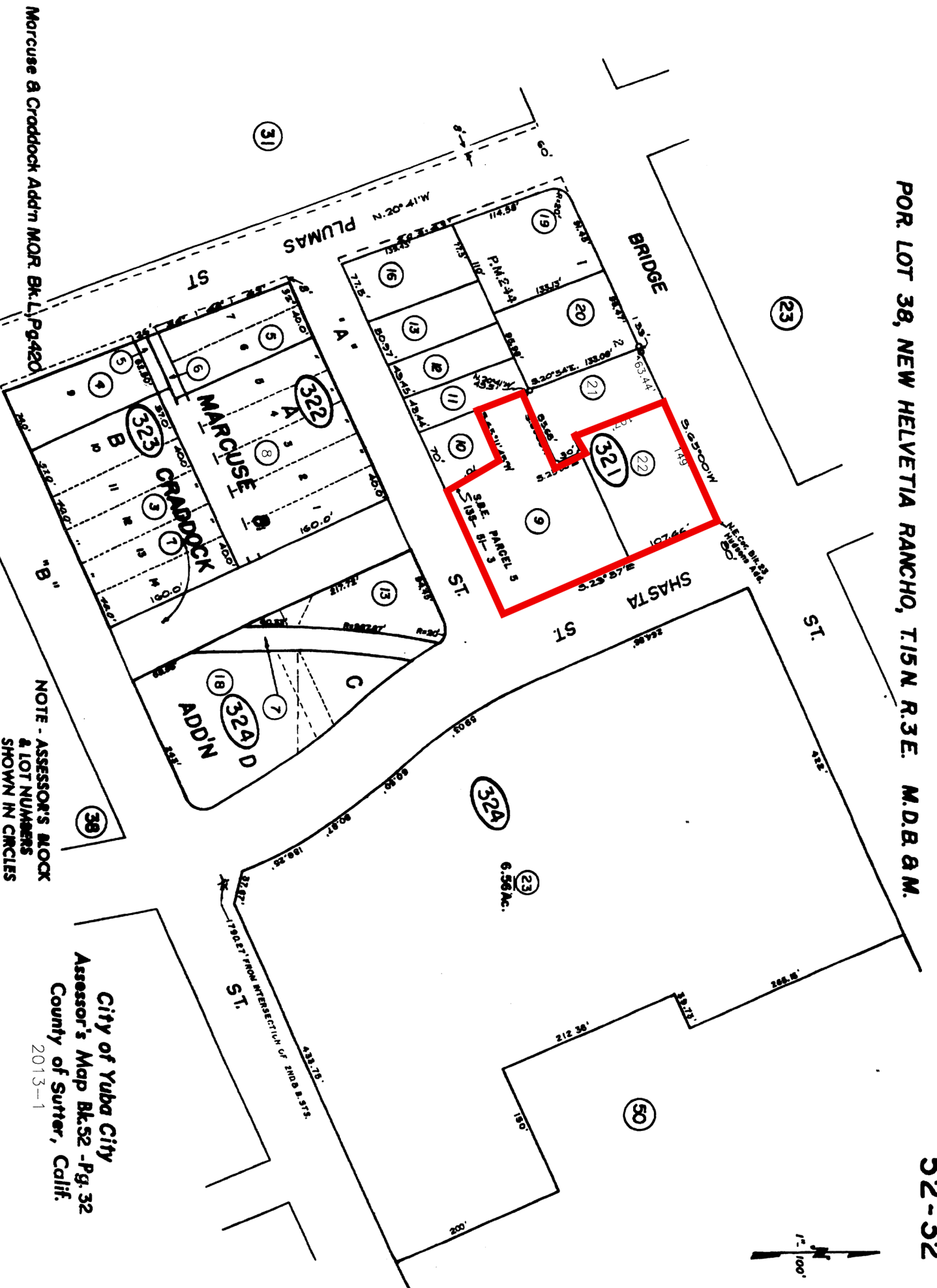
## LEGEND

- PROPOSED ROADWAY/STRIPING
- NEW BRIDGE/UNDERCROSSING
- IMPROVED SIDEWALK
- CLASS 1 MULTI-USE PATH
- IMPROVED LEVEE ACCESS
- RETAINING WALLS
- PUBLIC RIGHT OF WAY
- PRIVATE PARCELS
- EMBANKMENT FILL/CUT
- INTERSECTION CONTROL
- STOP STOP CONTROL
- TRAFFIC SIGNAL





POR. LOT 38, NEW HELVETIA RANCHO, T.15N. R.3E. M.D.B. & M.



NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

City of Yuba City  
Assessor's Map Bk. 52 - Pg. 32  
County of Sutter, Calif.  
2013-1

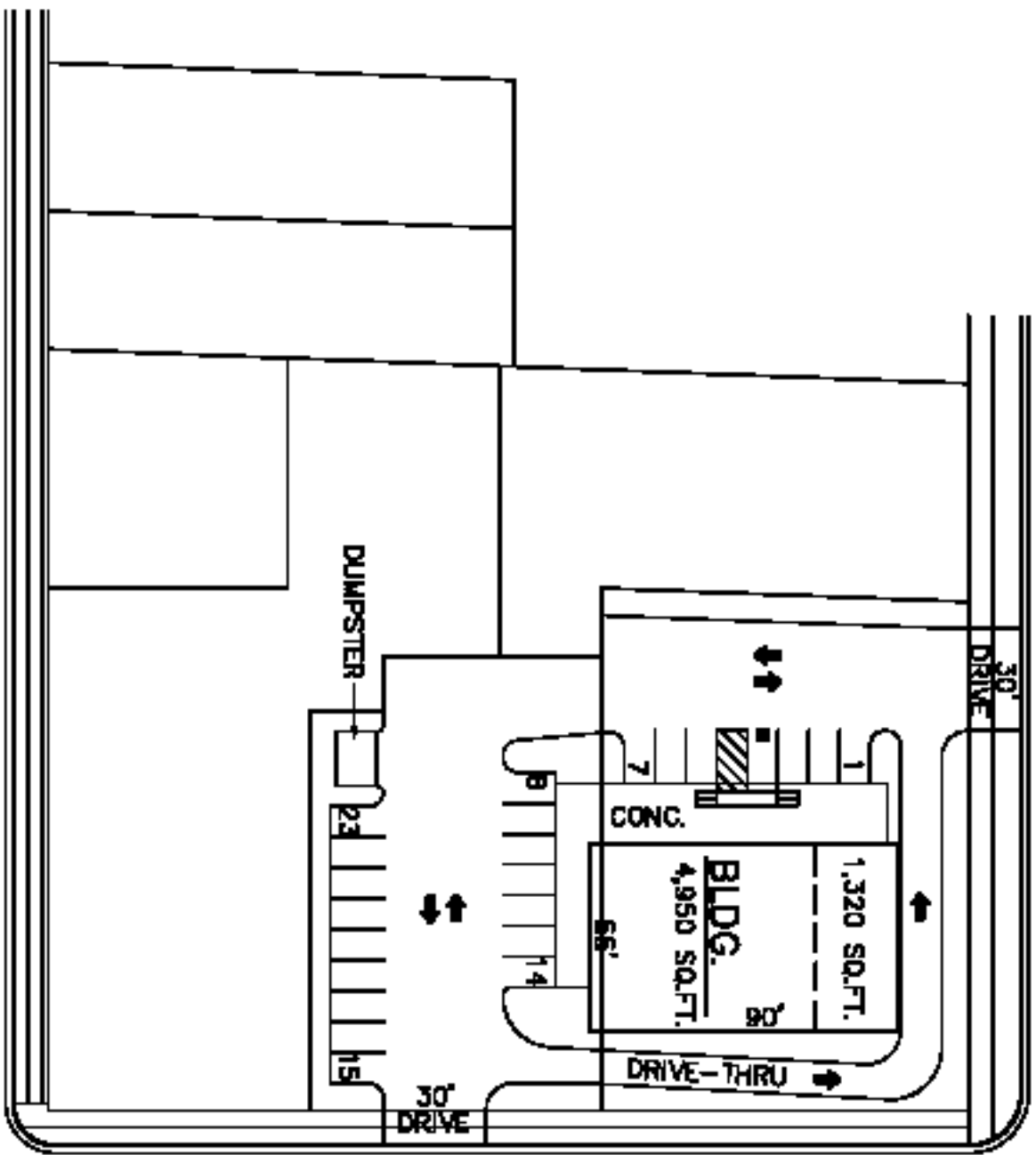
Marcuse & Craddock Add'n MOR Bk. L. Pg. 420

BRIDGE STREET



SCALE: 1"=50'

SHASTA STREET



PARKING RATIO: 1:215

**DENNIS C. NELSON**  
**COMPANY**  
LAND DEVELOPMENT, ARCHITECTURE  
AND CONSTRUCTION MANAGEMENT  
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Yuba City, TX 79099  
Tel: (936) 691-1111 Fax: (936) 691-1111

**CONCEPTUAL SITE LAYOUT W/ DRIVE-THRU**  
**BRIDGE STREET AND SHASTA STREET**  
YUBA CITY, CALIFORNIA