

(530)

**671-0000**<sub>x14</sub> High Traffic Retail

1007 LIVE OAK BLVD., SUITE A4  
YUBA CITY, CA 95991

## For Lease

**828 & 832 Gray Avenue, Yuba City**

**HIGH TRAFFIC LOCATION FOR YOUR RETAIL, RESTAURANT OR  
PROFESSIONAL BUSINESS**

- 1,750 sf retail and 3,750 sf retail for lease. 3,750 is currently Round Table Pizza (Round Table is not closing). Potential contiguous space of 5,500 sf +/-.
- High gross sales location.
- This location is highly visible from Southbound traffic on Gray Avenue from Colusa Highway. Gray Avenue is a main North-South thoroughfare in central Yuba City.
- DO NOT DISTURB TENANTS. DO NOT "ASK QUESTIONS" of employees. All showings MUST be scheduled thru Listing Agent.
- Current asking rents: 828 (round table) - \$1.85 psf NNN. 832 Gray Ave.—\$1.50 psf NNN

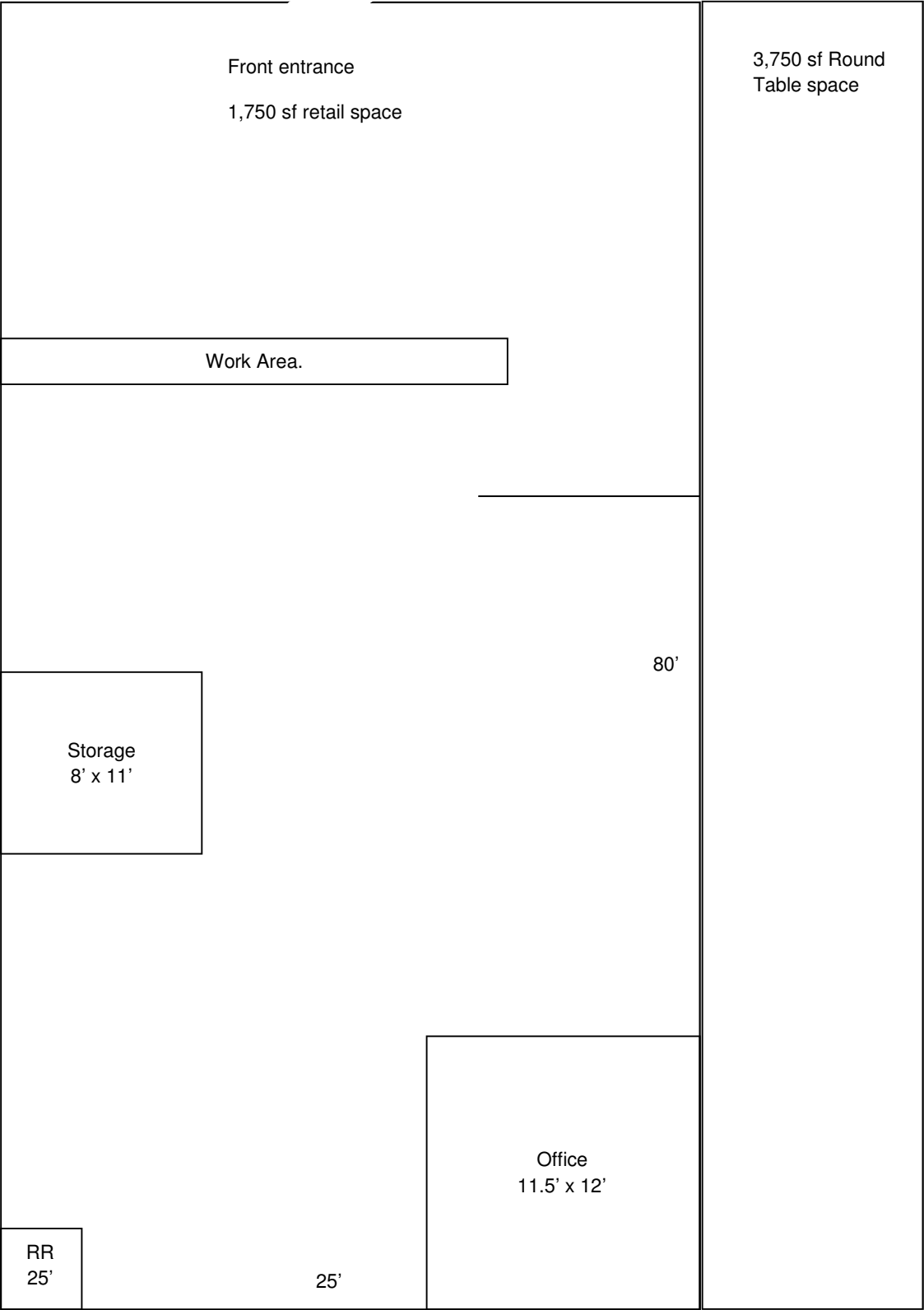


## ZAC REPKA

DRE 01451649

[ZAC@WMMT.COM](mailto:ZAC@WMMT.COM)

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# MEAGHER & TOMLINSON



828 & 832  
Gray Ave.

