

VACANT LAND FOR SALE

THREE (3) ADJOINING PARCELS

YUBA CITY, CA



- Location: Southeast Corner of Lassen Blvd. & Harter Pkwy., Yuba City, CA.
- Size: Three (3) adjoining lots- 1.29A, 1.53A & 1.2A. 4.02 A Total
- Zoning: CO, Commercial Office.
- Price: \$8.95/sf(\$1,567,246.00 total for all 4.02A)
- APN: 63-010-093, 094 & 095.
- Comments: Property is well situated with in a rapidly developing area. Across from a newer multistory office building (Home of Bank of Feather River) and River Valley High School.

FOR MORE INFORMATION CONTACT:

FRED NORTHERN

CA RE License #01075027

(530) 671-0000

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COMMERCIAL REAL ESTATE BROKERAGE



Walmart

Home Depot

Buffalo Wild Wings

McDonalds

John L. Sullivan

Toyota

Auto Body

Tractor Supply

Walgreens

Grocery Outlet

Bank of Feather River

Lowes

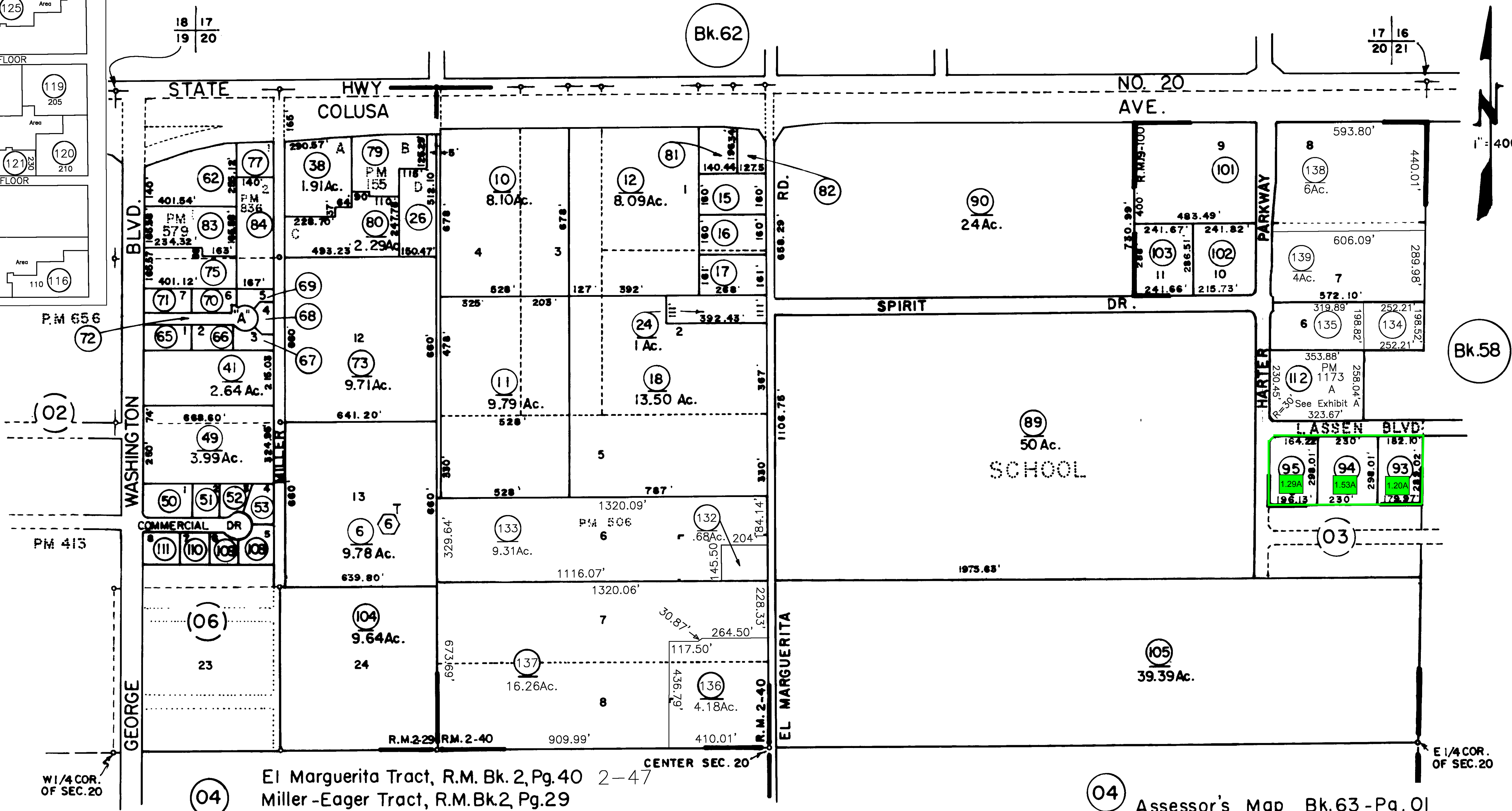
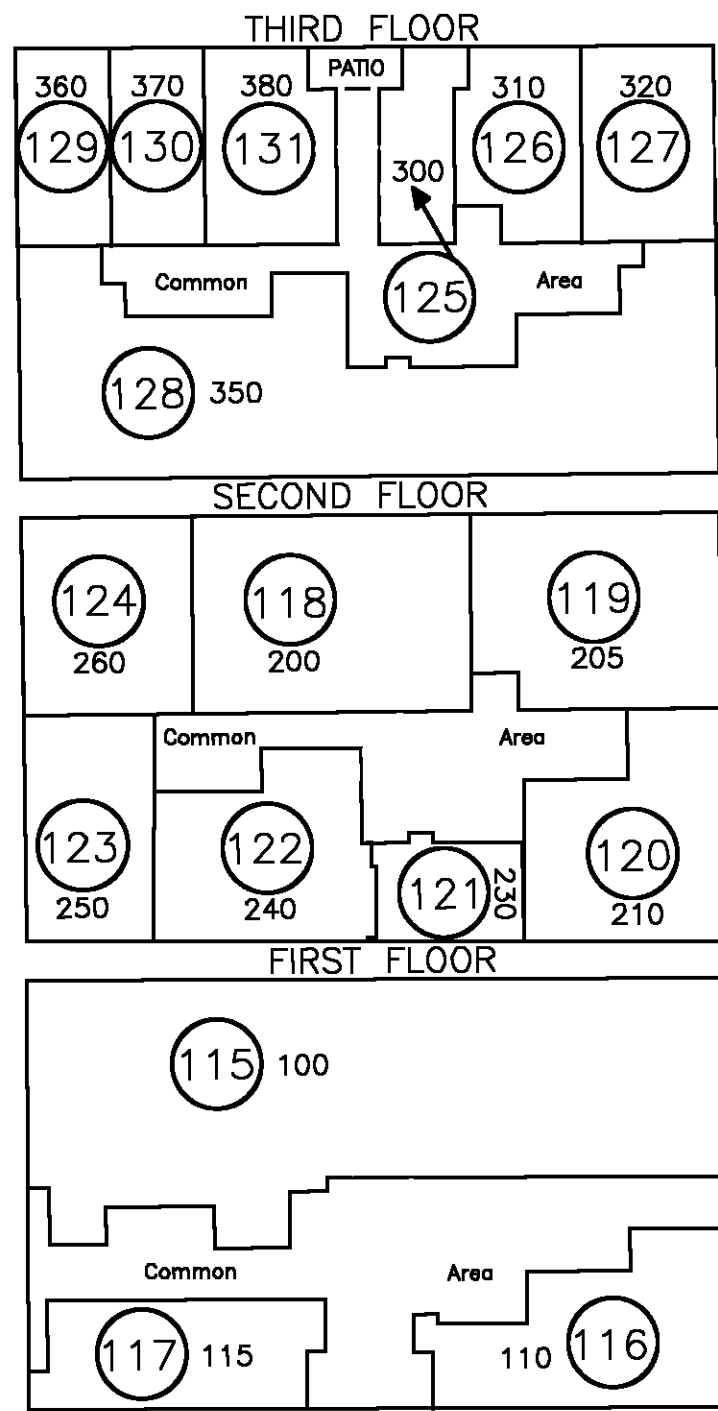
Sams

River Valley High School

4.02A

Exhibit A

West Horizon Business Park Condominiums
Recorded 12/18/2008 No. 2008-0018871 and 2008-0018872



NOTE:
Assessor's Parcel Numbers
Shown in Circles

Assessor's Map Bk. 63 - Pg. 01
County of Sutter, Calif.
2013-2

JOHN L. SULLIVAN
DEALERSHIP

TOYOTA
DEALERSHIP

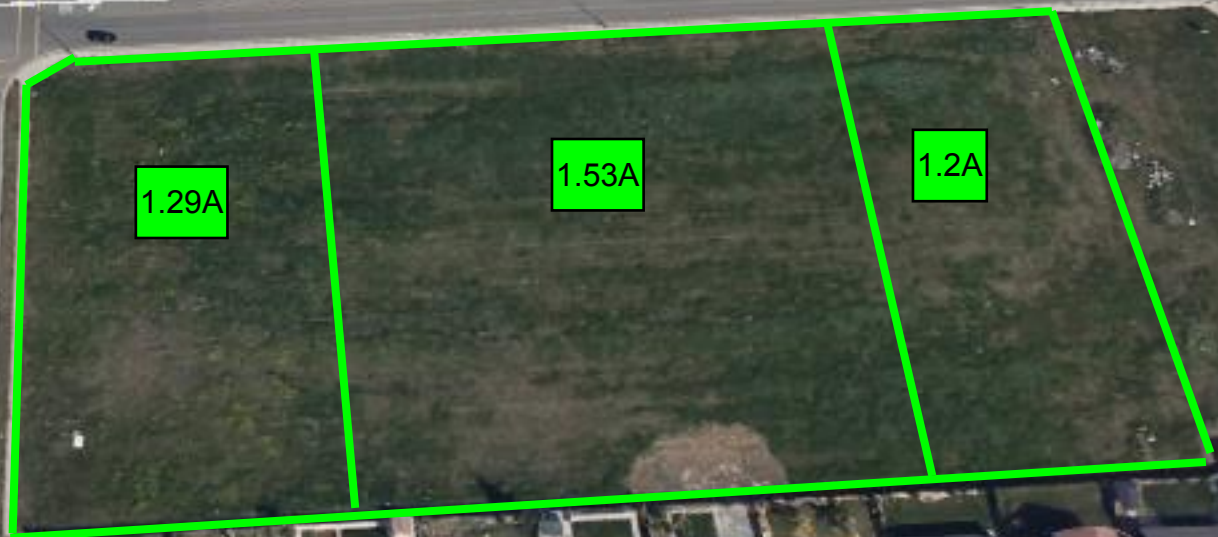
BANK OF FEATHER RIVER

RIVER VALLEY
HIGH SCHOOL

Harrier Rd

Lassen Blvd

Carson Dr



1.29A

1.53A

1.2A

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Google earth

Redhaven Ave

39°08'17.78" N 121°39'17.32" W elev 92 ft eye alt 1082 ft

1998

Lassen Blvd



Exit Street View



SUBJECT PROPERTY
THREE (3) PARCELS
1.2A, 1.53A & 1.29A
or 4.02 ACRES TOTAL

LOOKING SOUTHEAST

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39°08'15.68" N 121°39'18.84" W elev 79 ft eye alt 65 ft