

LINDHURST RETAIL CENTER

YUBA COUNTY, CA

FOR LEASE OR SALE



- Location: South of Erle Road, Linda, CA. The property is situated between Highway 65/70 to the west and Lindhurst Avenue.
- Traffic Count: **44,000+** ADT (Caltrans, 2011) Highway 70.
- Size: 1600sf up to ??? on 7.36 acres (320,602sf).
- Zoning: Commercial.
- Sales Price: Call Fred. Up to Nine (9) parcels (0.46 Acres to 7.36 acres) with lots of infrastructure in place.
- Lease Price: Quoting \$1.65/sf NNN, negotiable depending on size, strength and improvements.
- Comments: Property is very well located and has great visibility. Drive-thrus available. Final map recorded. Many onsites are in, pads compacted Great accessibility from the north by Erle Road and from the south by Olivehurst Avenue.

FOR MORE INFORMATION CONTACT:

FRED NORTHERN

(530) 671-0000

CA RE LIC #01075027

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

THREE-QUARTERS INCH = ONE FOOT

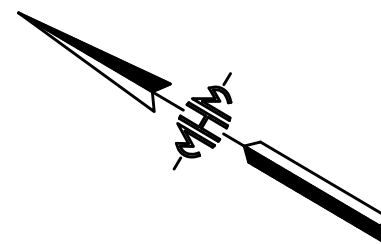
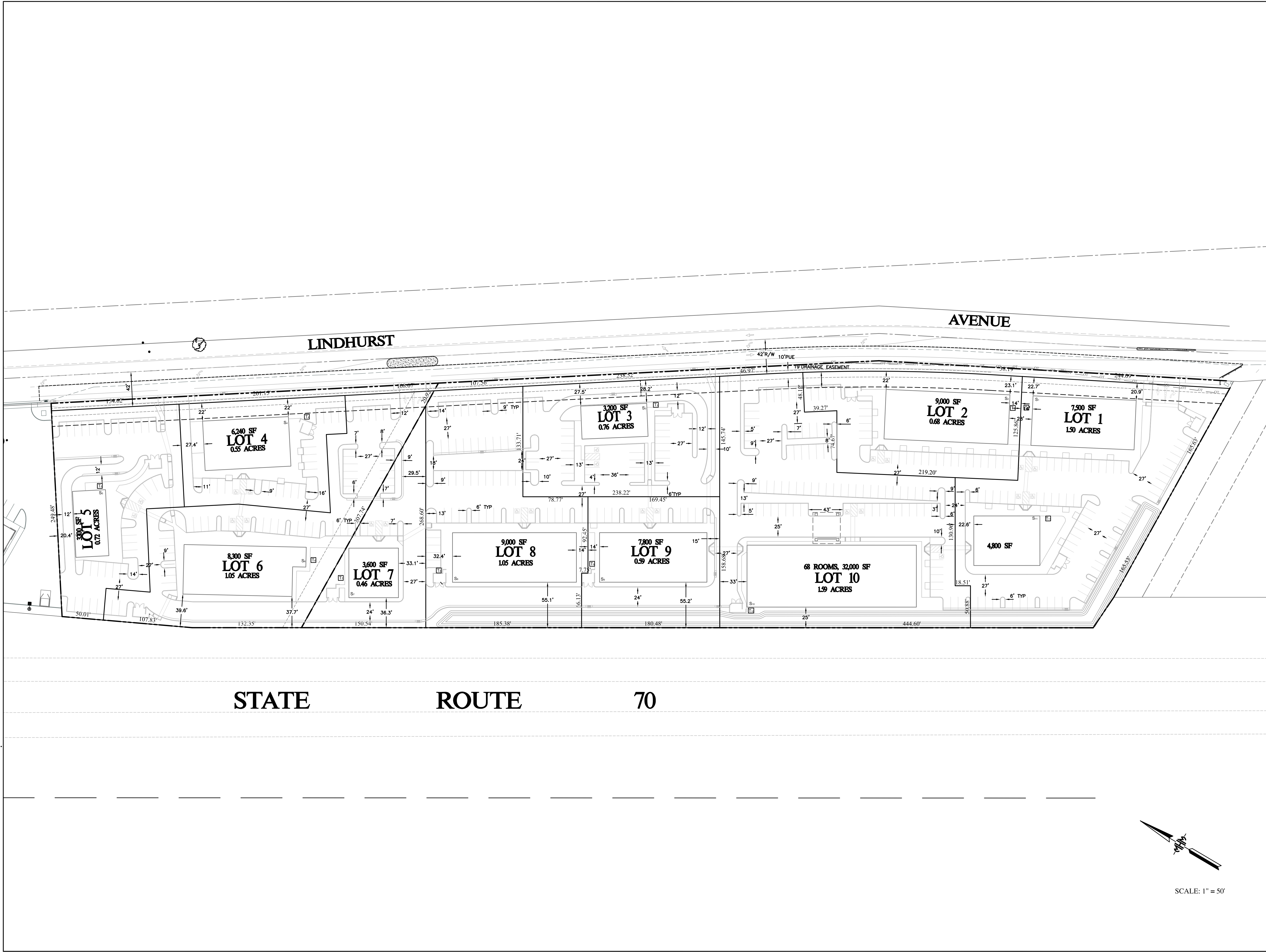
ONE-HALF INCH = ONE FOOT

ONE-QUARTER INCH = ONE FOOT

ONE-EIGHTH INCH = ONE FOOT

ONE-SIXTEENTH INCH = ONE FOOT

ONE INCH = TWENTY FEET



SCALE: 1" = 50'

LINDHURST RETAIL
ON SITE GRADING & UTILITIES
5520 Lindhurst Avenue
Yuba County, Olivehurst, California 95901

DAVID LANZA

ACCEPTED BY: _____
DIRECTOR OF PUBLIC WORKS

DATE: _____

YUBA COUNTY
revision date: _____ by: _____

PWGR 08-0010

CONSULTANT



ARCHITECT

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

REVISIONS

NO.	DESCRIPTION	DATE	REV'D

DATE August 11, 2008

JOB NO. 07172

SHEET TITLE

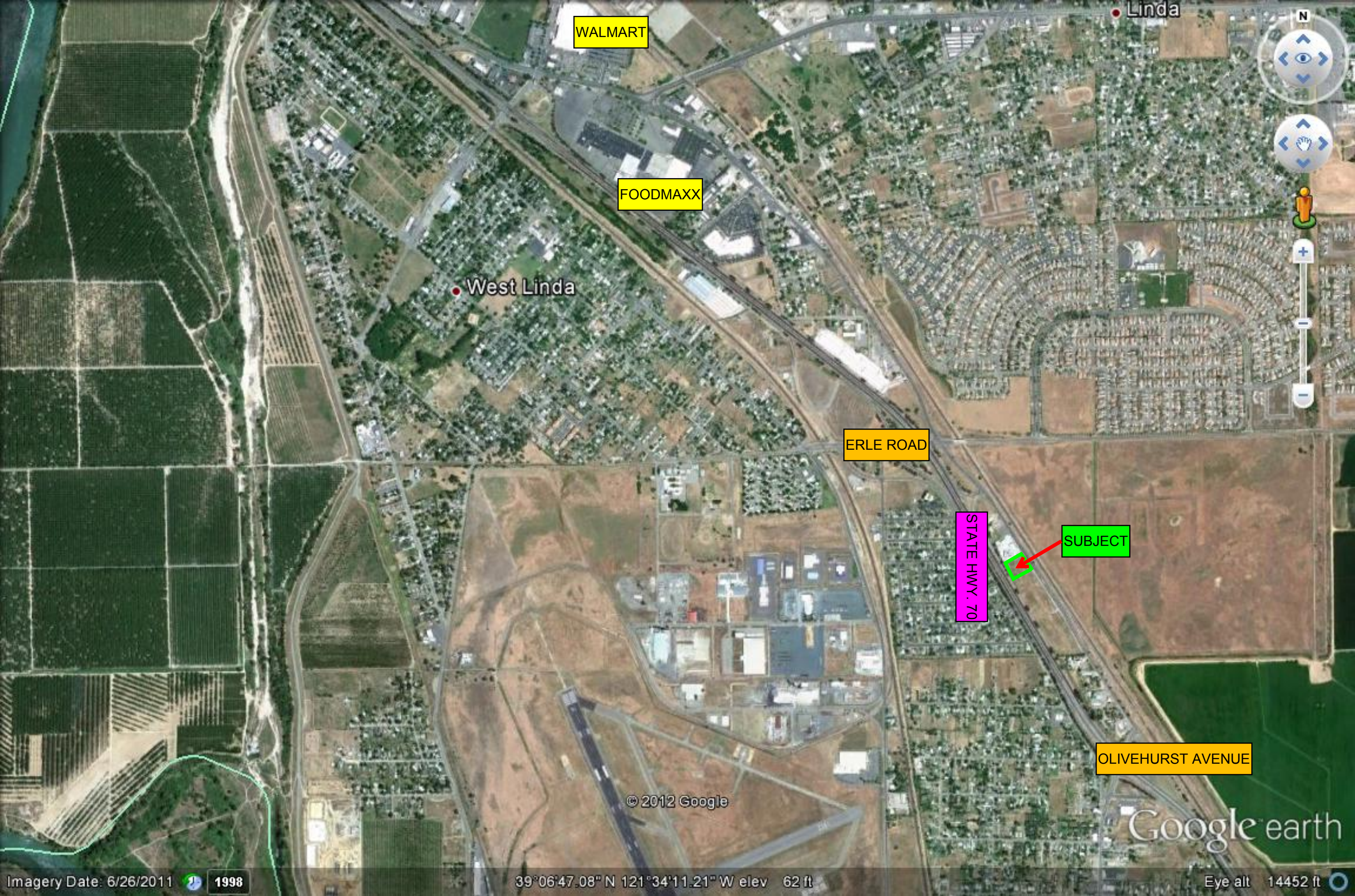
SHEET NO.

SHEET ____ OF ____ TOTAL

LINDHURST RETAIL CENTER

STATISTICS

<u>Building</u>	<u>Use</u>	<u>Floor Area</u>	<u>Parcel</u>	<u>Parcel Area</u>	<u>Stalls in Parcel</u>
Bldg. 1	Retail	12,300 SF	10	65,340 SF	71
Bldg. 2	Retail	9,000 SF	9	29,621 SF	30
Bldg. 4	Retail	6,240 SF	2	23,958 SF	21
Bldg. 6	Retail	8,300 SF	3	45,738 SF	43
Bldg. 7	Retail	3,600 SF	4	20,038 SF	7
Bldg. 8	Retail	9,000 SF	5	45,738 SF	56
Bldg. 9	Retail	<u>7,800 SF</u>	7	25,700 SF	<u>13</u>
		56,240 SF			
Parking Required @ 1 per 250 SF=		225 stalls			241
Bldg. 3	Restaurant (105 seats)	3,200 SF	6	33,106 SF	31
Bldg. 5	Restaurant (105 seats)	3,200 SF	1	31,363 SF	<u>32</u>
Parking Required @ 1 per 3 seats=		70 stalls			63
Bldg. 10	Hotel (60 Rooms)	32,000 SF	8	69,260 SF	80
Parking Required @ 1 per unit/5 Employees=		65 stalls			
Total Parking Required		366 stalls			
Total Parking Proposed		384 stalls		389,862 SF (8.95 Acres ±)	



WALMART

FOODMAXX

West Linda

ERLE ROAD

STATE HWY. 70

SUBJECT

OLIVEHURST AVENUE

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