

POWERLINE CENTER

OLIVEHURST, CA

Future Development Potential



Location: North of McGowan Parkway, Olivehurst, CA. The property is situated between Highway 70 to the east and Powerline Road to the west.

Traffic Count: 19,900+ ADT (Caltrans, 2009) Highway 70.

Size: 3.61 acres \pm (157,252sf).

Price: \$8.00/sf. \$1,258,016.00.

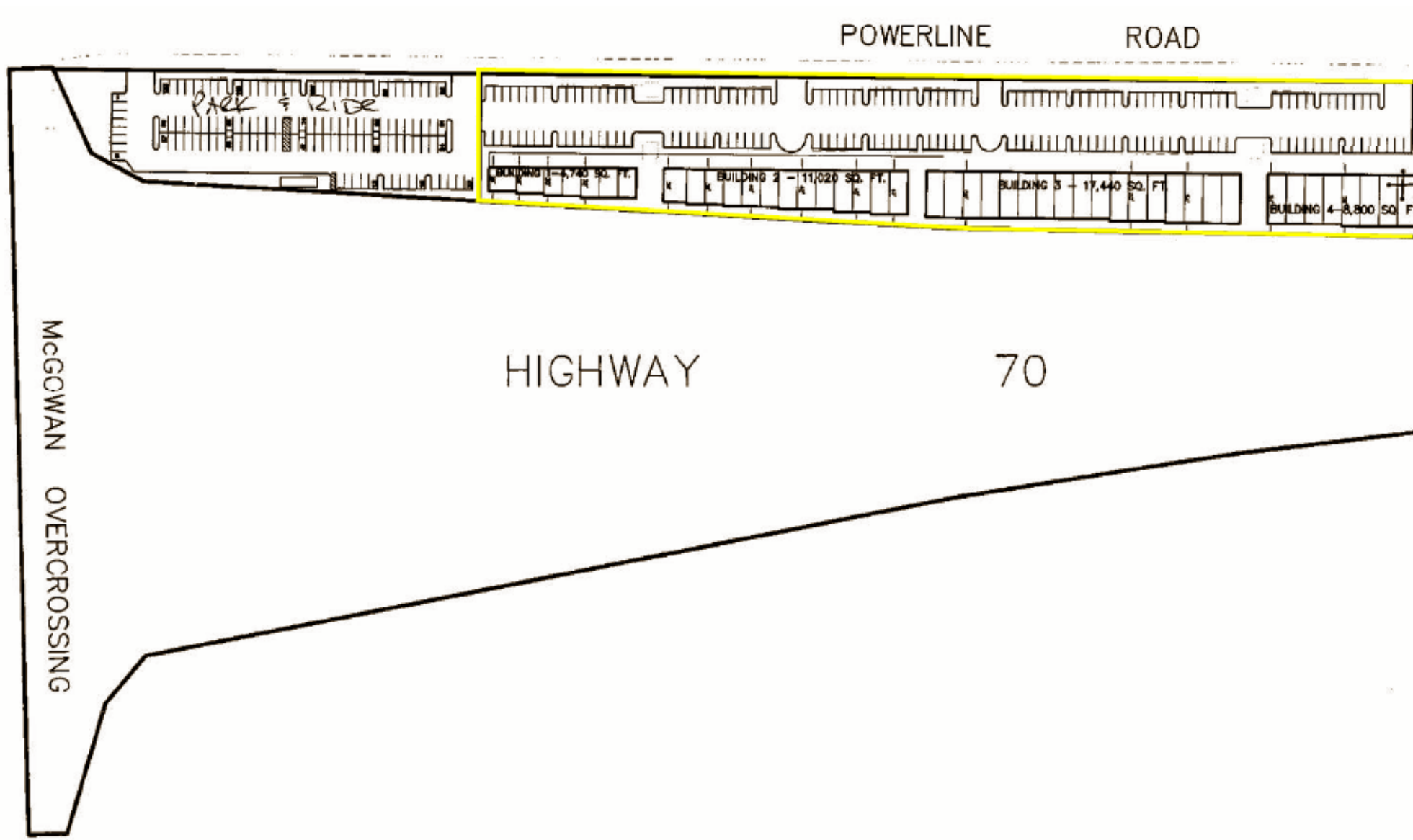
Comments: Property is very well located and visible.

FOR MORE INFORMATION CONTACT:

FRED NORTHERN
(530) 671-0000
CA RE LIC#01075027

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 TENANTS/BUYERS TO DETERMINE TO TENANTS/BUYERS SATISFACTION THE SUITABILITY OF THE PROPERTY FOR THEIR INTENDED USE.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

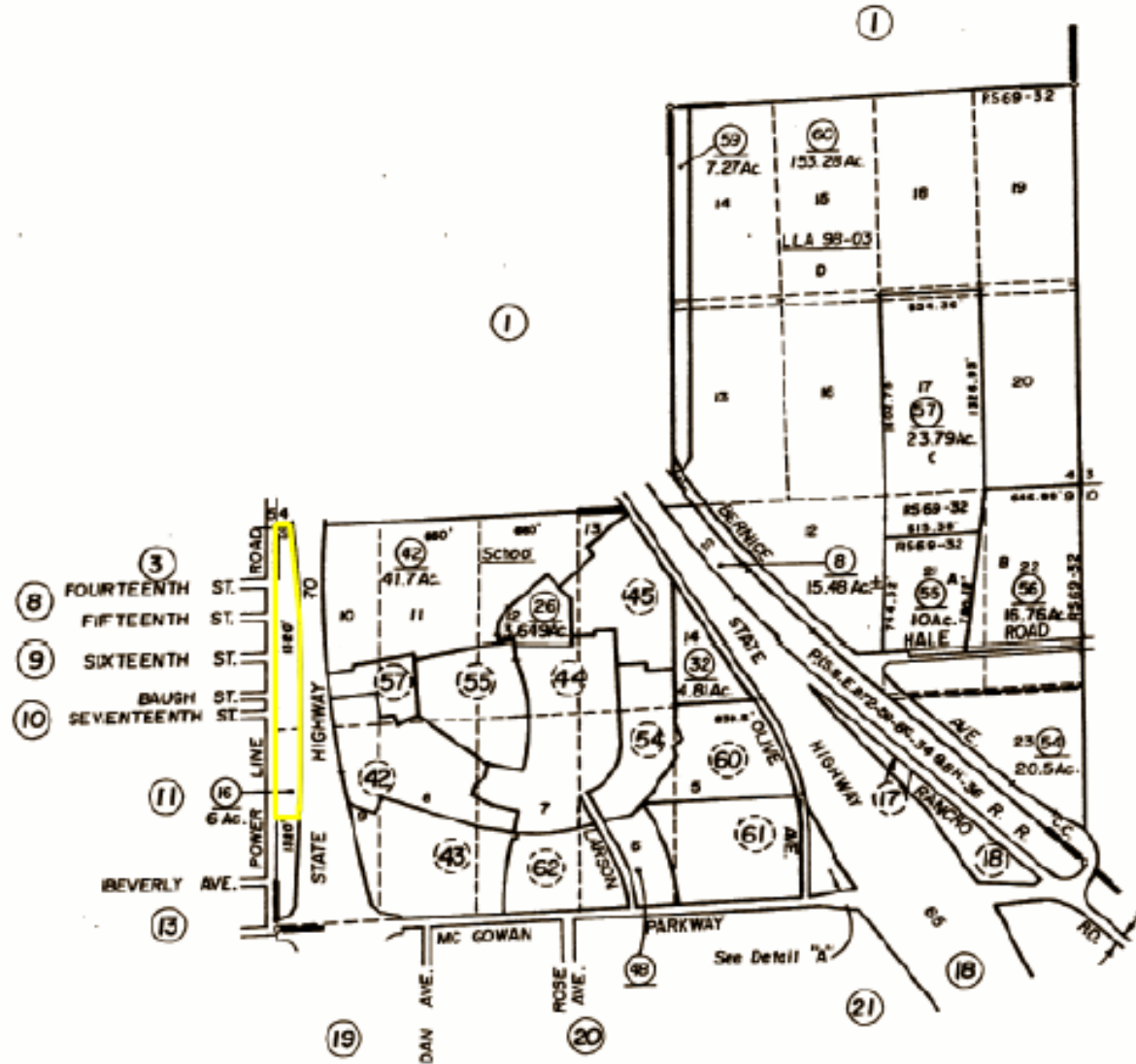




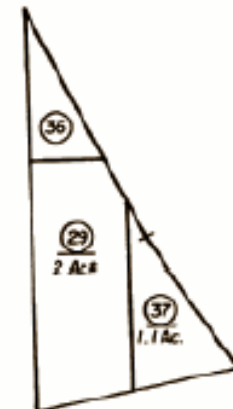
HALE TRACT & POR. COLMENA COLONY
POR. SEC. 9, T. 14N., R. 4E., M.D.B.&M.

Tax Area Code
64-138
64-114
64-120

14-16



23



DETAIL "A"
Scale -- 1" = 200'

RS.- Bk. 69, Pg. 32
(L.L.A. 98-03)
RS. Bk. 34 Pn. 33 (Lot 23)

Index - 2
NOTE - Assessor's Block Numbers Shown in Ellipses
.....'s Parcel Numbers Shown in Circles

Assessor's Map Bk. 14 Pg. 16
County of Yuba, Calif.
Year - 1971