

# **SUTTER BUTTES MARKETPLACE**

## **YUBA CITY, CA**

### **FOR LEASE**



Location: 1615-1721 Colusa Avenue, Yuba City, CA. The property is situated along the north side of Colusa Avenue (Highway 20), just east of Highway 99.

Traffic Count: 29,500+ ADT (Caltrans, 2015) Highway 20.

Other Retail In Area: Wal-Mart Superstore, Sam's Club, Home Depot, Michaels. Bed, Bath & Beyond, Petco, Marshalls, Pier One, Bel-Air, CVS, Tractor Supply, Target, Walgreen's, JC Penney, Lowe's.

In Center: Grocery Outlet, River Valley Community Bank, Ballazio Salon & Spa, Kenzo's Sushi, Beach Hut Deli, Starbucks, Edible Arrangements, Wingstop, Cool Hand Lukes, Distinctive Eyes Optometry and Goodwill.

Space Available: From 1300sf up to 7508sf contiguous.

Price Schedule:

Parcel 1- ~~20275sf - \$20.00/sf/year NNN~~ **LEASED**  
Parcel 2A-C- **1300 to 7508sf - \$21.00/sf/year NNN AVAILABLE**  
Parcel 2D- ~~1520sf - \$27.00/sf/year NNN~~ **LEASED**  
Parcel 3- ~~1300sf - \$18.00/sf/year NNN~~ **LEASED**  
Parcel 4- **2600sf - \$15.00/sf/year NNN AVAILABLE**  
Parcel 5- ~~6636sf - \$36.00/sf/year NNN~~ **LEASED**  
Parcel 6- ~~6010sf - \$33.00/sf/year NNN~~ **SOLD**  
Parcel 7- ~~1460sf - \$18.00/sf/year NNN~~ **LEASED**

FOR MORE INFORMATION CONTACT:

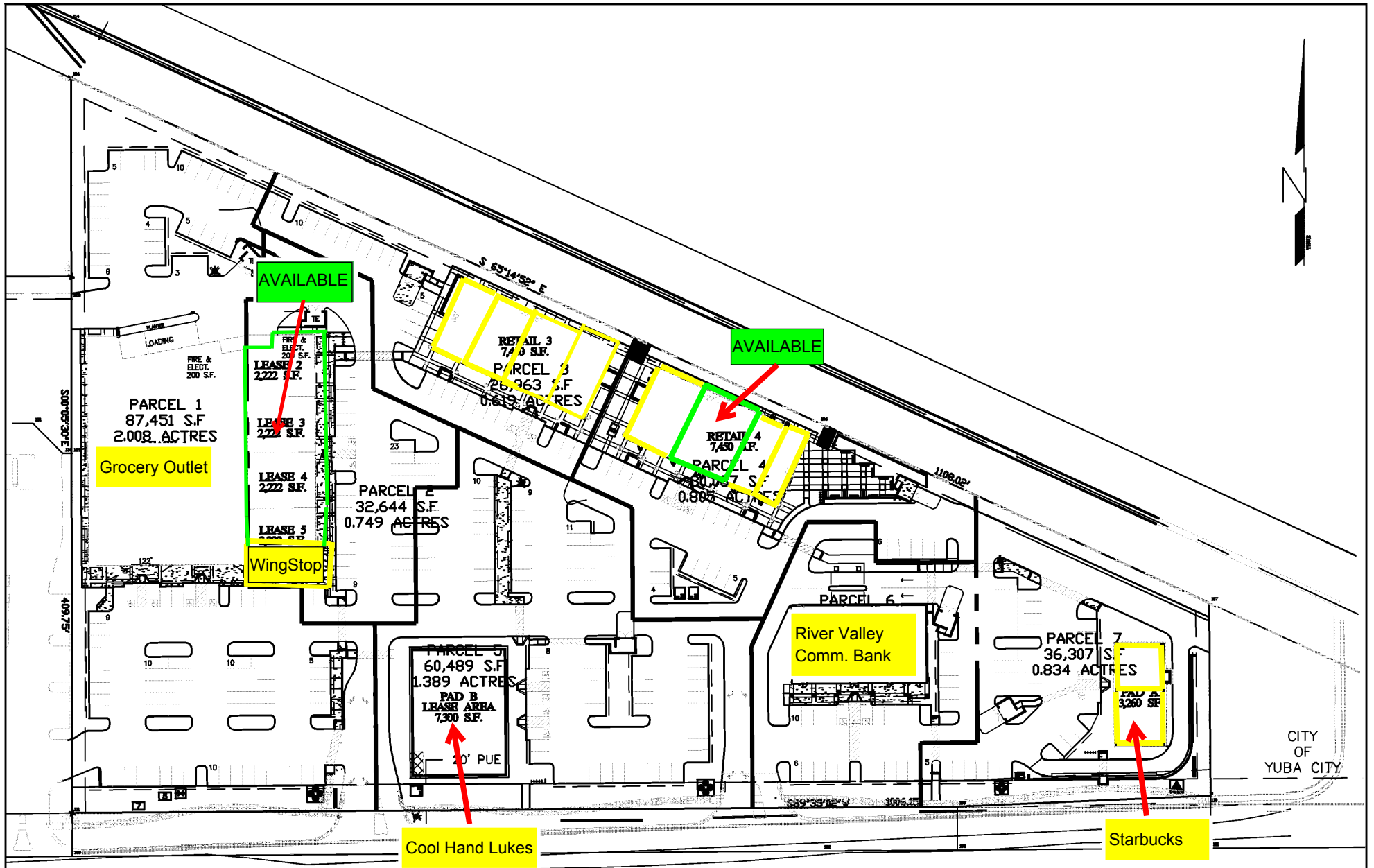
**FRED NORTHERN**

(530) 671-0000

CA RE Lic#01075027

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COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#0065378



SITE PLAN  
N.T.S

SUTTER BUTTES MARKET PLACE
CITY OF YUBA CITY
SUTTER COUNTY





Dillon Ct  
Genoa Ct  
Turin Dr  
Elizabeth Ln  
Pam Dr  
Nadean Dr  
Sharon Dr  
Valley View Dr  
Greenwood Way  
Debbie Ln  
Casita Dr  
Casa Loma Ln  
Kenny Dr  
McMullen Ave

El Varano Way  
Heath Dr  
Peach Tree Ln  
Queens Ave  
Clyde Way  
Matthew Dr  
Williams Way  
Kelleen Dr  
Steven Way  
Honor Oak Ln  
Sylvia Way  
El Dorado Ln  
Civic Center Blvd  
Washington Ave  
E Onstott Rd

BelAir  
Longs  
OSH  
RiteAid

Walmart SuperCenter  
Home Depot  
McDonalds

Walgreens  
SUBJECT

Target

Yuba-Sutter Mall

Petsmart  
Walgreens

River Valley HS

Tractor Supply  
Sierra Ave

Lowes  
Sams

SunSweet

FoodMaxx

Kmart

Lassen Blvd  
Sierra Ave  
Klamath Ln  
Carson Dr  
Santill Ct  
Ross Dr  
Andross Ave  
Travis Ct  
Zachary Way  
Tharp Rd  
Willowbrook Dr  
Hardial Dr  
Hunji Dr

Annette Way  
Sunsweet Blvd

Ellis Way  
Rosalind Ave  
Wilkie Way  
Louise Ave  
Bandy Way  
Clark Ave

Spiva Ave  
Kimball Ave  
Jones St

Alfred Way  
Anneka Ln  
N Walton Ave  
Wildflower Cir  
Joann Way  
Joy Way  
Bridge St  
W Willo  
W Onstott Rd

Whyler Rd  
N Palora Ave  
B S  
N Barrett Rd

Yuba City, CA

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Kean Ave

Google

39°08'29.28" N 121°38'22.30" W

Eye alt 12469 ft