

# FORMER RITE AID WITH DRIVE THRU

5075 OLIVEHURST AVE OLIVEHURST, CA 95961

**+/- 17,340 SF RETAIL SPACE AVAILABLE FOR LEASE OR GROUND LEASE**  
**CALL PREET AT (916) 778-8942**



## Executive Summary:

Capitalize on the most prominent retail corner in Olivehurst. This +/- 17,340 SF former Rite Aid building with a drive-thru offers irreplaceable visibility at the Highway 70 interchange, exposing your business to over 48,000 vehicles daily. Occupying a 1.9-acre parcel, this property serves as the primary retail hub for a growing trade area of over 91,000 residents across Olivehurst, Linda, and Marysville.

Ownership will consider single tenant use, multi-tenant use, or ground lease of pads.

## Property Highlights:

- + **Location:** Prime high-visibility hard-corner location served by a roundabout
- + **New Development:** Located just 2.5 miles from a new Costco, 4.5 miles from the Hard Rock Hotel & Casino, and 6.0 miles from a new Holiday Market
- + **Trade Area:** Direct neighbors include a new AMPM gas station & high-volume Little Caesars Pizza
- + **Visibility:** Significant frontage with exposure to 48,000 vehicles per day along Highway 70 and Olivehurst Ave
- + **Signage:** Monument signage available for tenant branding
- + **Parking:** Ample parking with 66 parking spaces
- + **Loading:** Rear loading area with roll-up door
- + **Structure:** Building completed in 2009
- + **Power:** 3-phase electrical service (800 amps) with capacity to upgrade



# REGIONAL MAP

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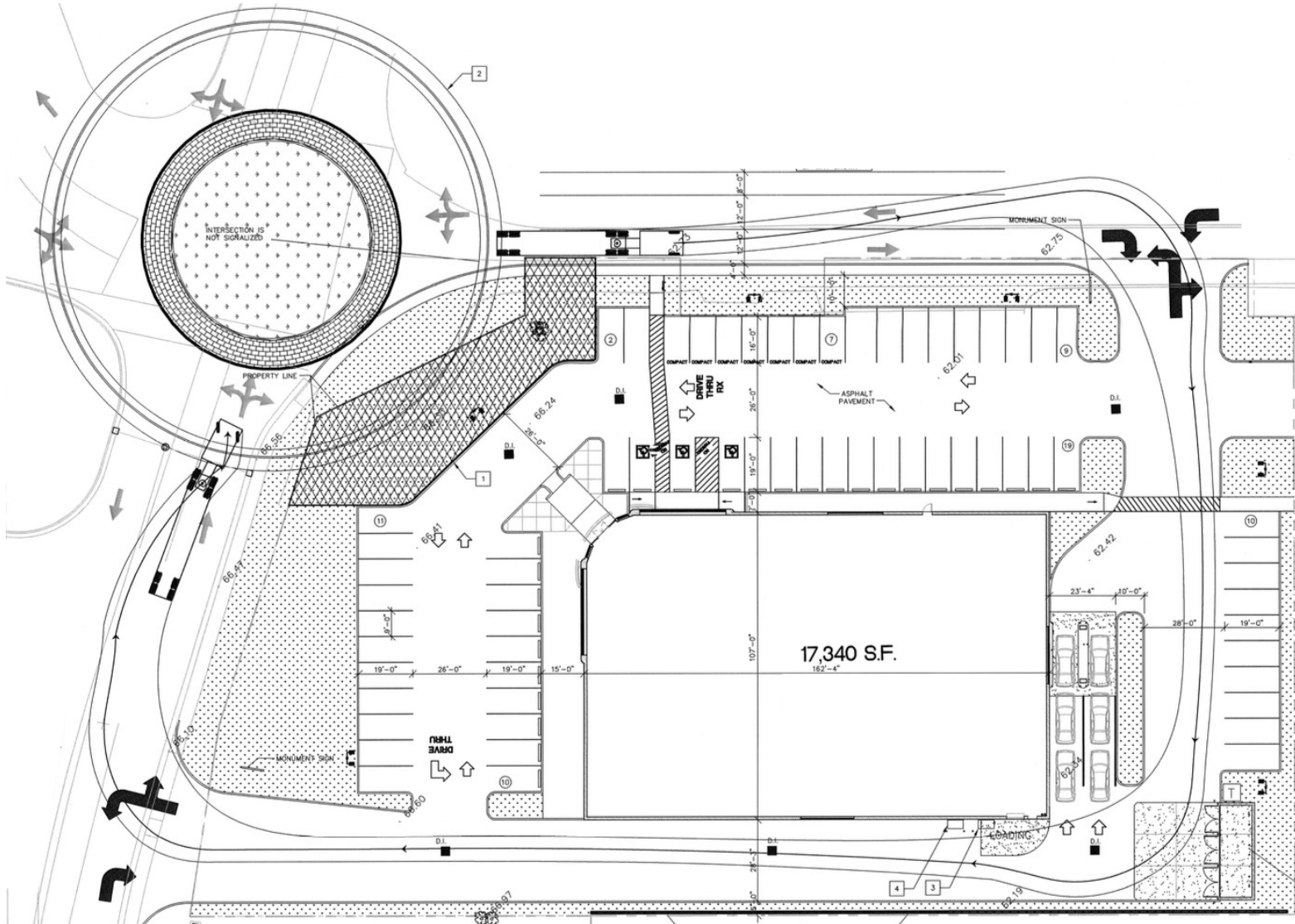
Information deemed reliable but not guaranteed. Tenant to verify all details.



# SITE PLAN

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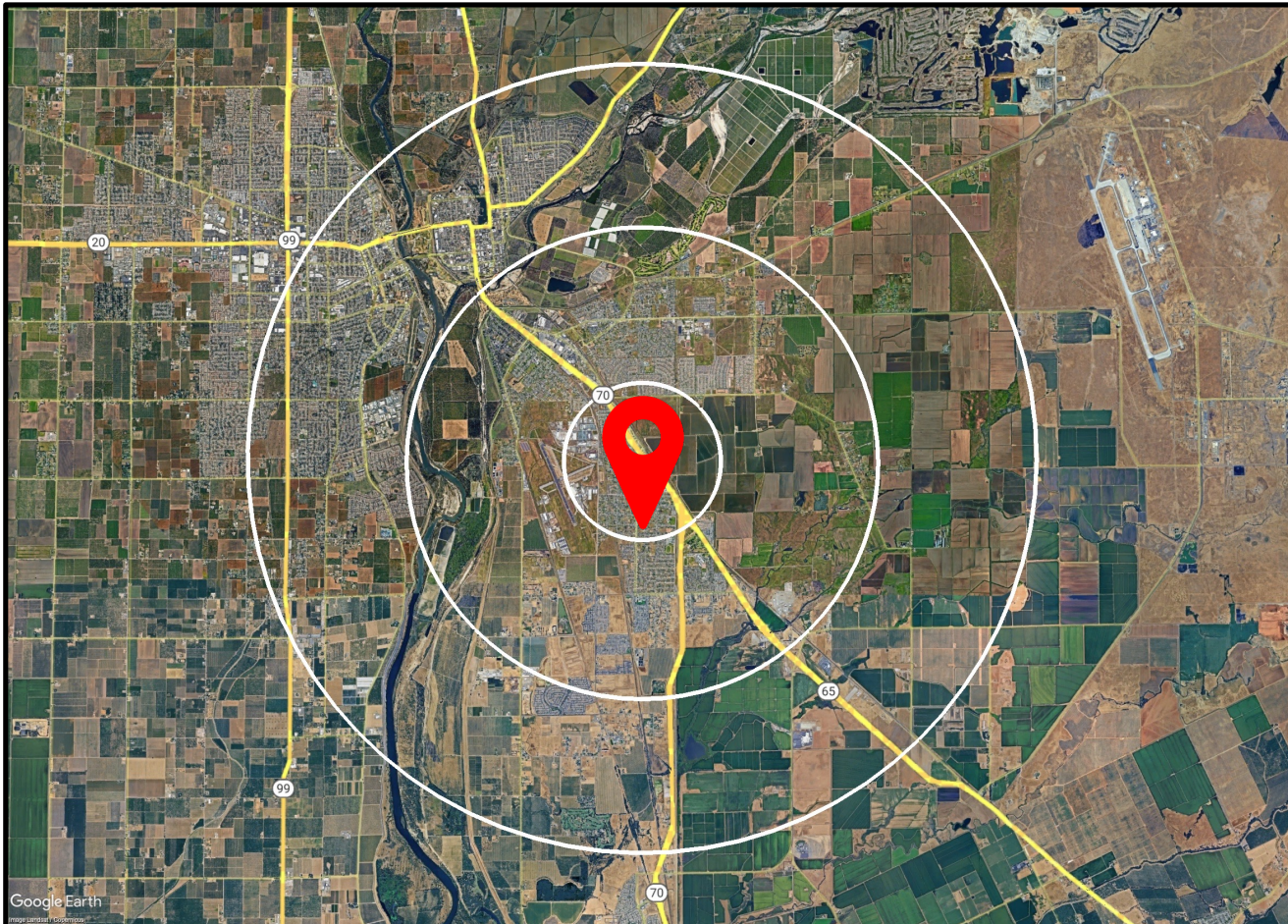
# DEMOGRAPHICS

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Demographics	1 Mile	3 Mile	5 Mile
Est. Population	6,800	41,600	91,000
Est. Avg. HH Income	\$75,900	\$72,700	\$74,800



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