



CA BRE #00357904

YUBA RALEY'S SHOPPING CENTER

HWY 99 & Bridge Street, Yuba City, CA
19,794 SF ANCHOR SPACE AVAILABLE!



NEW FAÇADE - TALL PYLON SIGNAGE AVAILABLE - SIGNALIZED INTERSECTION - NATIONAL/REGIONAL TENANCY - FREEWAY VISIBILITY!

Raley's

dd's
DISCOUNTS



SALLY BEAUTY.

MR. PICKLE'S
SANDWICH SHOP

ROUND TABLE
PIZZA ROYALTY



SMILE ZONE
KIDZ & TEENZ DENTAL

FALAFEL CORNER



FOR MORE INFORMATION:

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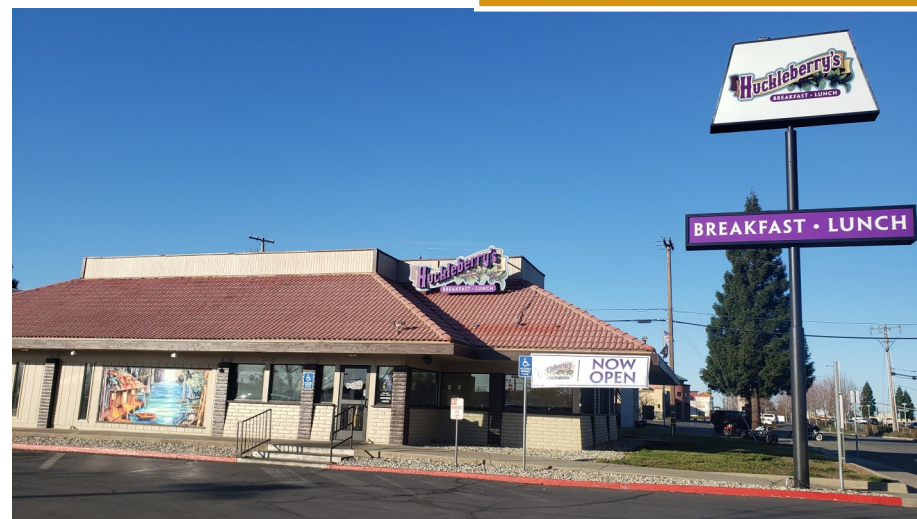
PROPERTY INFORMATION

Yuba Raleys Shopping Center **highlights include:**

- Furniture Avenue, DD'S DISCOUNTS, RALEY SUPER MARKET ANCHORED
- 80' Pylon signage available on Highway 99 and on Bridge Street!
- One of the busiest intersections in Yuba City!
- Great Visibility and Access and located at 4-way Highway 99 Traffic Signal!
- Excellent Highway 99 frontage.
- 5/1000 parking ratio
- NNN's: \$0.49 psf/month

AVAILABLE SPACE:

<u>SUITE</u>	<u>SQUARE FEET</u>	<u>RATE PSF/MO</u>
704	19,794	please call



YUBA RALEYS SHOPPING CENTER is a 139,123 square foot property that sits at the northwest corner of Hwy 99 and Bridge Street in Yuba City. The center is anchored by Raley's, DD's Discount and a Furniture Emporium. National/Regional Tenants include: Jiffy Lube, Round Table Clubhouse Pizza, Huckleberry's, Sally's Beauty, Coldstone Creamery, Mr. Pickles and Wayback Burger. The property is less than a mile from Highway 20 (East to West). Yuba City is 40 miles north of Sacramento, in Sutter County, and its trade area is over 168,000 people. The property is adjacent to the Cinemark Theaters (over 500,000 patrons a year), Dollar Tree & Kohl's, and it is located less than a mile from Winco, Walmart, Home Depot, Lowe's, Sam's Club and the Yuba Sutter Mall.

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Demographics *	1- Mile	3 Mile	5 Mile
Population	15,428	62,367	94,347
Average HH Income	\$59,574	\$77,765	\$61,185
Traffic Count	62,805 Cars Per Day*		

*Esri (2021)

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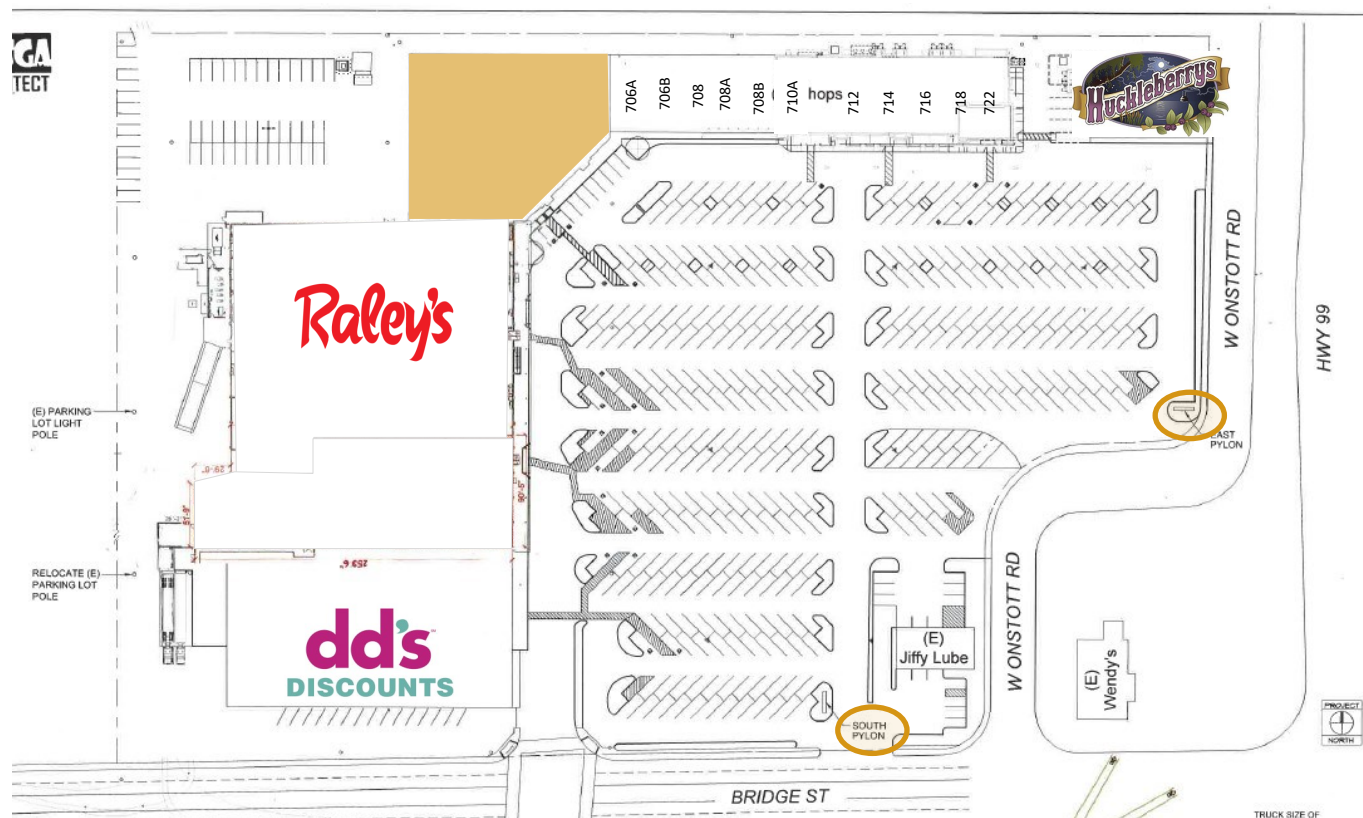
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AVAILABLE SPACE

700—724 WEST ONSTOTT FRONTAGE ROAD< YUBA CITY

700-A	DD's Discounts	31,842
700-B	Furniture Emporium	20,000
700-D	Raleys	41,842
704	Available	19,794
706A	Taco Twist	1,590
706B	Sally Beauty Supply	1,643
708	Magic Nails	782
708A	Family Barbers	600
708B	Falafel Corner	1,200
710A	Krinkle Donuts	1,500
710B	Eyebrow	870
712	Wayback Burger-Coming Soon!	1,772
714	Coldstone Creamery	1,536
716	Mr Pickles Sandwich Shop	1,471
718	Smile Place Dental	2,204
722	Round Table Clubhouse	4,997
724	Huckleberry's Breakfast & Lunch	3,800
1331 Bridge	Jiffy Lube	



Raleys

dd's
DISCOUNTS



jiffylube

ROUND TABLE
PIZZA ROYALTY

MR. PICKLE'S
SANDWICH SHOP

SALLY BEAUTY

COLD STONE
CREAMERY

SMILE ZONE
DENTAL

FALAFEL CORNER

WAYBACK
BURGERS

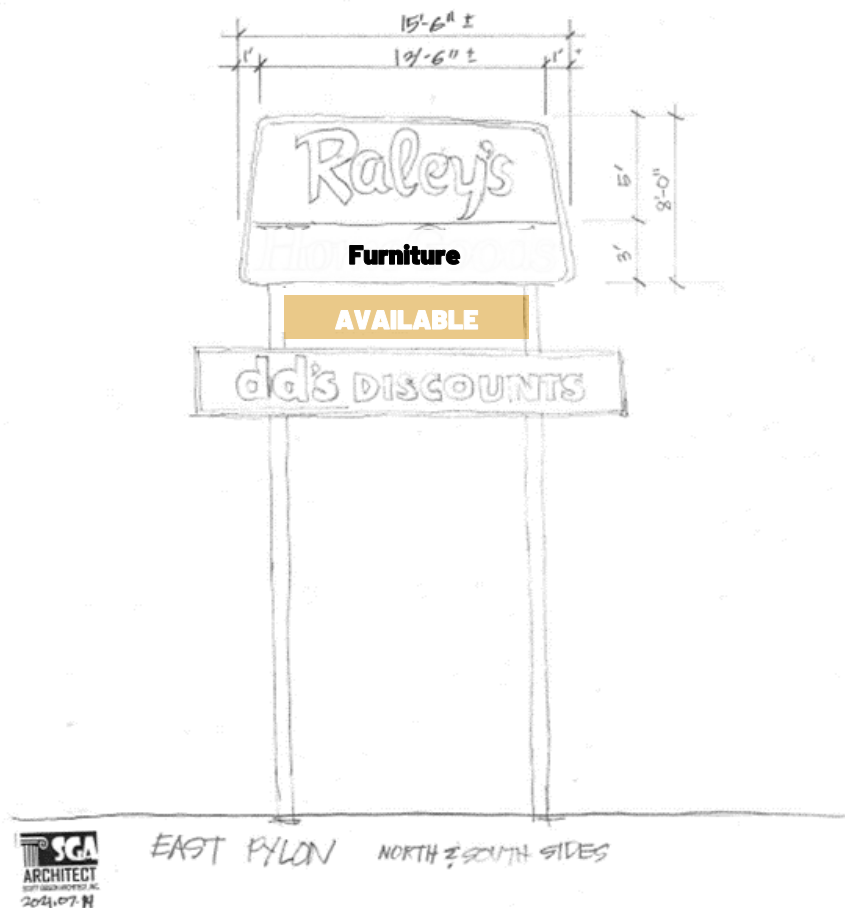
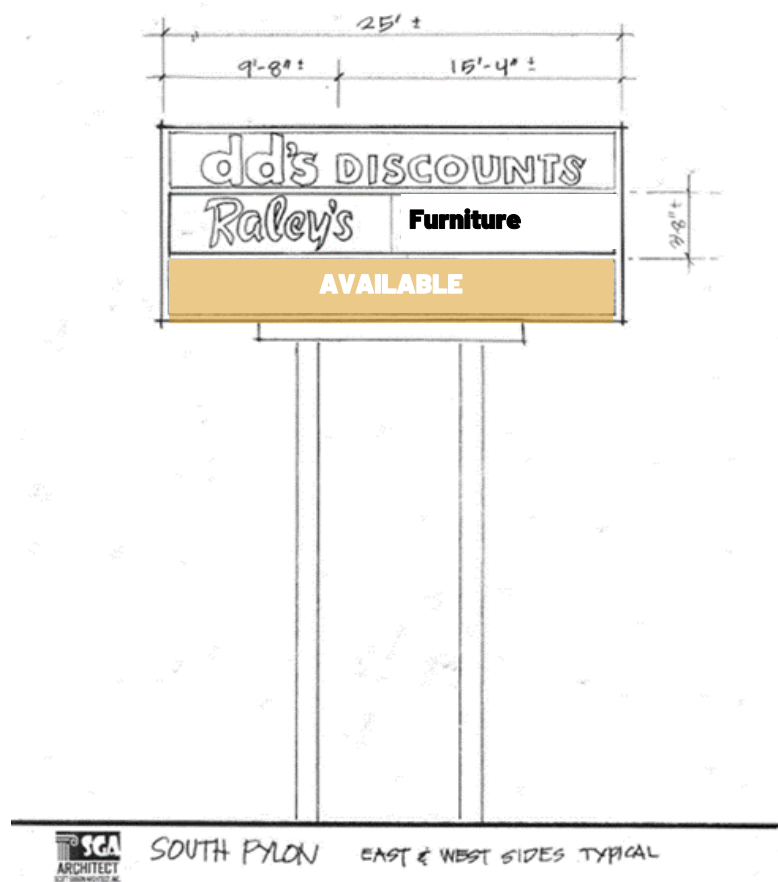
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PYLON SPACE FOR ANCHOR TENANT

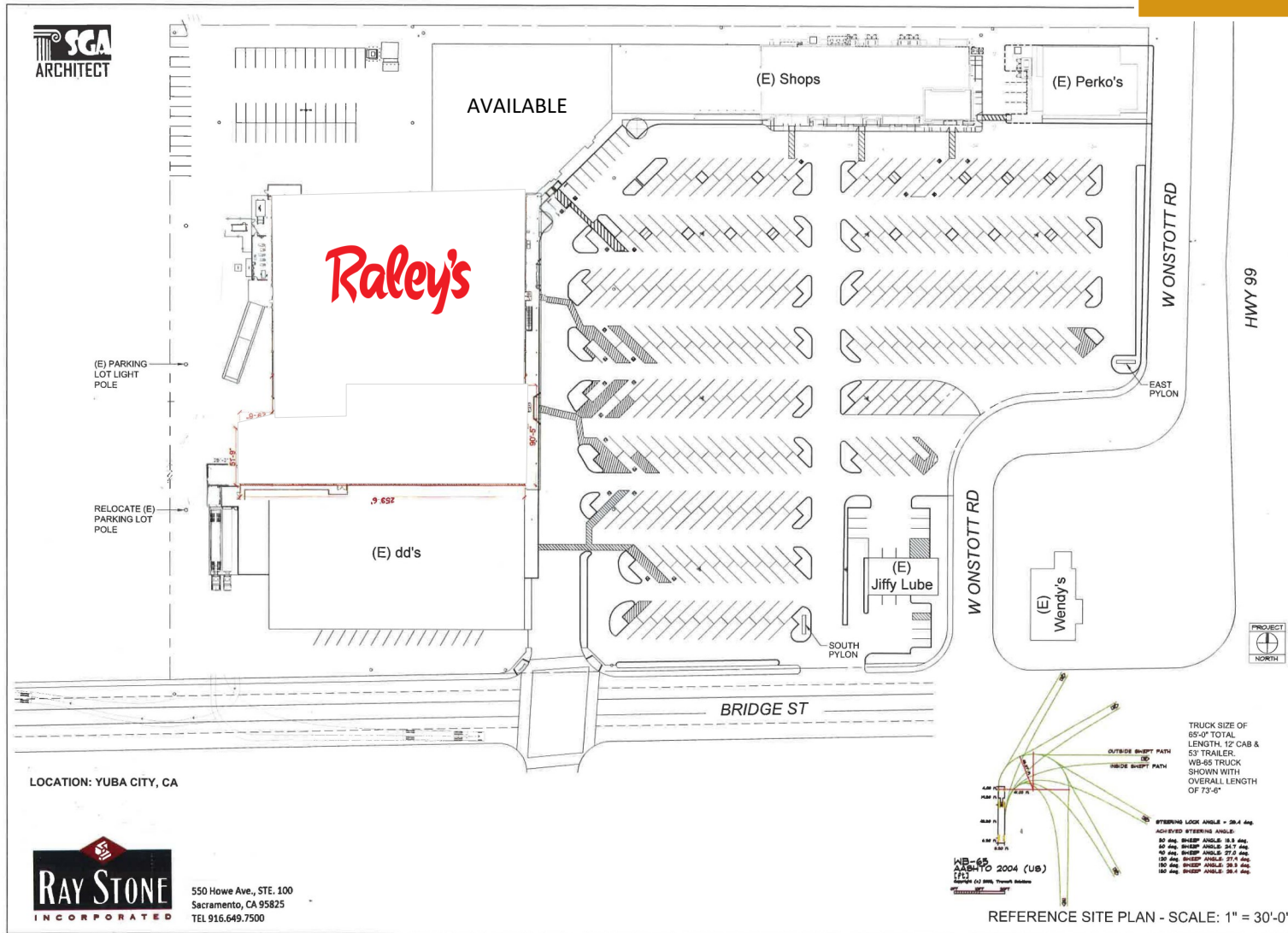


EXCELLENT VISIBILITY FROM HIGHWAY 99!

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SITE PLAN





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LOCATION—INTERSECTION



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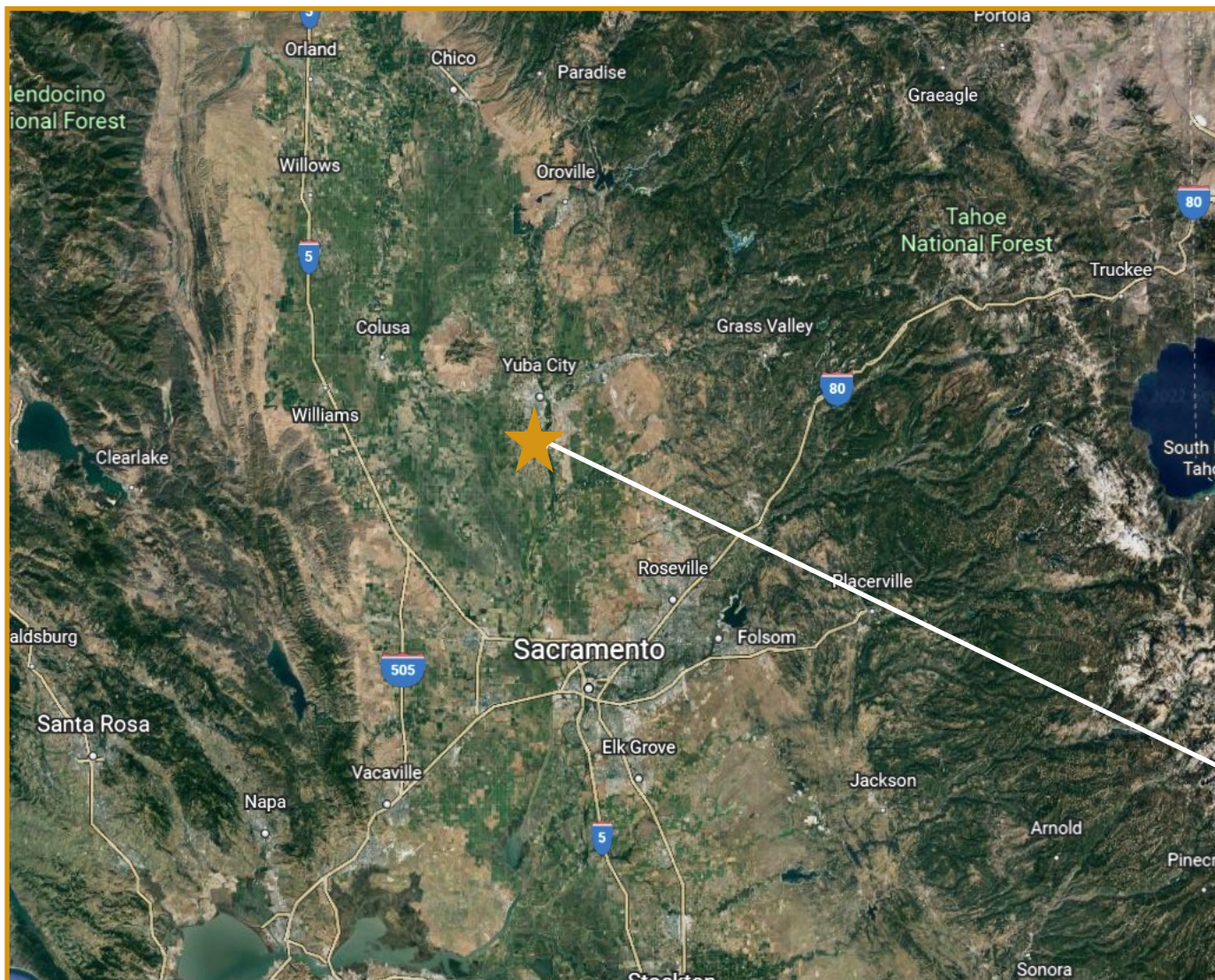
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LOCATION—YUBA CITY



Located 40 miles north of Sacramento, Yuba City is the 21st largest metropolitan

area located in Sutter County in the Sacramento Valley. Agriculture, lumber and wood, food processing facilities and the Beale Air Force bases are major factors for the economy. The town has a large Sikh community. The Punjabi population residing in Yuba-Sutter Area is one of the largest Sikh populations in the country. The city is known for the Sutter Buttes Mountain Range and Feather River – a location for pheasant, goose and duck hunting. Excellent fishing opportunities for trout, sturgeon, salmon, steelhead and other types of fish are available in the Feather, Sacramento and Yuba rivers. Boating is available in the region's rivers and lakes. According to the 2020 census, Yuba City has a population of 70,117



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