

124 6TH STREET REAIL BUILDING
2,530 SF AVAILABLE

Price Drop \$25K

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124 6TH STREET, MARYSVILLE, CA



HELM
PROPERTIES

PROPERTY OVERVIEW



<p>Rental Rate: \$1.10 sf/mo + nnn Sale Price: \$385,000</p>	<p>Space SF: 2,530 SF Lot Size: 3,485 SF</p>
<p>Zoning: (C-3) General Commercial</p>	<p>APN: 010-186-017-000</p>



Zoning Use

124 6th Street, Marysville

Retail | Office Space

- Prime downtown Marysville location
- Strong visibility and walk-by traffic
- Flexible layout for retail, office, or service use
- Close to restaurants, shops, and civic buildings
- Convenient nearby street parking

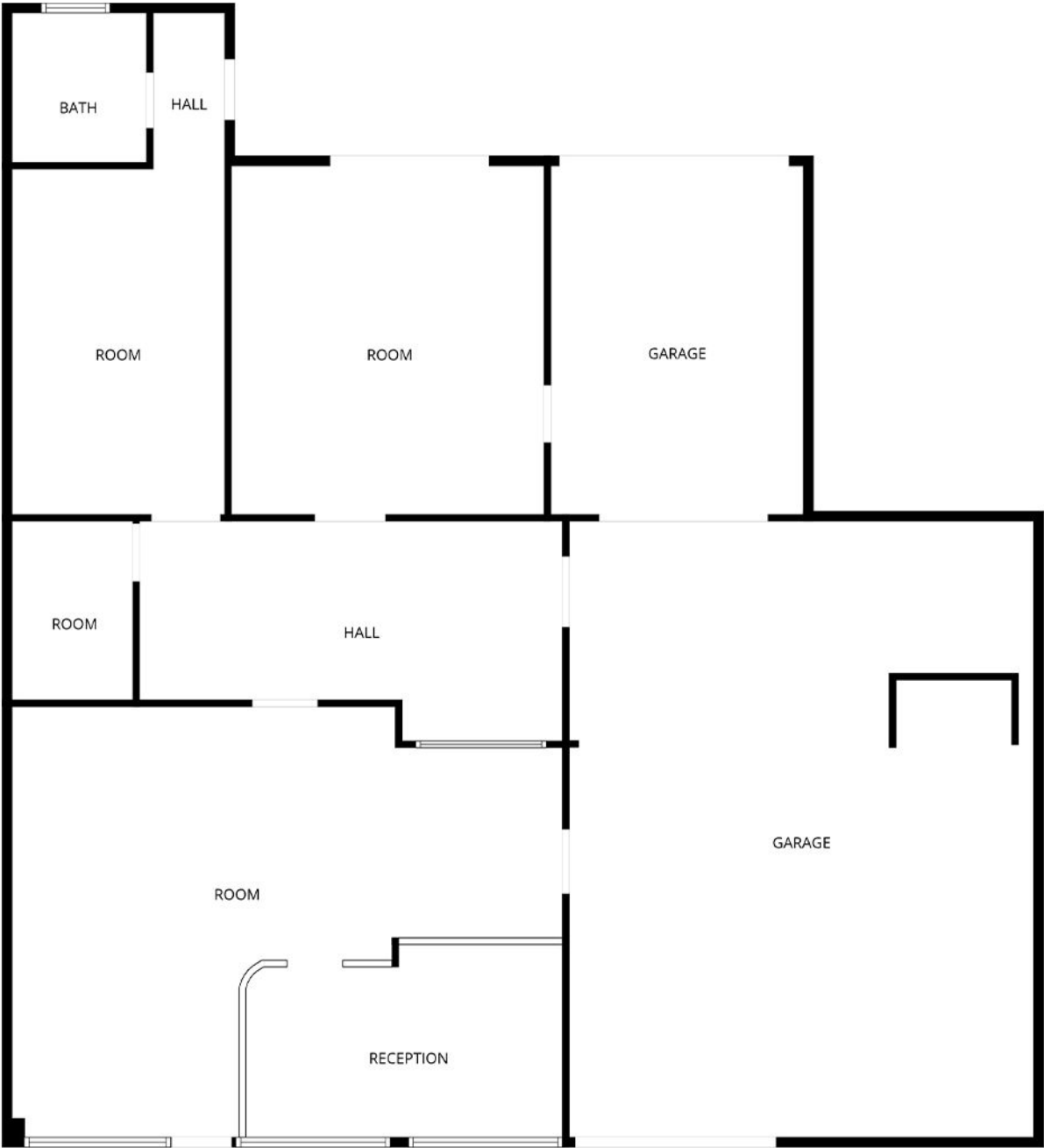
Lease or Purchase Opportunity – 124 6th Street, Marysville, CA

Discover a versatile commercial space in the heart of historic Downtown Marysville. This well-located property offers excellent visibility, easy access, and close proximity to local shops, restaurants, offices, and civic buildings. The interior layout provides flexibility for a variety of uses—whether retail, office, service-based business, or a small specialty operation. With strong walk-by traffic and convenient street parking, this location is ideal for businesses looking to establish a presence in a growing downtown corridor.

124 6th St - Inside Photos

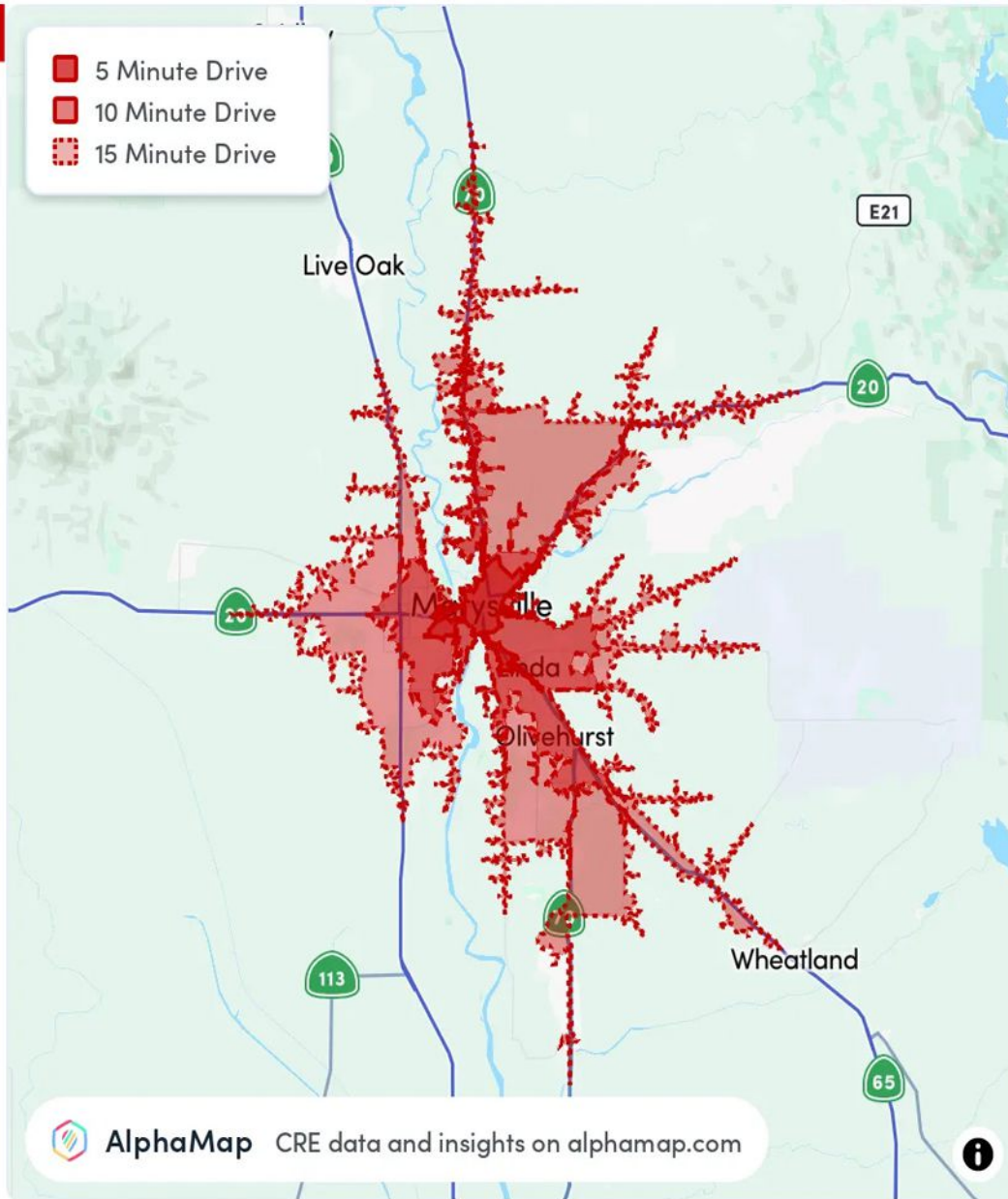


124 6th St - Floor Plan



DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	10,292	67,309	111,984
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	39	38	38
Total Households	3,877	22,612	37,037
Persons per HH	2.7	3.0	3.0
Average HH Income	\$66,404	\$71,903	\$84,757
Average House Value	\$293,687	\$332,893	\$388,983
Per Capita Income	\$24,594	\$23,967	\$28,252
Population White	5,328	30,025	50,025
Population Black	533	2,674	3,886
Population American Indian	290	1,761	2,514
Population Asian	483	5,940	16,443
Population Pacific Islander	35	250	475
Population Other	2,197	16,297	22,218



124 6th Street

SALVAGED CREW TATTOO & PIERCING

124

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