

Build To Suite Pad | Potential Drive Thru Visible From Highway 99

FOR SALE: \$700,000

1290 Louise Avenue | Yuba City, CA 95991

HELM
PROPERTIES

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JEFFREY T. HELM

Broker Lic: 01428618



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Yuba City, CA 95991

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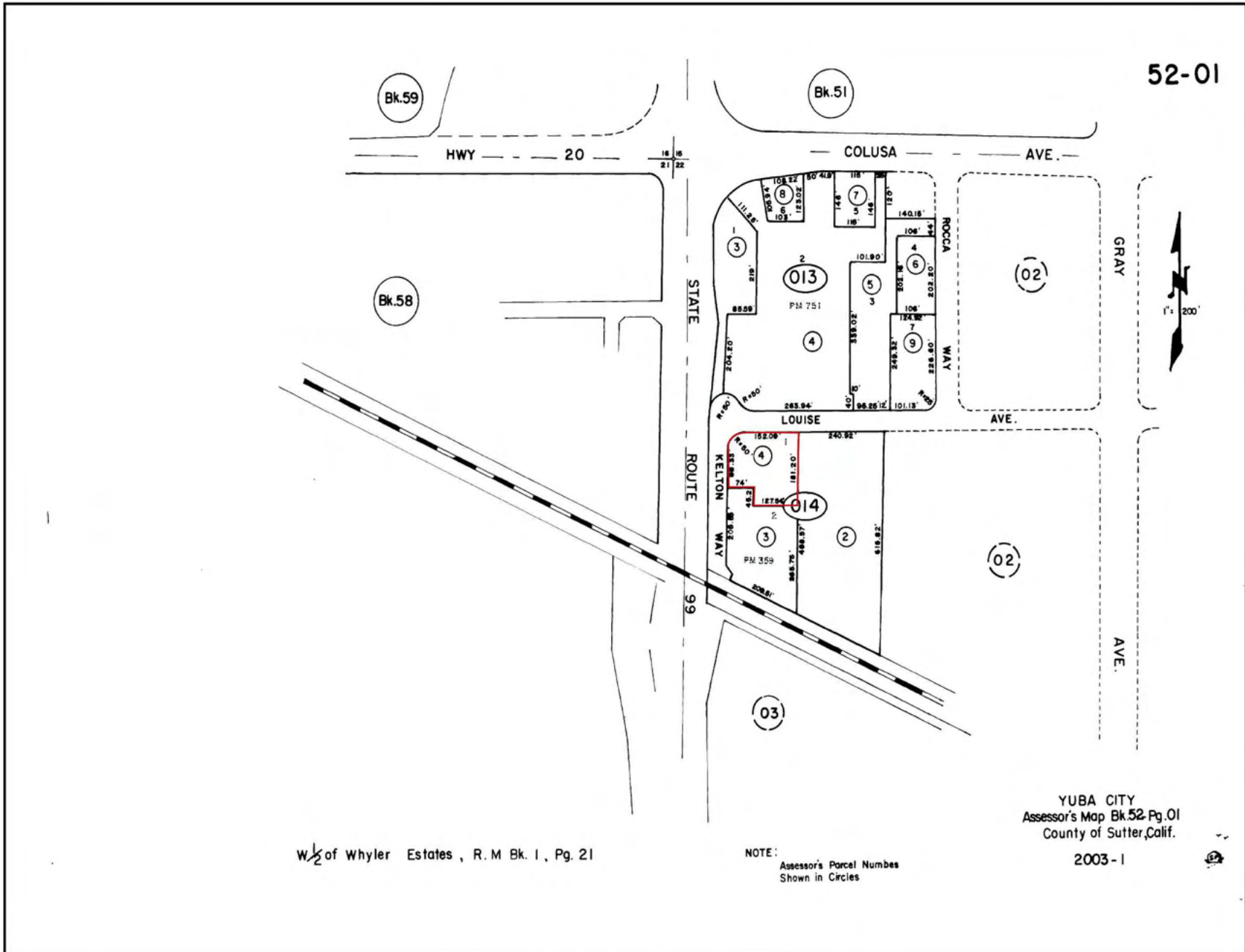
Property Information

Lot Size	0.76 Acres
Property Type	Commercial
Zoned	C3
Parking	50
Pad Size	8,350 SF +/-
Pad Dimensions	84' x 116' +/-
APN	52-014-004
Traffic	72,000 ADT On Hwy 99
Sale Price:	\$700,000

Property Highlights

- Highway Visibility
- 0.76 Acre Pad
- Located Right Off HWY 99 and HWY 20
- Excellent Hwy 99 Visibility With High Traffic 72,000± ADT
- 50 Parking Spaces Onsite
- Potential Drive Thru
- Landlord Will Build To Suit.
- Possible Ground Lease Opportunity





W 1/2 of Whyler Estates, R. M Bk. 1, Pg. 21

NOTE:
Assessor's Parcel Numbers
Shown in Circles

YUBA CITY
Assessor's Map Bk. 52-Pg. 01
County of Sutter, Calif.
2003-1

Limitation of Liability for Informational Report

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

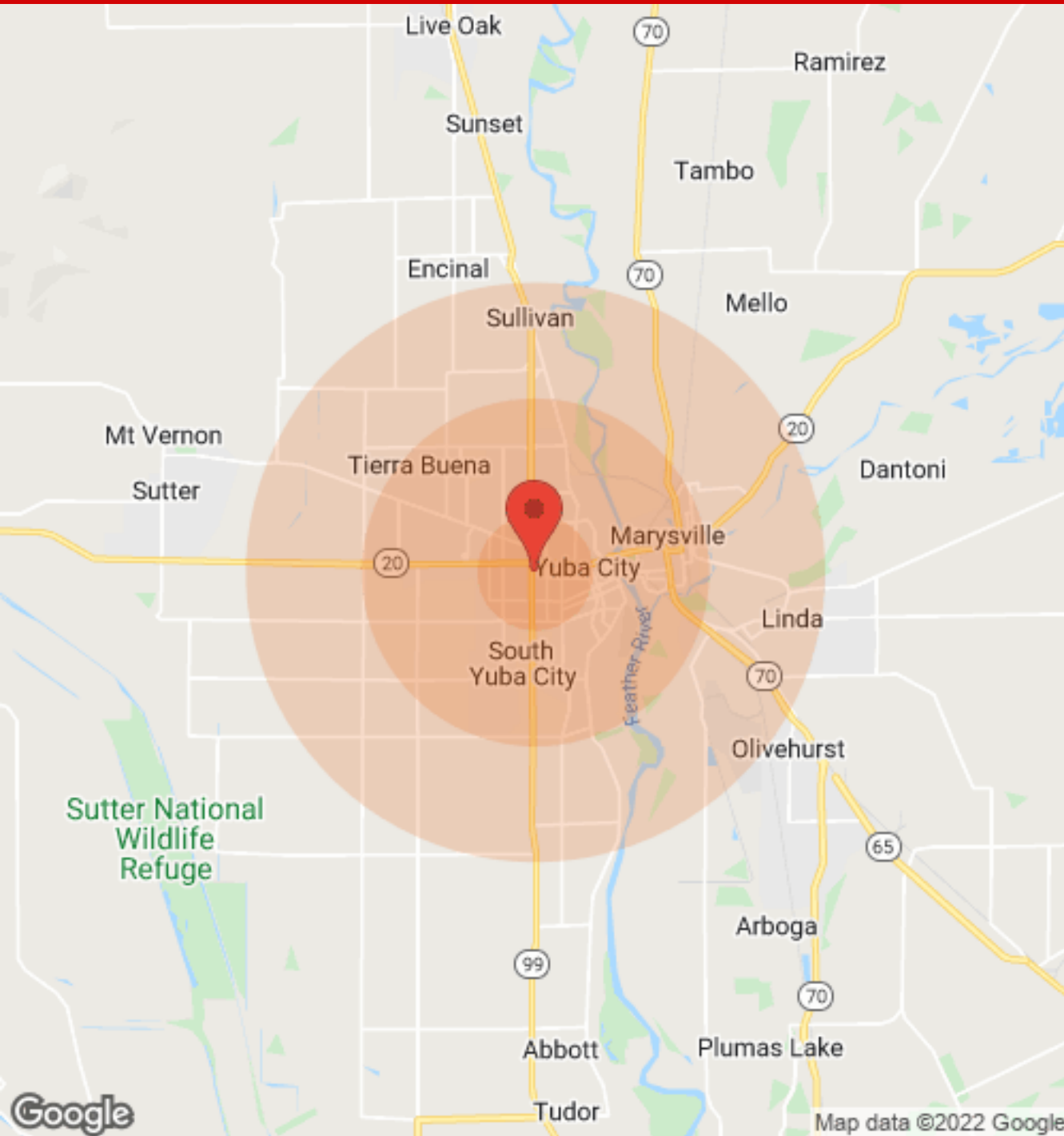




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Population	1 Mile	3 Miles	5 Miles
Male	9,067	36,692	50,482
Female	9,218	38,306	53,244
Total Population	18,285	74,998	103,726

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,510	17,525	25,341
Ages 15-24	2,577	10,737	15,377
Ages 55-64	1,675	7,906	10,537
Ages 65+	2,033	10,153	13,149

Race	1 Mile	3 Miles	5 Miles
White	9,737	45,461	63,028
Black	353	1,143	1,650
Am In/AK Nat	153	418	655
Hawaiian	21	49	79
Hispanic	7,081	22,781	32,427
Multi-Racial	10,498	33,700	48,016

Income	1 Mile	3 Miles	5 Miles
Median	\$37,599	\$46,682	\$46,802
< \$15,000	1,489	3,375	4,437
\$15,000-\$24,999	898	3,040	4,242
\$25,000-\$34,999	890	3,432	4,430
\$35,000-\$49,999	1,094	3,843	5,246
\$50,000-\$74,999	1,082	4,726	6,769
\$75,000-\$99,999	626	3,135	4,271
\$100,000-\$149,999	246	2,617	3,438
\$150,000-\$199,999	91	941	1,193
> \$200,000	N/A	580	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,145	28,640	38,987
Occupied	6,496	26,482	35,973
Owner Occupied	1,966	14,341	19,923
Renter Occupied	4,530	12,141	16,050
Vacant	649	2,158	3,014

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