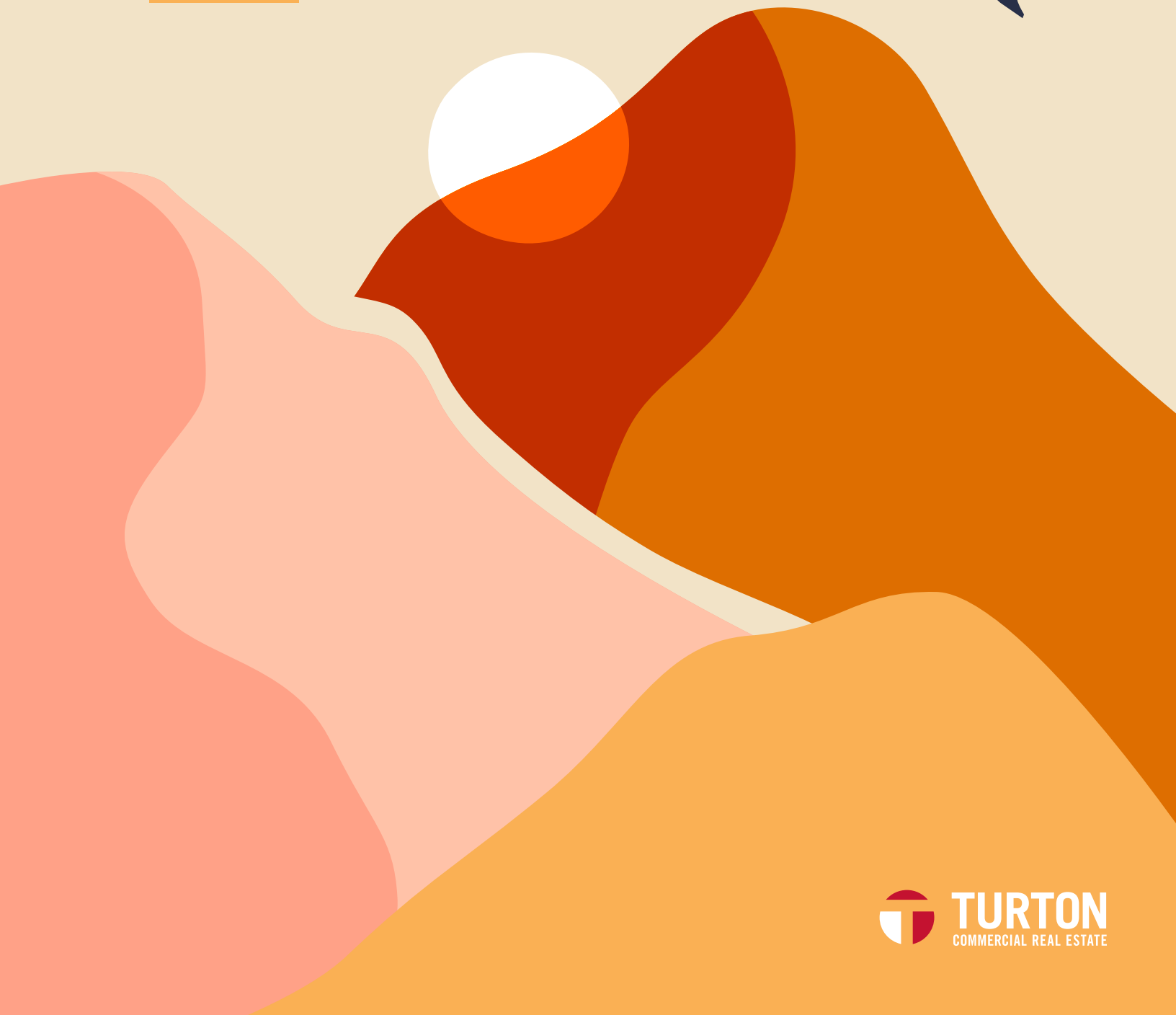
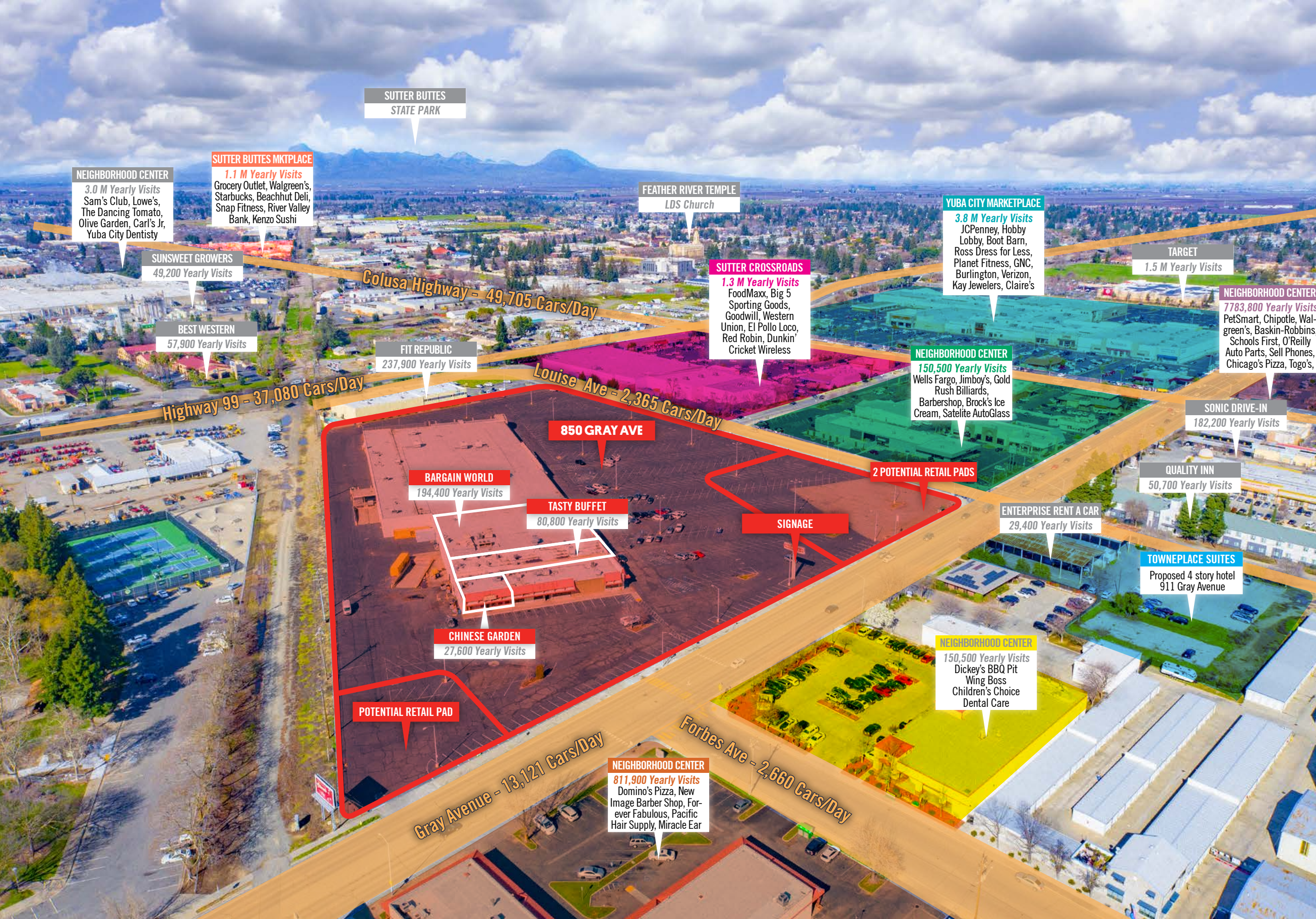
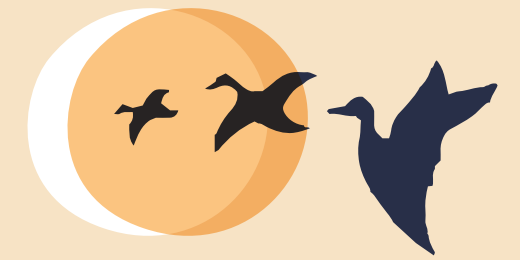


850 GRAY AVENUE
YUBA CITY, CA

REDEVELOPMENT OPPORTUNITY

FOR SALE





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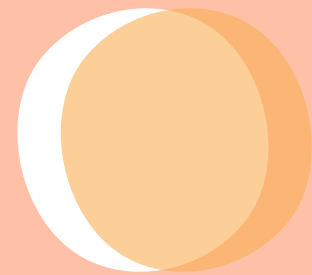
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THE OPPORTUNITY

122,078
SF BUILDING

13.4
ACRES

C-3
ZONING

\$13.5M
PURCHASE PRICE

\$110
PER SF

DEVELOPMENT OPPORTUNITY HIGHEST AND BEST USE: RETAIL CENTER WITH PADS

As exclusive advisor to the County of Sutter ("the County"), Turton Commercial Real Estate is pleased to share for sale 850 Gray Avenue (the "Property"), possibly the best undeveloped retail site in Sutter or Yuba Counties.

This premier retail site is 13.4 acres located within a quarter mile of both Highway 99 and Highway 20 in the heart of Yuba City. The 122,078 square foot ("SF") building built in 1975 consists of two sections: One 34,866 SF portion consisting of 5 retail spaces and one single space of approximately 90,000 SF formerly occupied by K-Mart.

The 13.4 acre site is actually an assemblage of three separate parcels of which the east-

ernmost parcel includes 456 SF of Gray Avenue frontage affording the likely possibility of two or three separate pad sites for quick service restaurants ("QSR"s).

The Property enjoys an outstanding retail location with marquee signage easily visible from Highway 99 and its healthy vehicle counts of 37,080 per day. The site is also located within a quarter-mile of the Sutter Avenue/Hwy 99 off and on-ramp.

The property also enjoys generous Gray Avenue frontage with traffic accounts in excess of 13,100 vehicles per day.

Just a few hundred yards north of the Property Yuba Sutter Marketplace with retailers such as

Burlington, Ross, JC Penney and Verizon boasting 3,600,000 visits per year. These visits do not even include other national retailers immediately surrounding the site like Target, Panera, Bank of America and Chipotle.

In addition, the Property has several modest size leases providing approximately \$20,000 in monthly income plus pro-rata NNN reimbursements while the buyer completes the planning process.

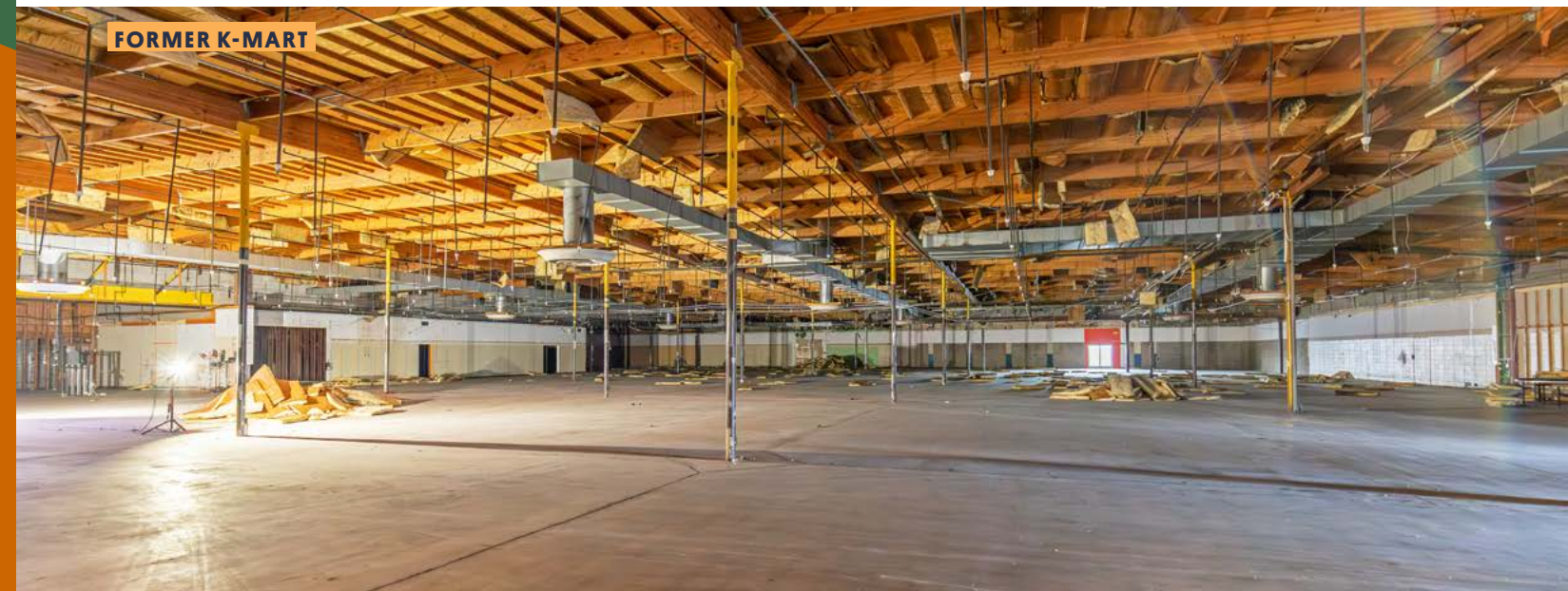
The Property represents a true "value-add" retail development opportunity and is being offered at the price of \$13,500,000 representing \$110.59 per SF for the building or approximately \$23.13 per SF for the land.



BARGAIN WORLD THRIFT STORE



CHINESE GARDEN



FORMER K-MART



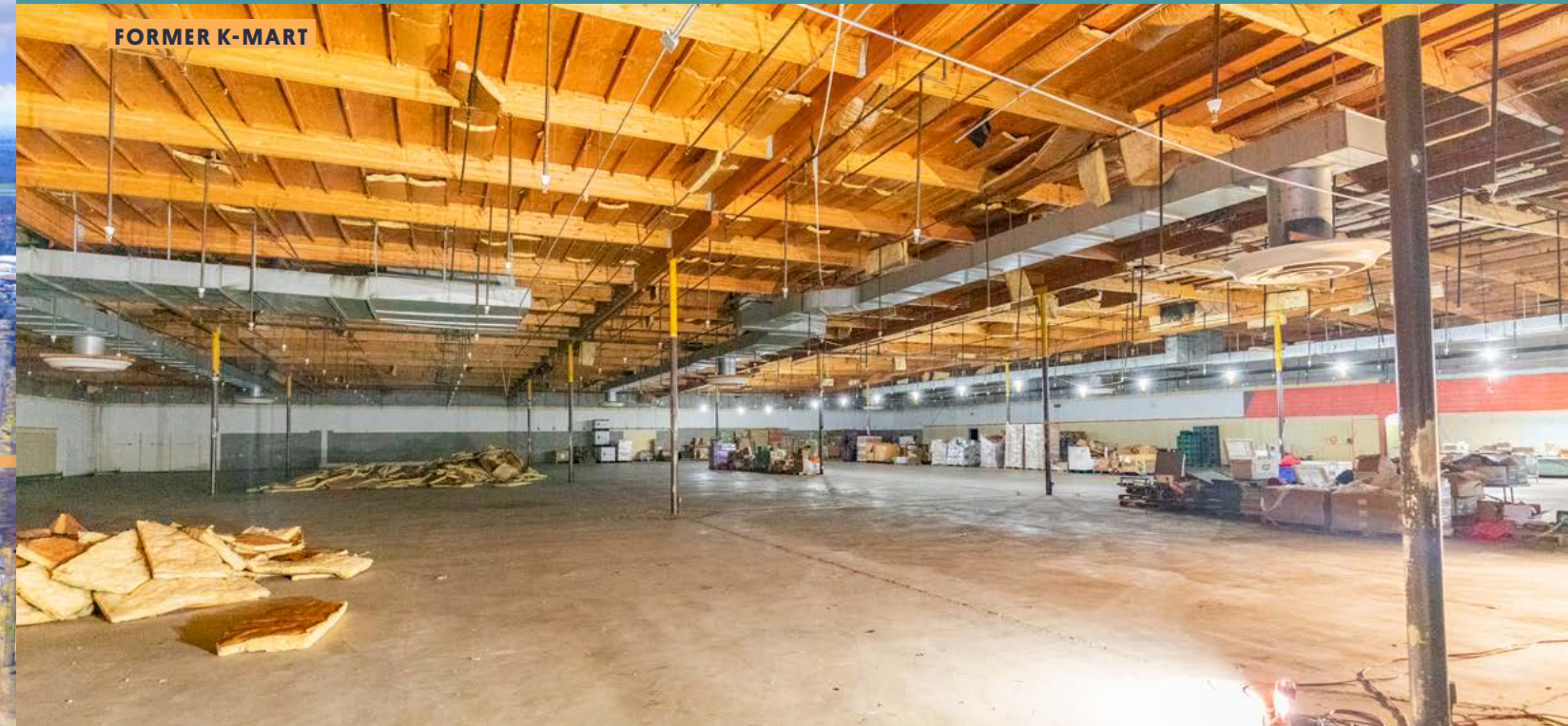
TASTY BUFFET



TASTY BUFFET

2 THE OPPORTUNITY

850 GRAY AVENUE



DOES IT GET ANY BETTER?

- Potential 13 acre retail site situated close to Highway 99 with Marque visible signage
- Within a quarter mile of an existing retail site along Gray Avenue featuring over 3.8 M visits per year
- Over 37,000 vehicles per day on Highway 99 and over 13,100 vehicles per day on Gray Avenue
- Likely potential for 2 or 3 retail pad sites fronting Gray Ave
- Priced at approximately \$110/SF for building and \$23.13/SF for the land
- Modest in-place cash flow from some existing tenants

THE PROPERTY

OVERVIEW:

| | |
|---------------------------|--|
| Address: | 812-850 Gray Avenue, Yuba City, CA 95991 |
| Parcel Numbers: | 52-014-002, 52-020-021 and 52-020-022 |
| Land Area (SF): | 583,705 Square Feet |
| Land Area (AC): | 13.38 Acres |
| Building Size: | 122,078 Square Feet |
| Zoning: | General Commercial (C-3) |
| General Plan Designation: | Regional Commercial |

ECONOMICS:

| | |
|------------------------|---------------------------------|
| Price: | \$13,500,000 |
| Price Per Building SF: | \$110.59 |
| Price Per Land SF: | \$23.13 |
| Occupancy: | ± 29,500 SF - approximately 24% |

UTILITY DETAILS:

| | |
|--------------------|--|
| Electricity: | PG&E |
| Gas: | PG&E |
| Water: | City of Yuba City |
| Sewer/Trash: | City of Yuba City, Recology |
| Storm Drain: | City of Yuba City |
| Fiber: | No fiber currently installed but Comcast, AT&T can provide fiber connectivity |
| Internet Provider: | Comcast |
| Security: | Multiple vendors available (County uses Alarm.com systems and Pride Security for patrol) |

SEISMIC/FLOOD/ENVIRONMENTAL:

| | |
|-----------------------|--|
| Fault Zone: | EQ Zapp - Not within Zone. PCA - Seismic Zone 3, an area with moderate to high probability of damaging ground motion |
| Flood Zone: | Zone C - defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains |
| Environmental Status: | 2021 Phase 1 Environmental Report completed with no further action required |

BUILDING OVERVIEW:

| | |
|---------------------------|---|
| Year built | 1975 |
| Gross building area | 122,078 SF |
| Net rentable area | 122,078 SF |
| Number of tenant spaces | Five (5) |
| Foundation / Substructure | Concrete slab-on-grade with perimeter and interior footings under load bearing structures None - below grade portions not present |
| Superstructure | Single story construction with interior pipe columns CMU block exterior walls, wood glulam beams Exterior shell is concrete masonry unit load bearing walls with steel framing |
| Roof | Low pitched plywood roof Was evaluated by a roof contractor through the County and determined to have an additional 15-20 years of useful life |
| Façade | Concrete masonry units and stucco Brick masonry and metal panels |
| Roof type | Low-slope roof covered with built-up roofing with mineral-surfaced cap sheet |
| Parking area | Asphalt paved surface lots |
| Parking space count | 390 |
| HVAC system | Eight (8) Rooftop package units: 5 - 32 ton units 1 - 20 ton unit 1 - 7 ton unit 3 - 5 ton units |
| Water supply piping | Copper |
| Electrical branch wiring | PG&E 277/480V 1000 Ampere service that supplies a main switchboard in the main electrical room near the back of the building. There are three spare breakers available Pad mounted PG&E transformer is located outside, adjacent to the building |
| Fire suppression | Wet-pipe sprinkler system serviced by an 8” fire water main Additional chemical fire suppression system |

THE LOCATION

83,486
POPULATION

\$316,292
MEDIAN HOME VALUE

4,375
BUSINESSES

\$56,151
MEDIAN HOUSEHOLD INCOME

2024 COSTAR
3-MILE RADIUS
OF PROPERTY

YUBA CITY - AGRICULTURAL, ECONOMIC & SOCIAL HUB OF THE YUBA-SUTTER REGION

850 Gray Avenue enjoys one of, if not, the most ideal development locations in the entire Yuba City region. Situated just a few blocks and two right-turns from the Highway 99/Sutter Avenue exit, 850 Gray Avenue is true diamond in the rough for an experienced retail developer.

Centrally located in the heart of Yuba City with immediate access to both Highway 99 and Highway 20, any development would easily benefit from the 83,486 residents located within a 3 mile radius of the Property.

Yuba City boasts a plethora of amenities that cater to the diverse needs of its residents and businesses alike. From shopping centers and recreational facilities to educational institutions and healthcare services, the city offers a comprehensive

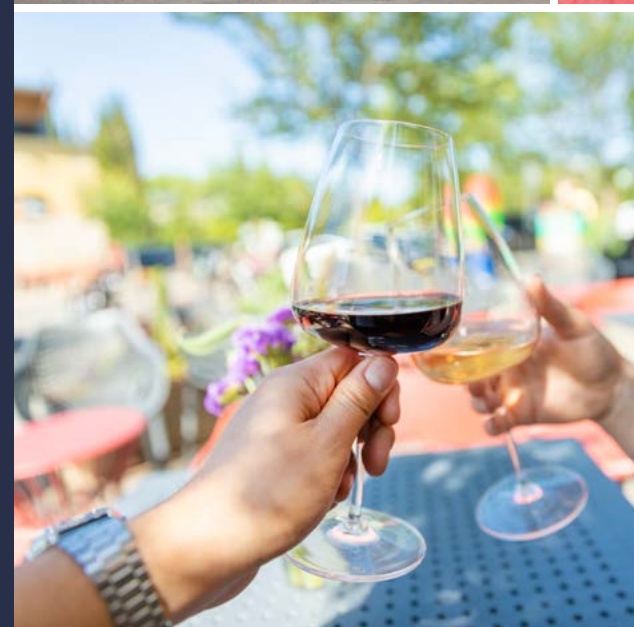
sive array of amenities that enhance its quality of life and economic appeal.

It is highly likely the 13 acre site, with marquee signage easily visible from Highway 99, would enjoy visitation numbers that rival, or even exceed, neighboring retail centers.

Retail establishments ranging from local boutiques to national chains dot the cityscape, providing residents with convenient access to a wide variety of goods and services. Additionally, Yuba City's vibrant dining scene offers a diverse culinary experience, with restaurants, cafes, and eateries serving up flavors from around the world. For recreation and leisure, the city offers numerous parks, sports facilities, and cultural attractions. Whether it's enjoying a picnic in the park,

hitting the trails for a hike, or catching a performance at the local theater, there's no shortage of activities to suit every interest and age group. Yuba City is also home to reputable educational institutions, including schools, colleges, and vocational training centers, providing residents with access to quality education and lifelong learning opportunities. Furthermore, the city's healthcare infrastructure, comprising hospitals, clinics, and medical specialists, ensures residents have access to comprehensive healthcare services close to home.

With its abundance of amenities, Yuba City offers a desirable lifestyle that attracts residents and businesses alike, making it an ideal place to live, work, and thrive.



2 THE LOCATION
850 GRAY AVENUE

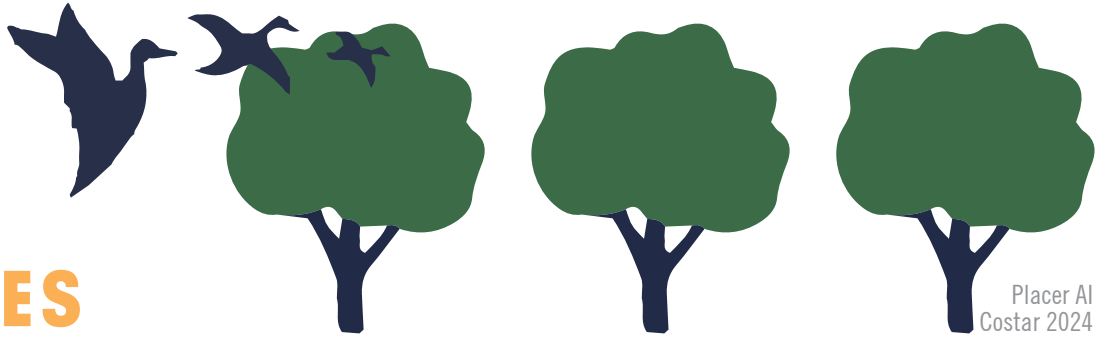


NEARBY
AMENTIES

| | | | | |
|------------------------------|-------------------------|---------------------|------------------------------|--------------------------|
| 7-Eleven | CVS Pharmacy | Lowe's | Rue21 | Verizon |
| Ace Hardware | Dancing Tomato Café | Macy's | Sally Beauty | Victoria's Secret |
| Adidas Outlet | Dick's Sporting Goods | Marshalls | Sears | Walgreens |
| Aldi | Dhillon's Pizza Factory | McDonald's | Sephora | Walmart |
| American Eagle Outfitters | Dollar General | Men's Wearhouse | Sherwin-Williams | Wendy's |
| Applebee's | Dollar Tree | Michaels | Shortstop Market | Wet Seal |
| AT&T Store | Dunkin' | Napa Auto Parts | Sperbeck's Nursery | White House Black Market |
| AutoZone | Express | Nordstrom | Sportsman's Warehouse | WinCo Foods |
| Banana Republic | Famous Footwear | Office Depot | Starbucks | Wingstop |
| Barnes & Noble | Foot Locker | Oishi Sushi & Grill | Subway | Wireless World |
| Bath & Body Works | Forever 21 | Old Navy | Sunrise Health Foods | World Market |
| Best Buy | GameStop | Olive Garden | Sutter Street Taqueria | Xfinity Store |
| Big Lots | Gaia House of Healing | O'Reilly Auto Parts | Sri Sai Fresh Indian Grill | Xpress Lube |
| Brewbakers Brewing | Gap | PacSun | Target | Yankee Candle |
| Butcher Boy Meats | H&M | Panda Express | The Children's Place | Yogurtland |
| Burlington | Harley's Pub & Casino | Panera Bread | The Cookie Tree | Yuba City Cyclery |
| Carter's | HomeGoods | Party City | The Dog House Grill | Zales |
| Casa Lupe Mexican Restaurant | JCPenney | Petco | The Home Depot | |
| Chick-fil-A | Jimmy John's | PetSmart | The Peach Tree Health Clinic | |
| Chipotle Mexican Grill | Jo-Ann Fabric and Craft | Pier 1 Imports | The UPS Store | |
| Claire's | Kay Jewelers | Pizza Hut | Tillys | |
| Costco Wholesale | Kohl's | Red Robin | Top That Frozen Yogurt | |
| | Lane Bryant | Ross Dress for Less | Ulta Beauty | |

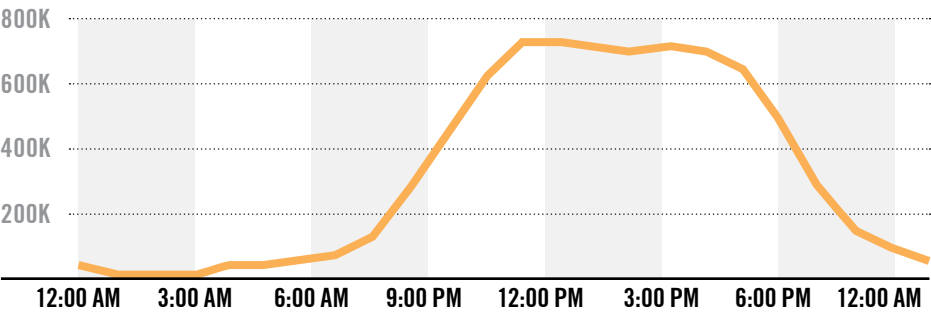


NEARBY DATA BITES



Heart of Yuba City Surrounded by Retail & Residents

Potential Customers at Nearby Yuba Sutter Marketplace - Total 2023 Visits by hour



⇒ **\$81,468** ⇐

Average Household Income
5-mile radius of property

Nearby Psychographic Profile

- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes
- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Family Union**
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

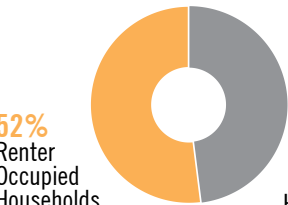
Experian Mosaic (Customer Segmentation)

Nearby Population

5-mile radius of property



2010: 139,747
2023: 155,350
2028: 162,291
Projected



2-mile radius

Annual Consumer Spending in billions



\$1.223

5-mile radius of property



Education Levels

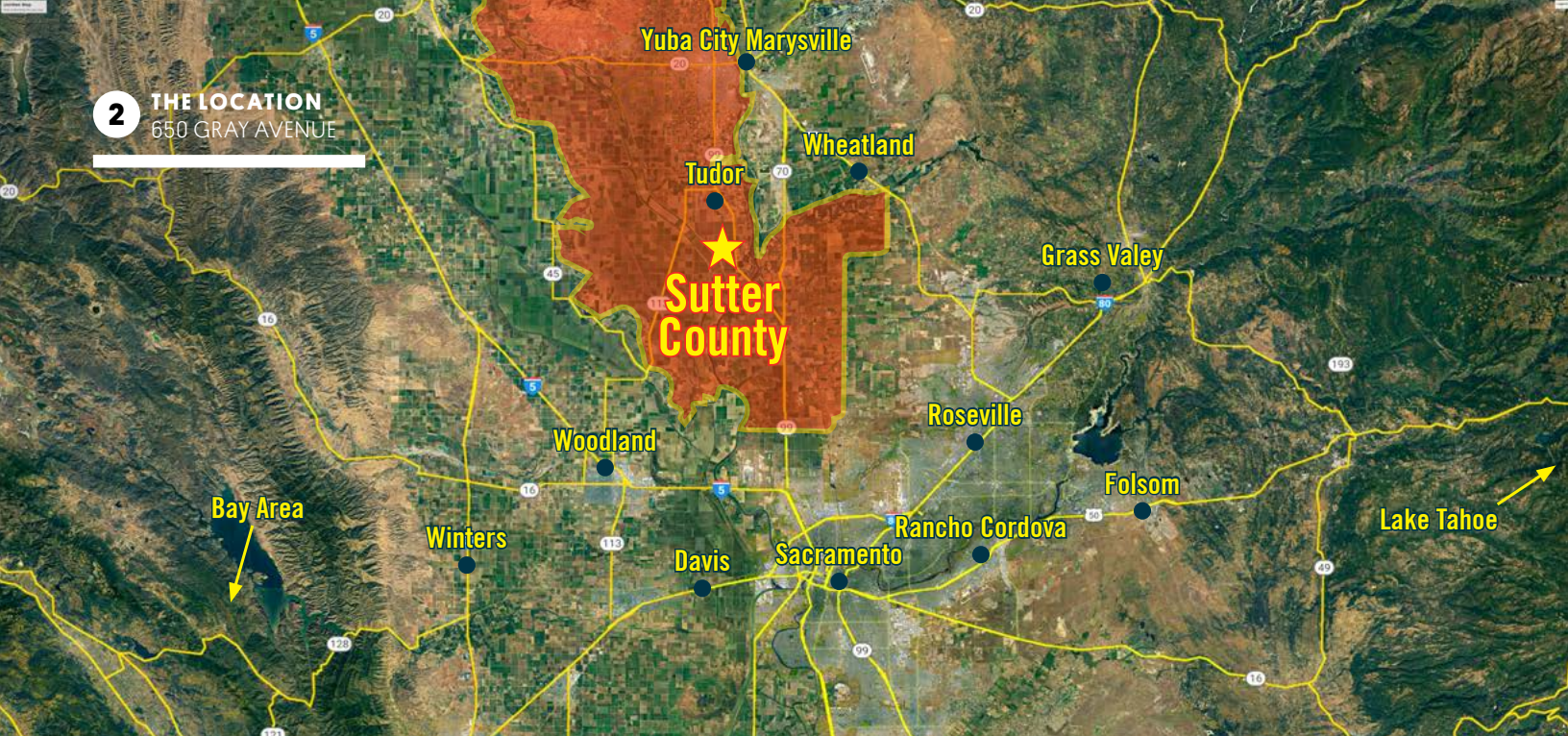
| | |
|-----|-----------------|
| 36% | Some College |
| 11% | Bachelor Degree |
| 5% | Advanced Degree |

1,759

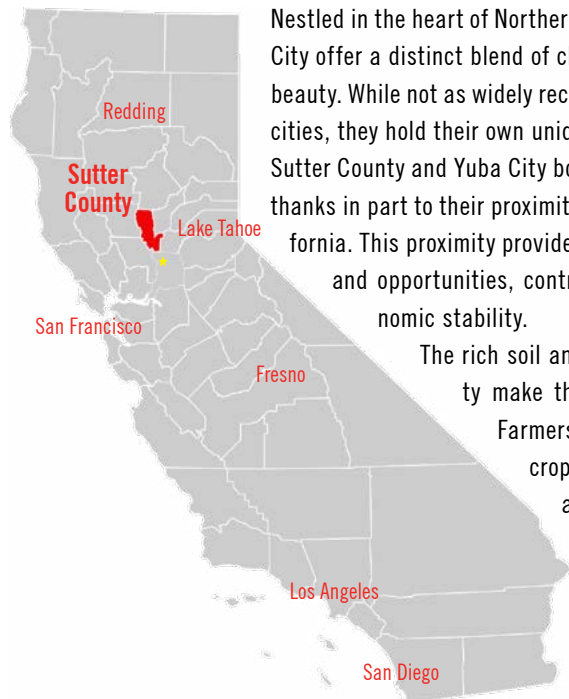
Nearby Businesses

1-mile radius of property





SUTTER COUNTY'S CENTRAL LOCATION



Nestled in the heart of Northern California, Sutter County and Yuba City offer a distinct blend of charm, economic vitality, and natural beauty. While not as widely recognized as some of the state's larger cities, they hold their own unique appeal.

Sutter County and Yuba City boast a stable economic environment, thanks in part to their proximity to Sacramento, the capital of California. This proximity provides access to governmental resources and opportunities, contributing to the region's overall economic stability.

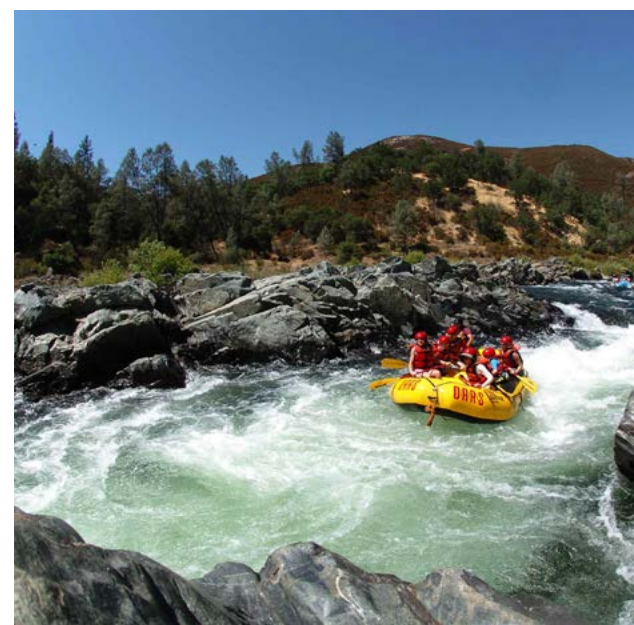
The rich soil and favorable climate of Sutter County make them ideal for agricultural pursuits.

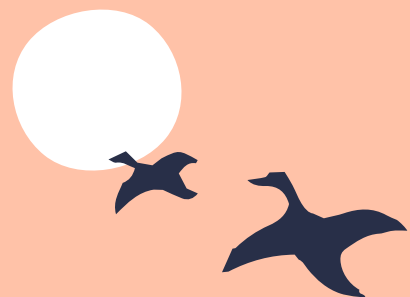
Farmers in the region cultivate a variety of crops, including rice, almonds, walnuts, and peaches. Agriculture not only provides a significant source of income and employment but also supports related industries such

as food processing and distribution.

But what truly sets Sutter County and Yuba City apart is their natural surroundings. Surrounded by picturesque landscapes and recreational opportunities, they appeal to outdoor enthusiasts seeking adventure in the nearby Sierra Nevada mountains, serene escapes to Lake Tahoe, or exploration in the natural beauty of Yosemite National Park.

Affordability is also a significant draw. Unlike neighboring regions with exorbitant housing costs, Sutter County and Yuba City offer more reasonable living expenses without sacrificing access to cultural and entertainment amenities. This affordability, coupled with job growth in sectors like professional services, hospitality, and healthcare, has attracted newcomers seeking a high quality of life without the high price tag.





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