



MAJOR PRICE REDUCTION | FOR SALE

540 2ND ST. & 535 SUTTER ST.

YUBA CITY, CA 95991 | ±13,360 | INVESTMENT PROPERTY

OFFERING MEMORANDUM

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INVESTMENT OPPORTUNITY

540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991

INVESTMENT OPPORTUNITY

THE OFFERING

Peak Commercial is pleased to present the exclusive investment offering of a mixed-use, multi-tenant property located at **540 2nd St & 535 Sutter St, Yuba City, CA 95991**.

This well-positioned asset features a combination of **retail, warehouse, and residential units**, ideally situated along a prominent commercial corridor offering **excellent visibility, accessibility, and consistent foot and vehicle traffic**.

The property consists of approximately **±13,360 square feet of improvements** situated on **±18,276 square feet of land**, presenting investors with a **stable, income-producing asset** with upside potential. Recent improvements are approximately **95% complete**, enhancing both the functionality and long-term value of the property.

This offering provides a unique opportunity for investors seeking **diversified income streams**, as well as the potential for **owner-user occupancy within the ground-floor retail space**.

INVESTMENT SUMMARY

Address	540 2nd St. & 535 Sutter St. Yuba City, CA 95991
Offering Price	\$1,500,000
NOI (Proforma)	\$101,078
CAP Rate	6.74%
Total Building SF	±13,360 SF
Total Land SF	±8,276 SF
Occupancy	±75%
Asset Type	Mixed-Use (Retail Warehouse Residential)

PROPERTY OVERVIEW

540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991

PROPERTY OVERVIEW

PROPERTY DETAILS

APN	53D3-A-104B
Building Size	±13,360 SF
Land Size	±8,276 SF
Year Built	1910 / 2023
Tenant	Multi-Tenant
Occupancy	75% Leased
Current Monthly Rent / Gross	\$9,055
Proforma Monthly Rent / Gross	\$12,455



PROPERTY DESCRIPTION

The subject property consists of **two mixed-use buildings** constructed with masonry and wood frame construction, totaling approximately **±13,360 gross square feet**.

The property is thoughtfully configured to include a blend of commercial and residential uses:

- ±5,000 SF of Retail Space (3 Storefront Units)
- ±2,527 SF of Warehouse Space
- ±5,833 SF of Residential Apartment Units

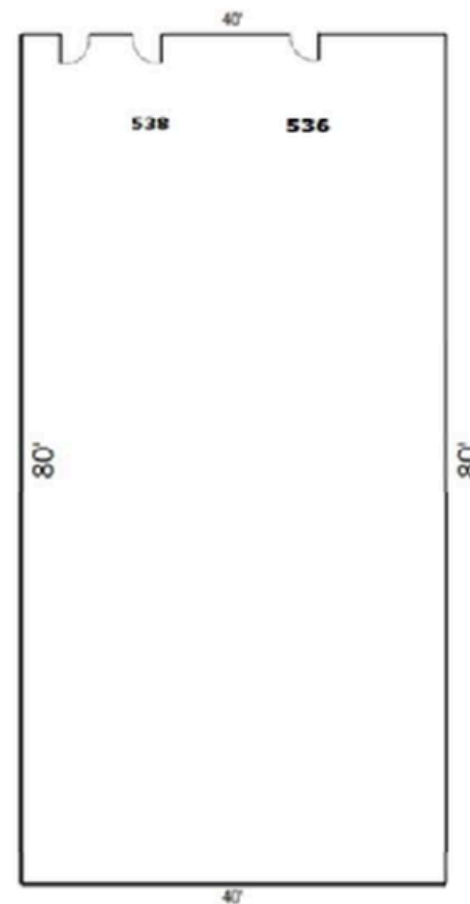
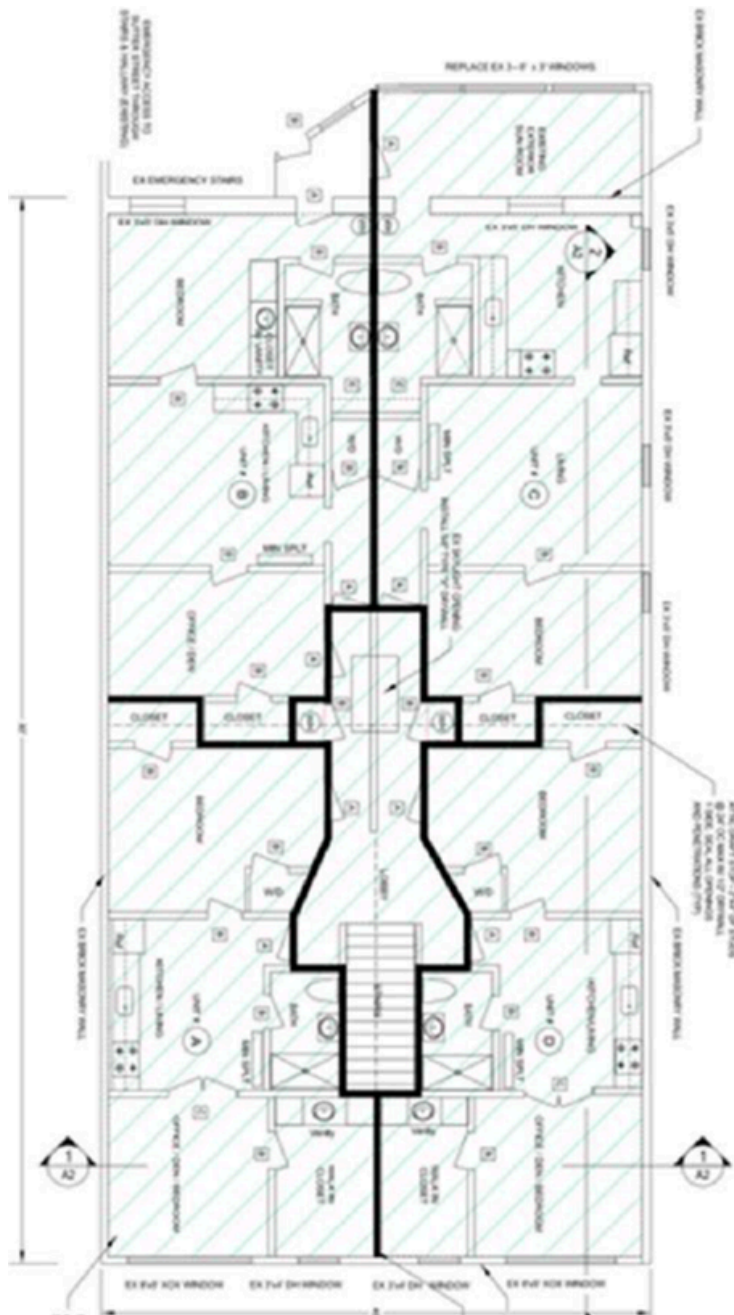
Residential Unit Mix

- (2) 1-Bedroom / 1-Bath Units
- (4) 2-Bedroom / 1-Bath Units

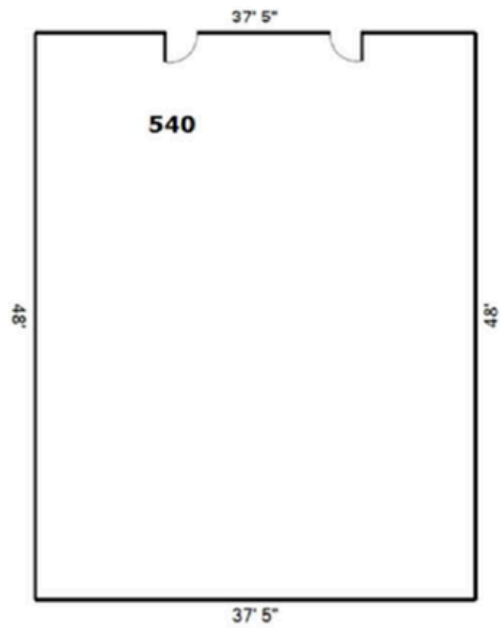
The asset benefits from **recent renovations and upgrades**, with improvements nearing completion at approximately **95%**, positioning the property for stabilized operations and long-term performance.

The site offers **strong street frontage, visibility, and accessibility**, making it well-suited for both commercial tenants and residential occupants. The parcel size and layout are consistent with surrounding developments, supporting its continued use and desirability.

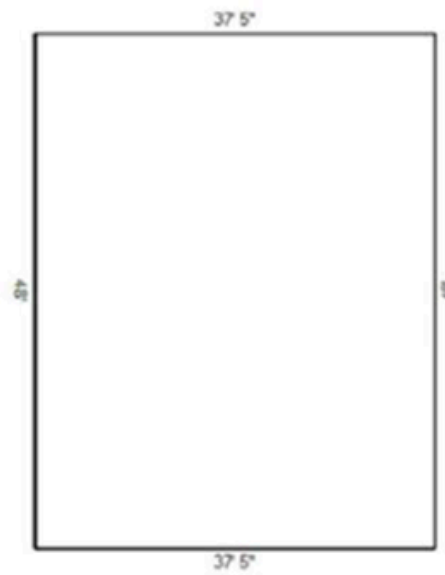




536 - 538 2nd St - 1st Floor
[Area: 3200 ft²]



540 2nd - 1st Floor
[Area: 1796 ft²]



540 2nd St - 2nd Floor (2BD/1BA)
[Area: 1796 ft²]

FINANCIAL OVERVIEW

540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991

RENT ROLL

Suite	Lease Start	Lease End	SF	Current Rent (Mo.)	Price Per Foot	Current Rent (Mo.)	Notes
536 2 nd St.	3/1/2025	5/1/2025	1,600	\$1,600.00	\$1.00	\$19,200.00	Retail
536 2 nd St. Unit A	5/6/2024	MTM	800	\$1,395.00	\$1.74	\$16,740.00	Apartment
536 2 nd St. Unit B	7/8/2024	MTM	800	\$1,395.00	\$1.74	\$16,740.00	Apartment
538 2 nd St. Unit C	4/1/2024	3/31/2026	960	\$1,395.00	\$1.45	\$16,740.00	Apartment
538 2 nd St. Unit D	5/13/2025	MTM	800	\$1,395.00	\$1.74	\$16,740.00	Apartment
** 538 2nd St.			1,600	\$1,600.00	\$1.00	\$19,200.00	Retail
** 540 2nd St.			1,800	\$1,800.00	\$1.00	\$21,600.00	Retail
540 2 nd St. Unit ½	1/1/2024	MTM	1,800	\$575.00	\$0.32	\$6,900.00	Apartment
535 Sutter St.	12/7/2023	MTM	673	\$700.00	\$1.04	\$8,400.00	
535 Sutter St.	12/7/2023	MTM	2,527	\$600.00	\$0.24	\$7,200.00	Ind. Space
Gross Income			13,360	** \$12,455.00	\$0.94	\$149,460.00	
Vacancy Factor	7%					\$10,462.20	
Adjusted Income						\$138,997.80	
CAP Rate		6.74%		\$1,500,000.00			

** Vacant units applying proforma rents to rent roll. Annual gross income is \$9,055.00/Mo

MONTHLY EXPENSES

MONTHLY EXPENSES

Trash	\$286.00	
Water and Sewer	\$300.00	
Pest Control	\$100.00	
Power for Common Areas	\$160.00	
Management Fee 8%	\$720.00	
Total	\$1,566.00	
Annual		\$18,792.00
Taxes Proforma	0.78%	\$11,700.00 (Based off of listed price)
Insurance		7,427.00
Total		\$37,919.00
* Adjusted Income	\$138,997.80	
Net Income		\$101,078.80

* Proforma Rents

INVESTMENT HIGHLIGHTS

- Diversified Income Stream (Retail + Residential + Warehouse)
- Recently Renovated Asset (~95% Complete)
- Strong In-Place Income with Upside Potential
- Owner-User Opportunity (Retail Component)
- Strategic Location with High Visibility
- Growing Northern California Market
- Attractive 6.0% Cap Rate

PROPERTY PHOTOS

540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991



LOCATION OVERVIEW

540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991

LOCATION OVERVIEW

YUBA CITY, CALIFORNIA

Yuba City, located in **Sutter County**, is a growing Northern California community positioned approximately 40 miles north of Sacramento. The city serves as a key economic and commercial hub for the surrounding agricultural region.

Economic & Growth Drivers

- Strong agricultural base supporting year-round economic activity
- Increasing population growth driven by affordability relative to larger metro areas
- Expansion of local retail and service-oriented businesses
- Proximity to major transportation routes and regional employment centers

Real Estate Market Highlights

- Rising demand for affordable housing options in Northern California
- Continued need for workforce housing and mixed-use developments
- Stable demand for neighborhood retail and service-based tenants
- Investor interest in secondary markets offering higher yields than primary metros

Investment Appeal

- Yuba City presents a compelling investment environment due to its:
- Favorable pricing compared to major California markets
- Strong rental demand across both residential and retail sectors
- Steady population and economic growth trends
- Attractive cap rates and income potential



DEMOGRAPHICS

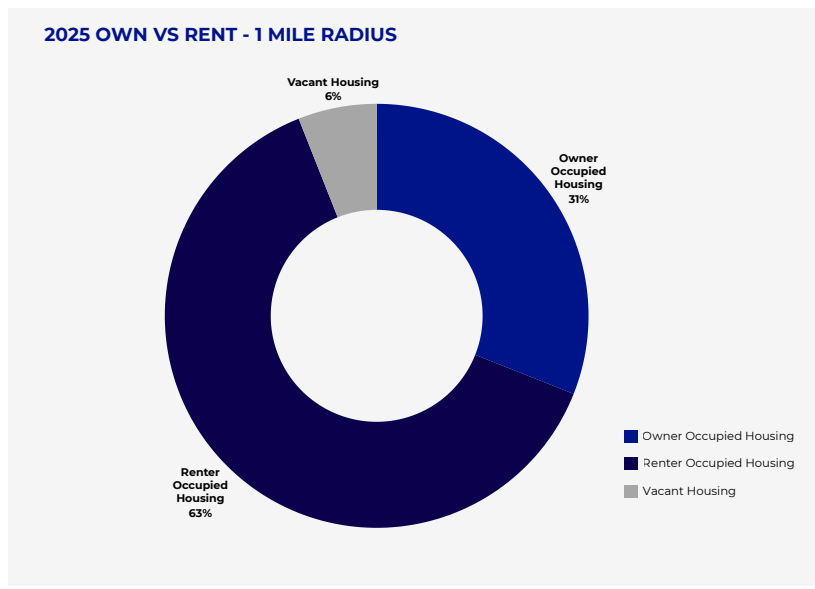
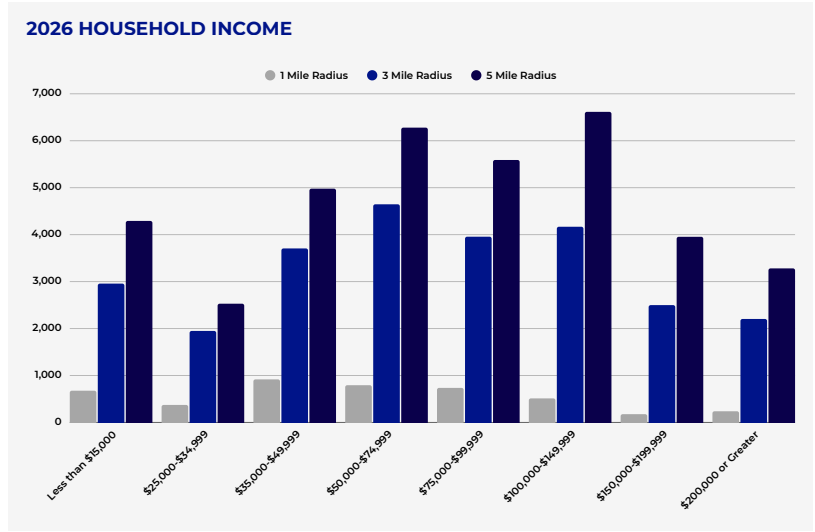
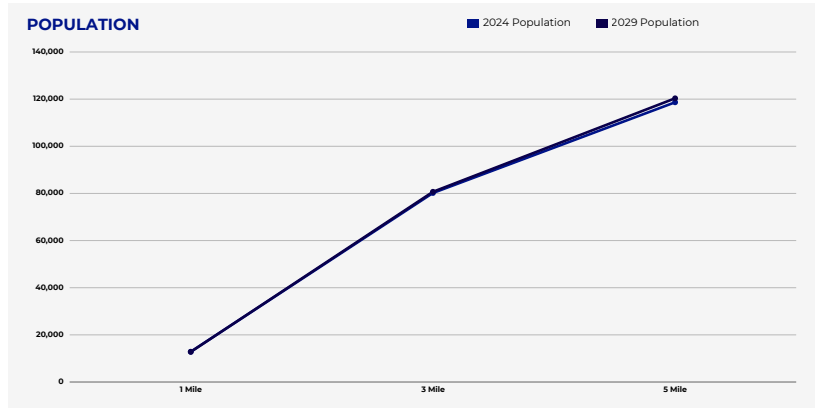
540 2ND ST. & 535 SUTTER ST. YUBA CITY, CA 95991

POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	12,485	65,591	91,191
2010 Population	12,489	75,376	109,189
2026 Population	12,843	80,190	118,662
2031 Population	12,795	80,691	120,345
2026 - 2031 Population: Growth Rates	-0.35%	0.60%	1.40%

2026 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	676	2,957	4,292
\$15,000 - \$24,999	267	1,616	2,159
\$25,000 - \$34,999	373	1,949	2,529
\$35,000 - \$49,999	917	3,706	4,979
\$50,000 - \$74,999	793	4,646	6,279
\$75,000 - \$99,999	736	3,956	5,590
\$100,000 - \$149,999	512	4,168	6,615
\$150,000 - \$199,999	176	2,499	3,954
\$200,000 or greater	238	2,204	3,281
Median Household Income	\$52,896	\$68,897	\$73,186
Average Household Income	\$71,320	\$90,463	\$94,173

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Total Housing	421	2,171	3,896
2010 Total Households	337	1,945	3,628
2025 Total Households	318	1,881	3,475
2030 Total Households	316	1,897	3,484
2025 Average Household Size	2.46	2.31	2.31
2030 Average Household Size	-0.65%	0.85%	0.25%

Source: esri



DEMOGRAPHICS

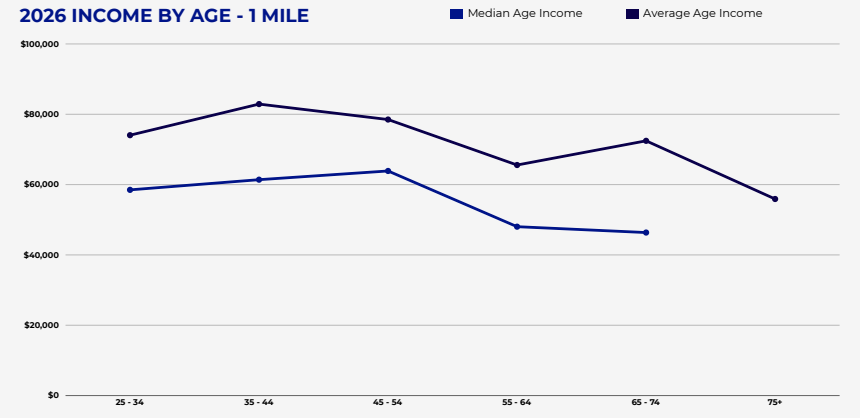
2026 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2026 Population Age 30-34	1,016	6,130	9,135
2026 Population Age 35-39	899	5,561	8,413
2026 Population Age 40-44	780	4,995	7,552
2026 Population Age 45-49	725	4,789	7,011
2026 Population Age 50-54	676	4,359	6,358
2026 Population Age 55-59	589	4,288	6,223
2026 Population Age 60-64	626	4,460	6,447
2026 Population Age 65-69	573	4,075	5,800
2026 Population Age 70-74	467	3,443	4,820
2026 Population Age 75-79	322	2,644	3,675
2026 Population Age 80-84	240	1,637	2,250
2026 Population Age 85+	288	1,566	2,064
2026 Population 18+	9,449	61,154	89,281
2026 Medium Age	34	37	36
2031 Medium Age	35	38	37

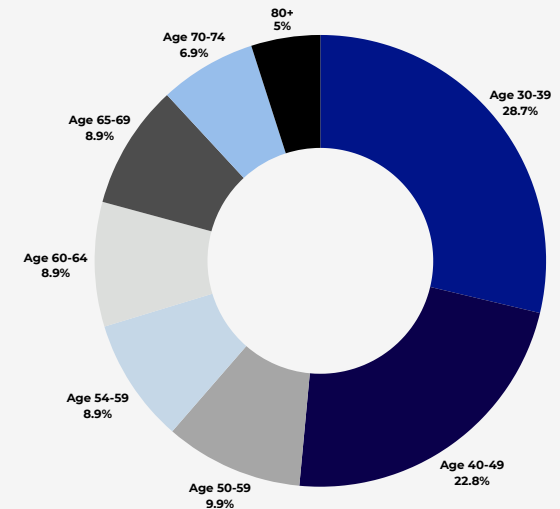
2026 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$58,503	\$72,058	\$76,957
Average Household Income 25-34	\$74,050	\$91,794	\$95,429
Median Household Income 35-44	\$61,399	\$81,292	\$86,998
Average Household Income 35-44	\$82,897	\$104,438	\$108,921
Median Household Income 45-54	\$63,876	\$87,760	\$92,263
Average Household Income 45-54	\$78,502	\$109,134	\$112,819
Median Household Income 55-64	\$48,031	\$75,538	\$79,387
Average Household Income 55-64	\$65,569	\$96,458	\$100,183
Median Household Income 65-74	\$46,363	\$55,598	\$56,521
Average Household Income 65-74	\$72,448	\$78,975	\$81,034
Average Household Income 75+	\$55,905	\$61,556	\$62,843

2026 INCOME BY AGE - 1 MILE



2026 POPULATION BY AGE





COMPANY PROFILE

PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial's management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It's comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



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