



For Sale | ±45 Acres | Highway 65 Frontage

3854 Rancho Road, Wheatland, CA

Tommy Ponder, SIOR
Executive Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

Spencer Bones
Vice President
+ 1 916 830 2628
spencer.bones@colliers.com
CA Lic. 02014924

George Vrame
Associate Vice President
+ 1 916 563 3041
george.vrame@colliers.com
CA Lic. 02028936

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Property Overview



Highlights

- Seller financing available
- $\pm 2,200$ SF of Highway 65 frontage
- Convenient access to Highway 65 and 70
 - Olivehurst - 4 miles
 - Yuba City/Marysville - 8 miles
 - Roseville/Rocklin - 28 miles
- Auburn - 31 miles
- Sacramento - 38 miles
- Woodland - 43 miles
- Average daily traffic on Highway 65: $\pm 19,000$
 - I-5 - 30 miles
 - I-80 - 28 miles
- APN: 014-280-099
- Zoning: M-1
- Sewer septic
- Water well
- Level topography

Location Overview



Yuba County Developments



Hard Rock Casino Resort is open for business October 2019 and is currently planning for expansion.



CalTrans improvements on State Highway 70 (N-S) and State Highway 20 (E-W).



Yuba County and Olivehurst Public Utility District are planning for municipal water & sewer by 2021.

Yuba County makes the investments necessary to support a thriving business

- Tax incentives
- Roadway improvement
- Construction developments
- Large labor pool
- Yuba-Sutter Economic Development Corporation Contact
 - Brynda Stranix, President/COO and Economic Development District Director
 - +1 530 751 8555
 - +1 530 751 8559 x103



Hard Rock Hotel & Casino

Local on site Casino and Hotel experience with guest amenities including an on site Live venue, banquet and conference spaces, a gas station, multiple dining options, and more. The on-site Live venue partners with LiveNation to include nationwide and high-class acts, which drives significant traffic to the venue and greater area.



169
Rooms



5
Restaurants



8,500 SF
Meeting Space

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