

For Sale

\$435,000

976 North Beale Rd
Marysville, CA 95901

John Taylor, CCIM

Lic # 00282879 | 916-826-1791

Ramin Bihala

Lic #01830296 | 530 308-5343

1307 Franklin Rd, Yuba City, CA 95993



Valley Brokers



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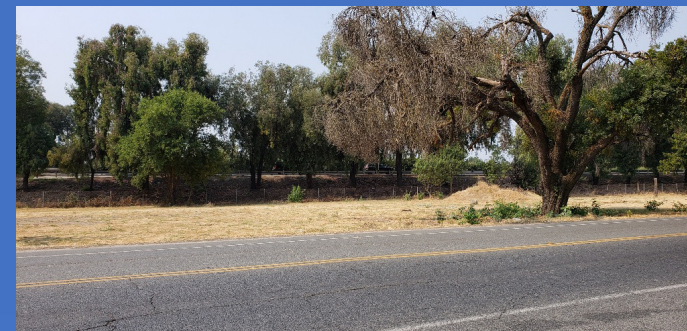
1307 Franklin Rd, Yuba City, CA 95993



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About Property

- Level lot, located between Hwy 70 on east side and N. Beale Rd. Accessible north and south bound from Hwy 70.
- Located very near to Super Walmart. A major draw for retail operators
- Abuts east side of Highway 70. With easy access on and off of Hwy 70
- Very near many fast food operators as well as motels and gas stations
- Located next to east side of Highway 70. Easy on and off ramps north and south bound on to Highway 70.
- Located approximately .2 mile north of Super Walmart. Ideal for fast food operator, gas station or motel.
- Many national Fast food operators nearby. Several national motels and FoodMaxx nearby.



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Aerial Map



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Additional Info

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Price	\$435,000	Total Lot Size	1.00 AC
Property Type	Land	No. Lots	1
Property Sub-Type	Commercial	Zoning Description	Commercial
Proposed Use	Restaurant/Hotel/ Gas Station	APN/Parcel ID	020-140-006/020-140-006-000
Sale Type	Owner user		

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Executive Summary

976 N Beale Rd, Marysville, California, 95901 5
976 N Beale Rd, Marysville, California, 95901
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.12707
Longitude: -121.57999

	1 mile	3 miles	5 miles
Population			
2000 Population	5,285	56,250	94,017
2010 Population	5,294	63,529	113,781
2018 Population	5,348	66,739	118,986
2023 Population	5,470	69,108	122,925
2000-2010 Annual Rate	0.02%	1.22%	1.93%
2010-2018 Annual Rate	0.12%	0.60%	0.54%
2018-2023 Annual Rate	0.45%	0.70%	0.65%
2018 Male Population	51.2%	49.8%	49.6%
2018 Female Population	48.8%	50.2%	50.4%
2018 Median Age	28.8	31.3	33.1

In the identified area, the current year population is 118,986. In 2010, the Census count in the area was 113,781. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 122,925 representing a change of 0.65% annually from 2018 to 2023. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 28.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	53.3%	58.6%	56.6%
2018 Black Alone	3.4%	3.7%	3.3%
2018 American Indian/Alaska Native Alone	2.1%	1.9%	1.7%
2018 Asian Alone	8.8%	8.6%	14.2%
2018 Pacific Islander Alone	0.5%	0.4%	0.4%
2018 Other Race	24.7%	19.1%	16.8%
2018 Two or More Races	7.2%	7.7%	7.1%
2018 Hispanic Origin (Any Race)	42.9%	37.5%	32.3%

Persons of Hispanic origin represent 32.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,706	19,344	32,366
2010 Households	1,722	21,347	37,746
2018 Total Households	1,767	22,457	39,395
2023 Total Households	1,819	23,284	40,679
2000-2010 Annual Rate	0.09%	0.99%	1.55%
2010-2018 Annual Rate	0.31%	0.62%	0.52%
2018-2023 Annual Rate	0.58%	0.73%	0.64%
2018 Average Household Size	2.96	2.93	2.99

The household count in this area has changed from 37,746 in 2010 to 39,395 in the current year, a change of 0.52% annually. The five-year projection of households is 40,679, a change of 0.64% annually from the current year total. Average household size is currently 2.99, compared to 2.98 in the year 2010. The number of families in the current year is 28,305 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 21, 2018



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Median Household Income			
2018 Median Household Income	\$29,336	\$41,133	\$49,422
2023 Median Household Income	\$33,125	\$46,793	\$55,124
2018-2023 Annual Rate	2.46%	2.61%	2.21%
Average Household Income			
2018 Average Household Income	\$38,892	\$54,727	\$66,125
2023 Average Household Income	\$43,830	\$63,652	\$77,659
2018-2023 Annual Rate	2.42%	3.07%	3.27%
Per Capita Income			
2018 Per Capita Income	\$12,121	\$18,724	\$22,194
2023 Per Capita Income	\$13,601	\$21,722	\$25,987
2018-2023 Annual Rate	2.33%	3.01%	3.21%

Households by Income
Current median household income is \$49,422 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$55,124 in five years, compared to \$65,727 for all U.S. households.

Current average household income is \$66,125 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,659 in five years, compared to \$96,109 for all U.S. households.

Current per capita income is \$22,194 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,987 in five years, compared to \$36,530 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2000 Total Housing Units	1,881	20,664	34,268
2000 Owner Occupied Housing Units	656	8,947	17,767
2000 Renter Occupied Housing Units	1,050	10,397	14,600
2000 Vacant Housing Units	175	1,320	1,901
2010 Total Housing Units	1,945	23,569	41,063
2010 Owner Occupied Housing Units	613	9,775	20,713
2010 Renter Occupied Housing Units	1,109	11,572	17,033
2010 Vacant Housing Units	223	2,222	3,317
2018 Total Housing Units	2,004	24,565	42,582
2018 Owner Occupied Housing Units	549	9,585	20,442
2018 Renter Occupied Housing Units	1,218	12,872	18,953
2018 Vacant Housing Units	237	2,108	3,187
2023 Total Housing Units	2,065	25,503	44,044
2023 Owner Occupied Housing Units	616	10,658	22,350
2023 Renter Occupied Housing Units	1,203	12,626	18,329
2023 Vacant Housing Units	246	2,219	3,365

Currently, 48.0% of the 42,582 housing units in the area are owner occupied; 44.5%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 41,063 housing units in the area - 50.4% owner occupied, 41.5% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 1.63%. Median home value in the area is \$249,238, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.68% annually to \$298,576.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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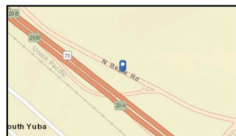
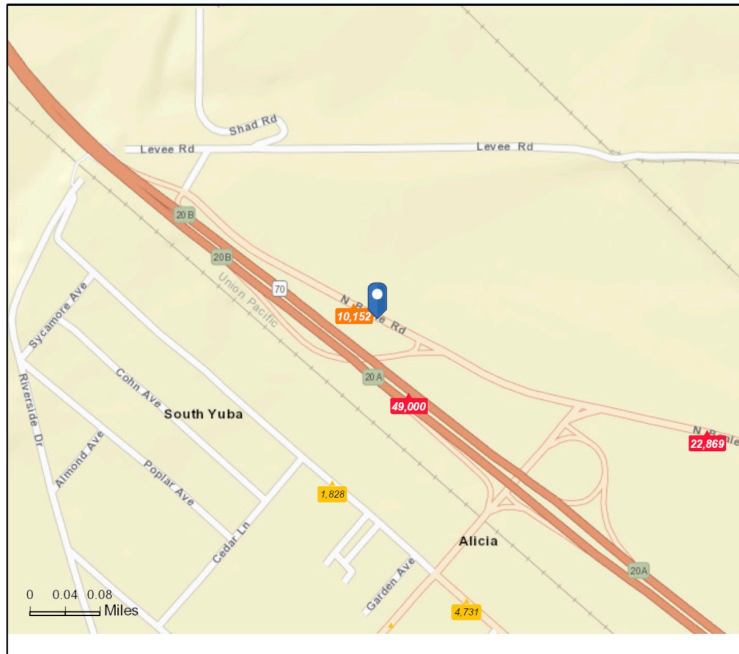
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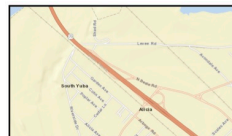
Traffic Count Map - Close Up

976 N Beale Rd, Marysville, California, 95901 4
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

August 13, 2018

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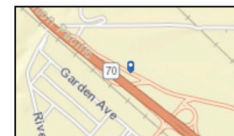
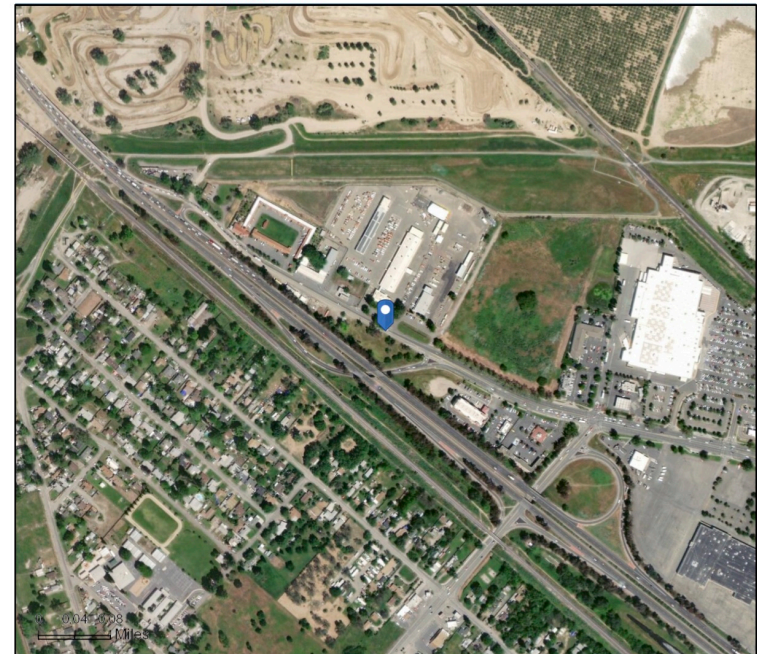
Page 1 of 1



Site Map on Satellite Imagery - 0.8 Miles Wide

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Source: ArcGIS Online World Imagery Basemap



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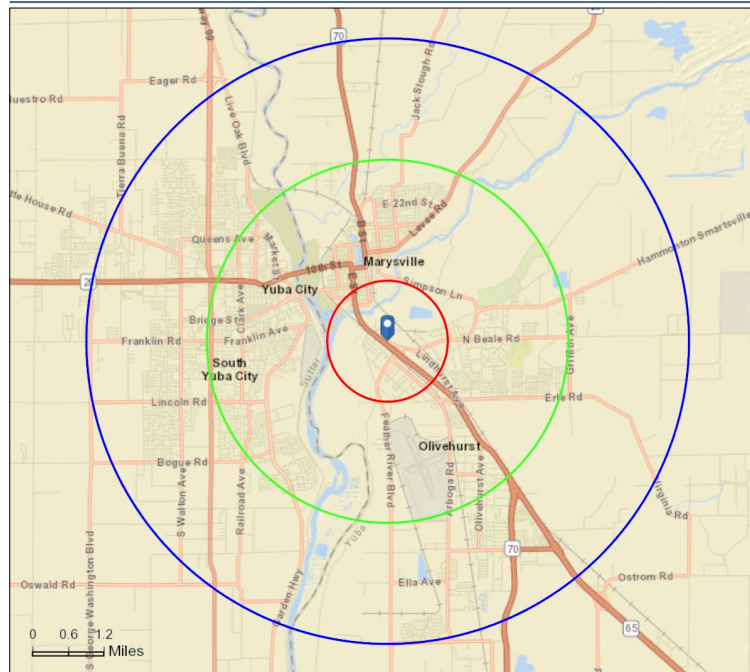
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Site Details Map

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Site Details Map
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This site is located in:

City: ---
County: Yuba County
State: California
ZIP Code: 95901
Census Tract: 06115040302
Census Block Group: 061150403021
CBSA: Yuba City, CA Metropolitan Statistical Area

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**For more information,
please contact:**

Coldwell Banker Commercial Valley Brokers

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR

NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.