

Retail For Sale

Retail on a Major Commercial Thoroughfare in Downtown Yuba City

667-669 Plumas St., Yuba City, CA 95991



Property Highlights

- 2 BUILDINGS TOTALING APPROX. 11,260 SF RETAIL BUILDING ON 18,295 SF LOT.
- LOCATED IN PRIME DOWNTOWN YUBA CITY.
- ANCHORED BY CITY CAFE & CC SOCIAL WITH TYPE 47 LIQUOR LICENSE.
- CITY CAFE & CC SOCIAL HAS BEEN SERVICING THE AREA FOR OVER 10 YEARS.
- LOCATED BETWEEN THE MAJOR SIGNALIZED INTERSECTIONS OF CALUSA AVE./PLUMAS ST. & BRIDGE ST./PLUMAS ST.
- WALKING SCORE OF 88!
- GOOD DEMOGRAPHICS; OVER 120,000 PEOPLE RESIDE WITHIN A 5-MILE RADIUS.

Price: \$2,250,000

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PROPERTY DESCRIPTION

Retail on a Major Commercial Thoroughfare in Downtown Yuba City
667 Plumas Street | Yuba City, CA 95991



Property Description

Located at 667-669 Plumas Street, leased investment opportunity features two buildings totaling approximately 11,260 square feet on an 18,295 square foot lot. Positioned in the heart of Downtown Yuba City, this prime location offers unmatched visibility and convenience, with ample on-site rear parking and abundant street parking for patrons.

Anchored by established local favorites City Cafe and CC Social, which have been serving the community for over 10 years. City Cafe and CC Social have a type 47 liquor license.

Positioned between the major signalized intersections of Calusa Ave./Plumas St. and Bridge St./Plumas St., the property enjoys high visibility with traffic counts of over 10,000 cars per day along Plumas Street, 20,000 cars per day along Bridge Street, and 40,000 cars per day along Calusa Avenue.

With strong demographics (over 120,000 residents within a 5-mile radius), a Walk Score of 88, and proximity to over 1,400 businesses and 10,500 employees, this low-maintenance asset offers an exceptional opportunity for an investor to secure a stable, income-producing property in a prime location.



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INCOME SUMMARY & RENT ROLL

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INVESTMENT SUMMARY

Price:	\$2,250,000
Year Built:	1996
SF	11,260
Price / SF:	\$199.82
Lot Size (SF):	18,295
Price/SF (Lot):	\$122.98
Units:	4
Parking:	On-Site Rear & Street
Zoning:	Commercial
APN:	052-241-014-000
Current Cap Rate:	6.0%
Proforma Cap Rate:	6.2%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$175,584	\$183,310
TOTALS	\$175,584	\$183,310

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$175,584	\$183,310
Less: Vacancy	\$0	(\$3,666)
Effective Gross Income	\$175,584	\$179,644
Less: Expenses	(\$40,873)	(\$40,873)
Net Operating Income	\$134,711	\$138,771

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$26,865	\$26,865
Insurance	\$5,000	\$5,000
Utilities	\$750	\$750
Gardener	\$1,440	\$1,440
Backflow Testing	\$800	\$800
Repairs & Maintenance	\$750	\$750
Management	\$5,268	\$5,268
Total Expenses	\$40,873	\$40,873
Expenses Per RSF	\$3.63	\$3.63

Current Rent Roll										Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/S F	Yearly Increases	Options	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
667A	Teara Perrin-Preus	1,078	1/1/22	12/31/26	\$2,300.00	\$2.13	\$200/mo		Gross	\$2,500.00	\$2.32	Gross
667B*	City Café	2,458	4/1/23	3/31/28	\$4,055.00	\$1.65	4%/yr	(i) - 5yr	Gross	\$4,217.20	\$1.72	Gross
669A	City Club	3,715	4/1/23	3/31/28	\$3,333.00	\$0.90	4%/yr	(i) - 5yr	Gross	\$3,466.32	\$0.93	Gross
669B	Simply Divine Beauty School	3,448	4/1/22	3/31/27	\$4,944.00	\$1.43	3%/yr	(i) - 5yr	Gross	\$5,092.32	\$1.48	Gross
Total Square Feet		10,699			\$14,632.00					\$15,275.84		

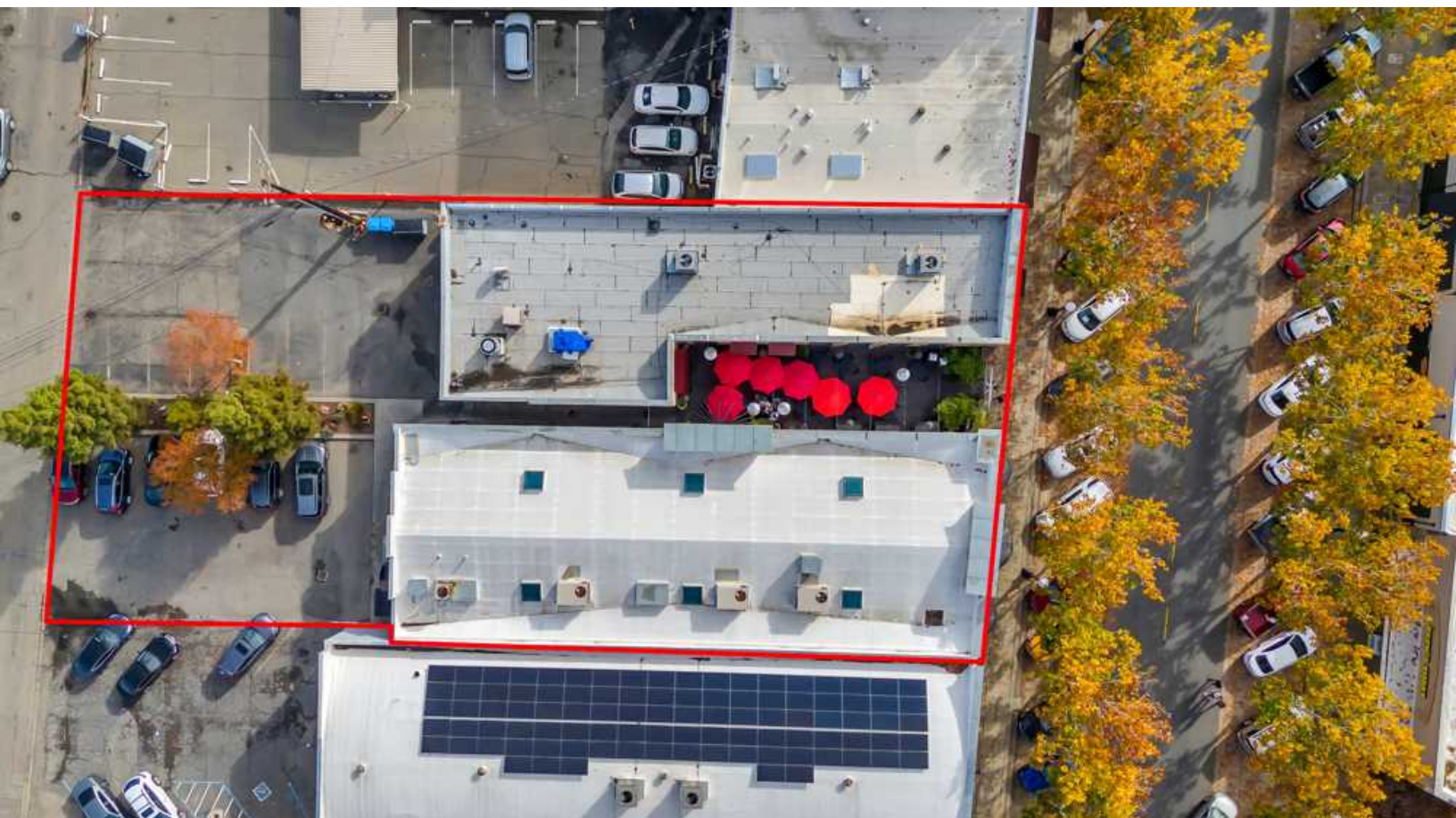
Note: * Also occupies an additional 1,320SF Courtyard area

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING OR UNITS. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****

PROPERTY PHOTOS

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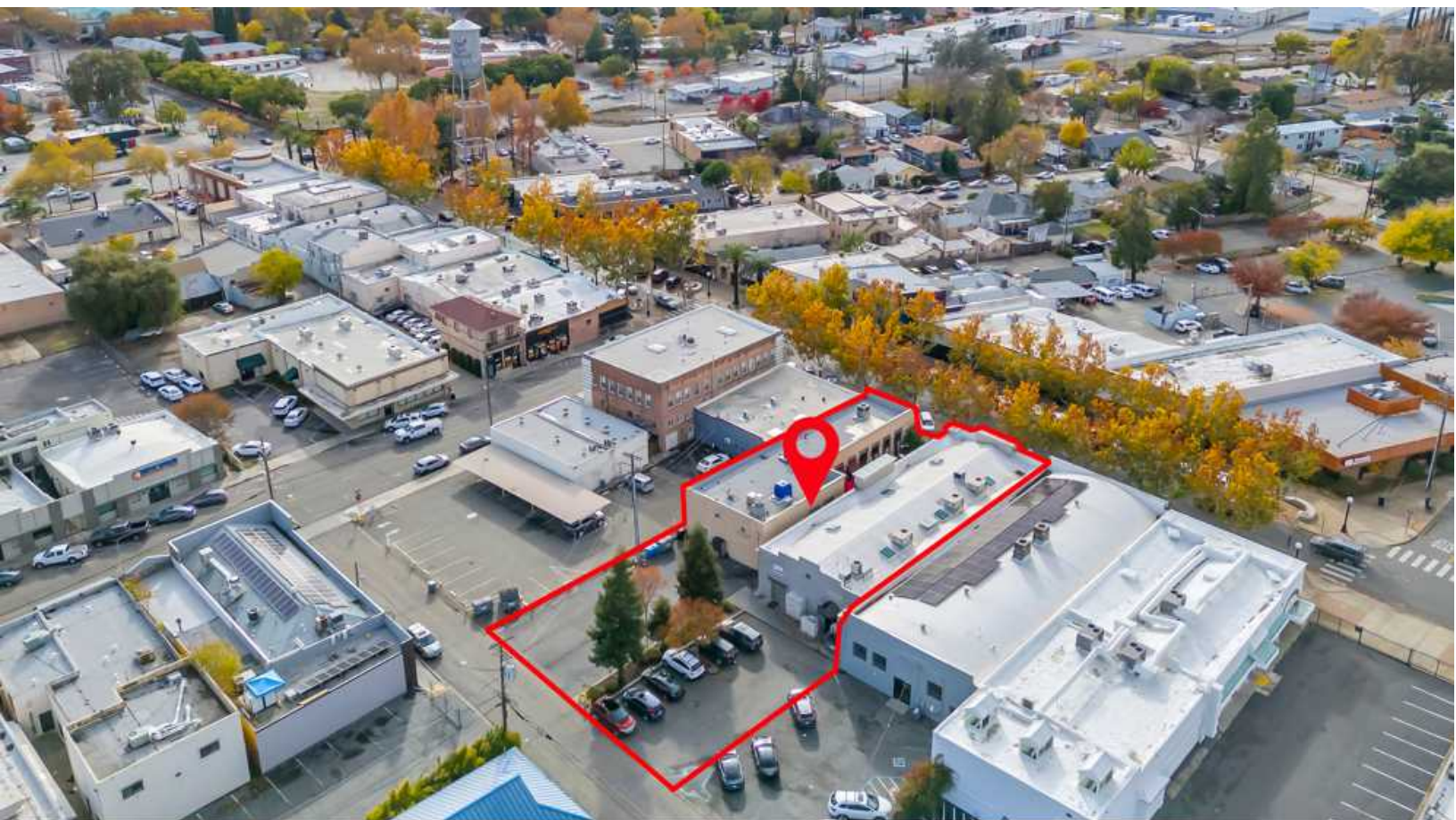
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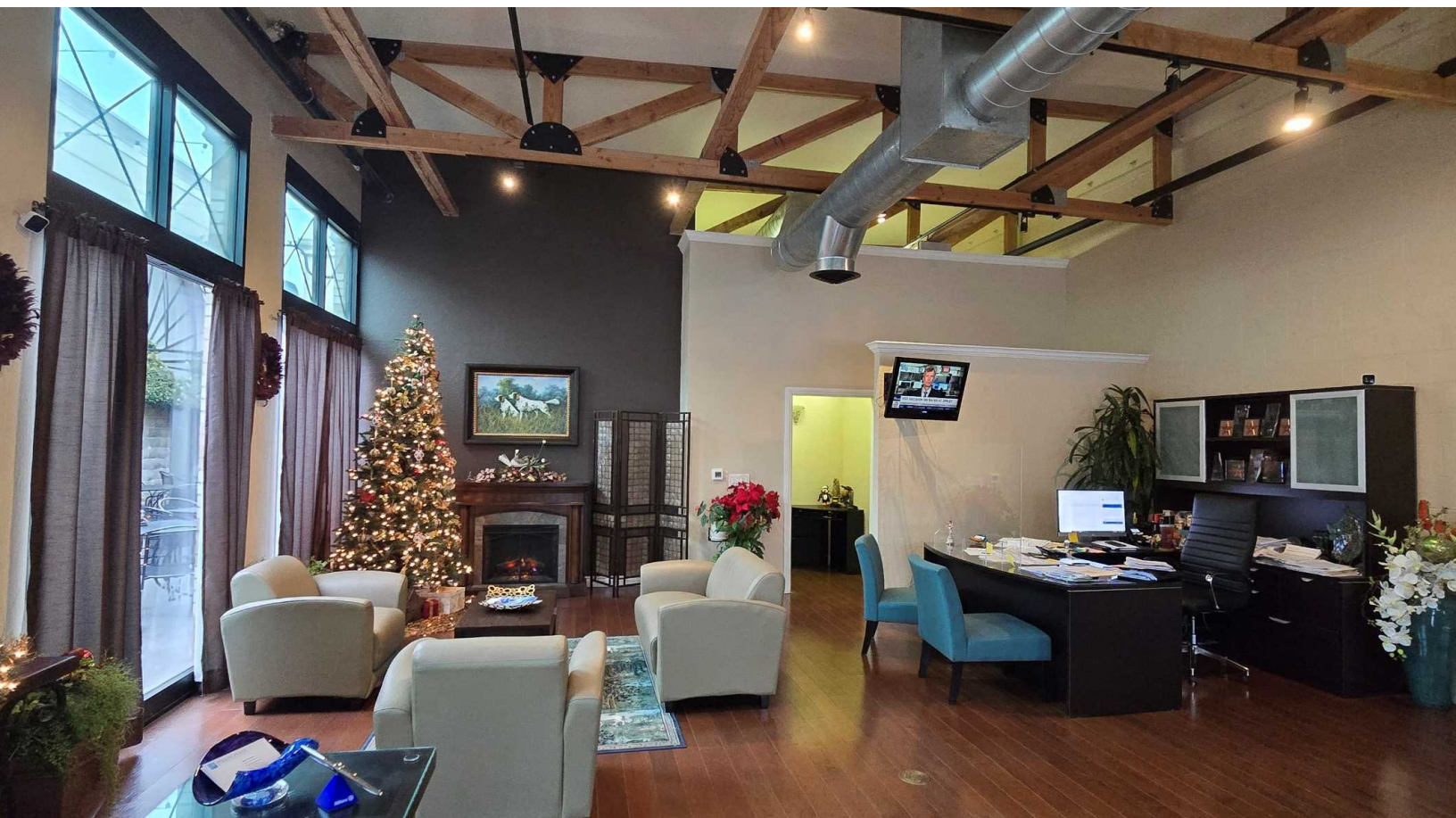
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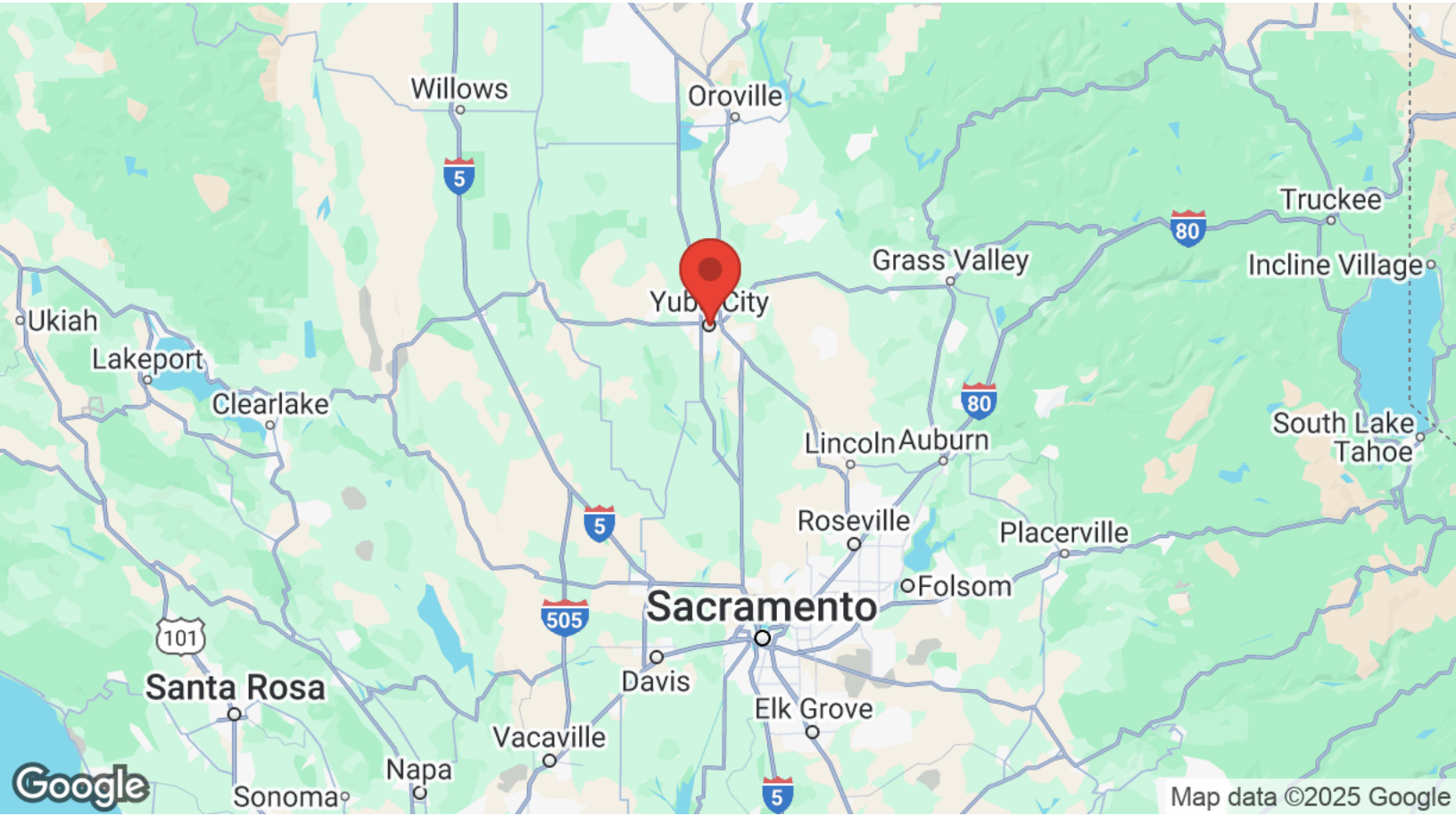
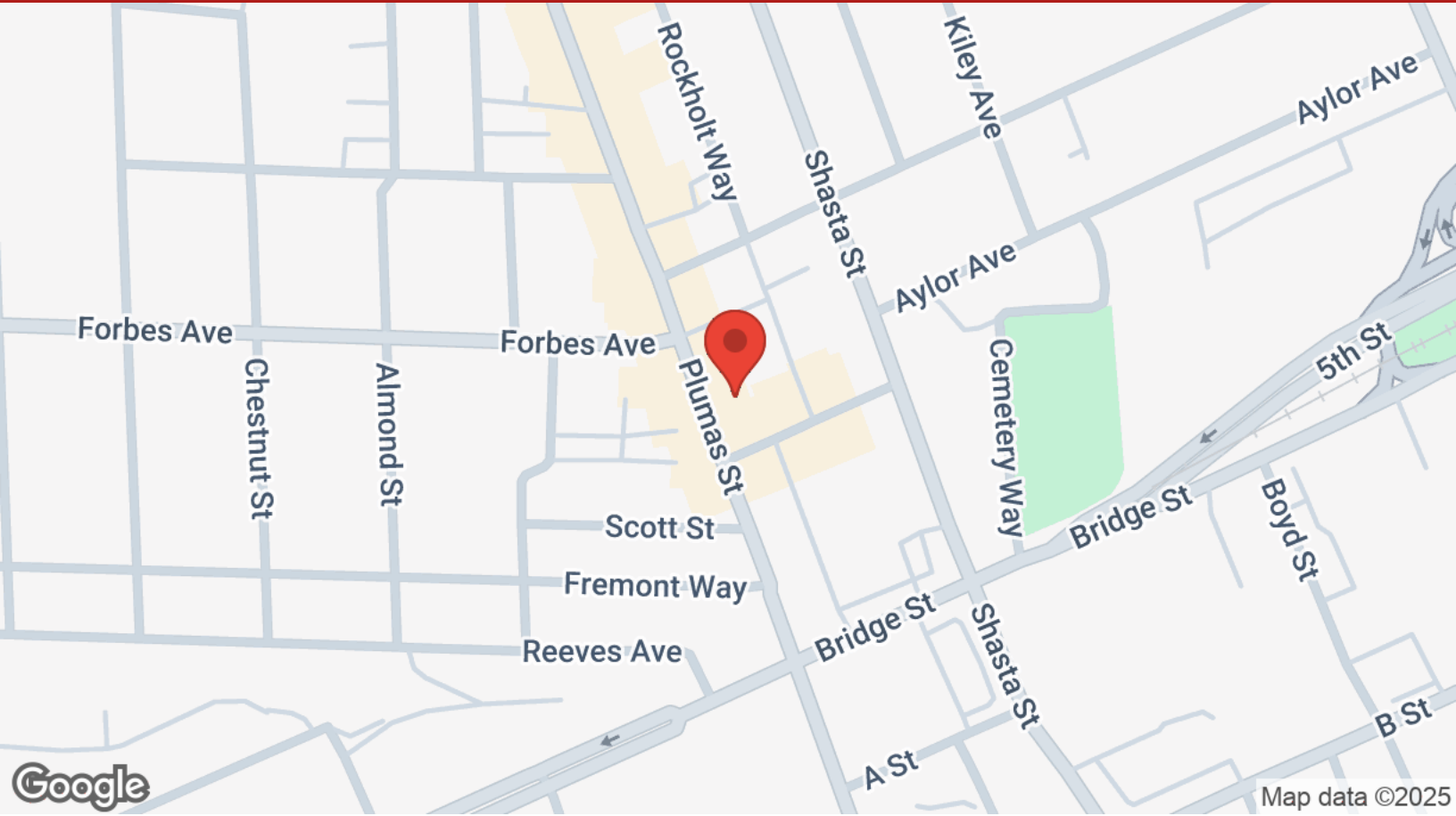
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LOCATION MAPS

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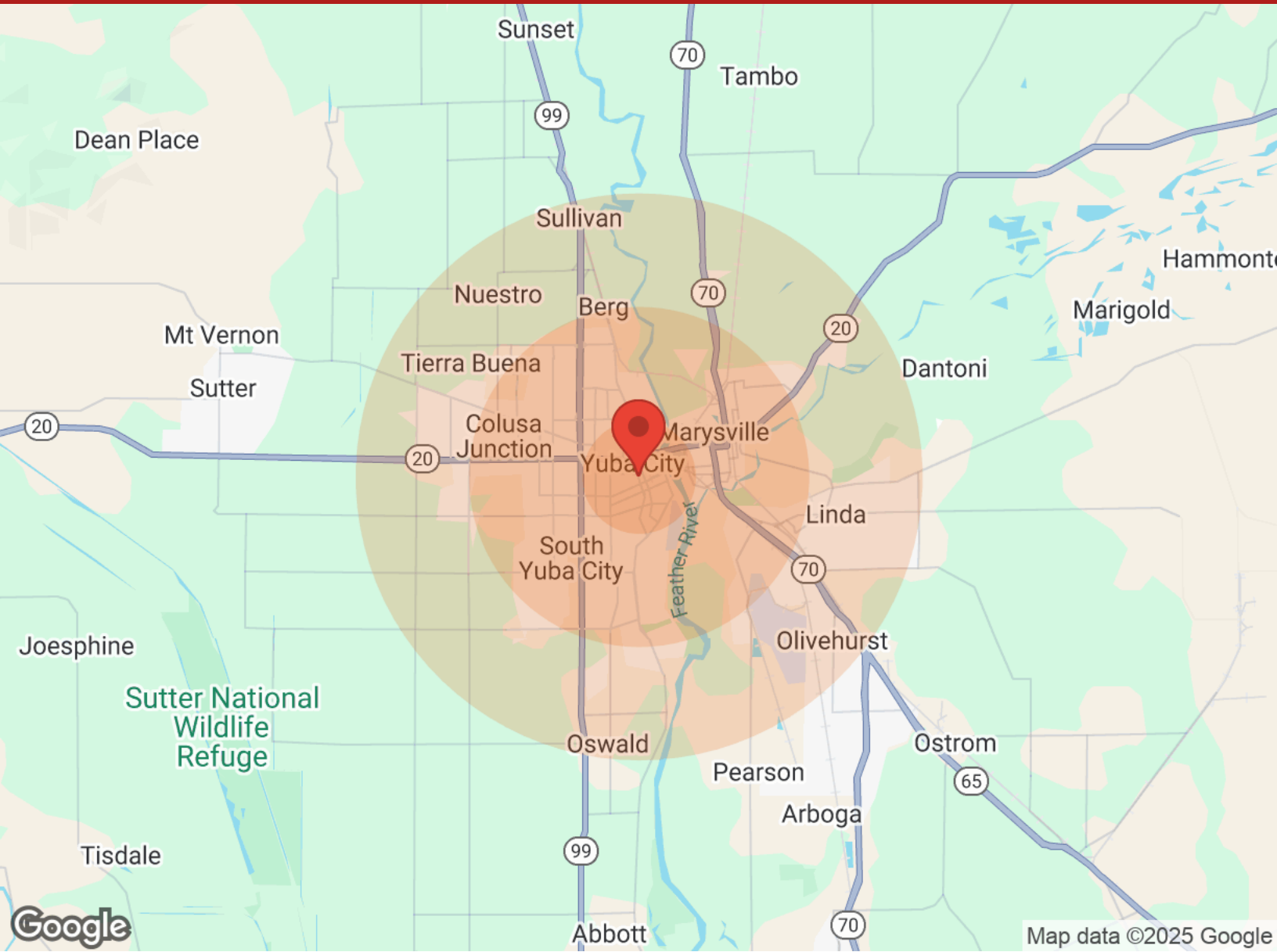
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,191	39,751	58,114
Female	7,252	41,780	60,534
Total Population	14,443	81,531	118,648
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,772	19,774	29,638
Ages 15-24	2,153	11,944	17,944
Ages 25-54	6,037	31,206	45,077
Ages 55-64	1,206	8,388	11,649
Ages 65+	1,275	10,219	14,340
Race	1 Mile	3 Miles	5 Miles
White	8,371	48,943	72,171
Black	191	1,325	2,040
Am In/AK Nat	93	501	788
Hawaiian	21	54	108
Hispanic	7,929	26,317	37,501
Multi-Racial	10,654	38,630	55,178

Income	1 Mile	3 Miles	5 Miles
Median	\$35,613	\$46,293	\$46,319
< \$15,000	1,280	3,957	5,212
\$15,000-\$24,999	587	3,371	5,004
\$25,000-\$34,999	751	3,522	5,065
\$35,000-\$49,999	744	4,267	5,946
\$50,000-\$74,999	883	5,290	7,542
\$75,000-\$99,999	542	3,150	4,802
\$100,000-\$149,999	117	2,530	3,779
\$150,000-\$199,999	71	929	1,242
> \$200,000	N/A	632	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,737	31,011	44,025
Occupied	5,149	28,509	40,533
Owner Occupied	1,610	14,536	22,283
Renter Occupied	3,539	13,973	18,250
Vacant	588	2,502	3,492

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