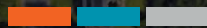


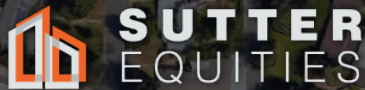


16.01 ACRE DEVELOPMENT SITE

FOR SALE, BUILD TO SUIT OR GROUND LEASE



1441 East Onstott Road & Gray Ave.
Yuba City, CA 95991



**7.31 Acres
Zoned R-3**



**Proposed
Hotel**

**8.70 Acres
Zoned C-3**

GRAY AVE

BUTTE HOUSE RD

PROPERTY DETAILS

ADDRESS

Gray Avenue | Yuba City, CA 95991
1441 E Onstott Road | Yuba City, CA 95991

COUNTY

Sutter

PARCEL ID

51-040-011
51-040-012

USE

Commercial and
Residential

LOT SIZE

16.01 AC

ZONING

C-3 (8.70 Acres)
R-3 (7.31 Acres)

EXECUTIVE SUMMARY

Sutter Equities is pleased to provide an opportunity to acquire a 16.01 acre development site for Sale, Build to Suit, or Ground Lease. The property has a split-zoning designation, with the northern +/- 7.31 acre parcel zoned R-3 (Multi-Family), and the southern +/- 8.70 acre parcel zoned C-3 (General Commercial). Positioned on the east side of East Onstott Frontage Road, the property has excellent visibility / exposure from State Highway 99 and is located to the north of box-store development and the Yuba-Sutter Mall. The parcels represent one of the largest remaining mixed-zoning commercial and multi-family zoned properties available for development in Yuba City. The property is located in an "infill project zone" and "Opportunity Zone" - reducing impact fees.

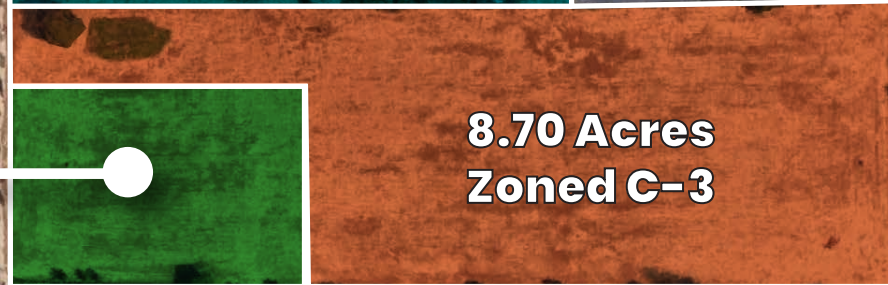
PROPERTY HIGHLIGHTS

- Current Zoning is: R-3 (Multiple-Family Residence District) and C-3 (General Commercial)
- Situated Adjacent to Proposed Upscale Extended-Stay Hotel
- Parcel has potential for Full Commercial Re-Zone with General Plan Amendment
- Property represents a portion of former Sutter County APNs: 51-040-011 & 51-040-012
- City supportive of a wide range of development types on the site



GRAY AVE

Situated Adjacent to Proposed Upscale Extended-Stay Hotel



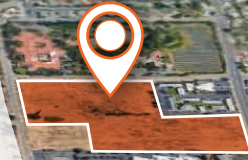
BUTTE HOUSE RD



NEARBY AMENITIES



Walmart petco ULTA
Applebee's THE HOME DEPOT Marshalls DOLLAR TREE
CHASE Jersey Mike's crumbl DEL TACO
FAMOUS footwear SPORTSMAN'S FOOTWEAR Jack in the box BUFFALO WILD WINGS
Michaels McDonald's GameStop



YS MALL Panera HARBOR FREIGHT TOOLS STARBUCKS COFFEE
Jack in the box STAPLES Walgreens BR baskin robbins TARGET

COLUSA HWY (34,500 VPD)



RIVER VALLEY HIGH SCHOOL

Olive Garden LOWE'S Sams CLUB
Carli's Jr.

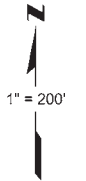
SUNSWEEET
JO-ANN fabric and craft stores Raley's
IN-N-OUT BURGER DOLLAR TREE TACO BELL
Carli's Jr. KOHL'S chij's Hampton Inn
Little Caesars Wendy's EVANS Furniture Galleries

SONIC McDonald's Pizza Hut DUNKIN' DONUTS
food maxx Travelodge BY WYNDHAM RED ROBIN
SUBWAY 99c ONLY STORES



POR. S.W. 1/4 SEC. 15, T.15 N., R.3 E., M.D.B.& M.

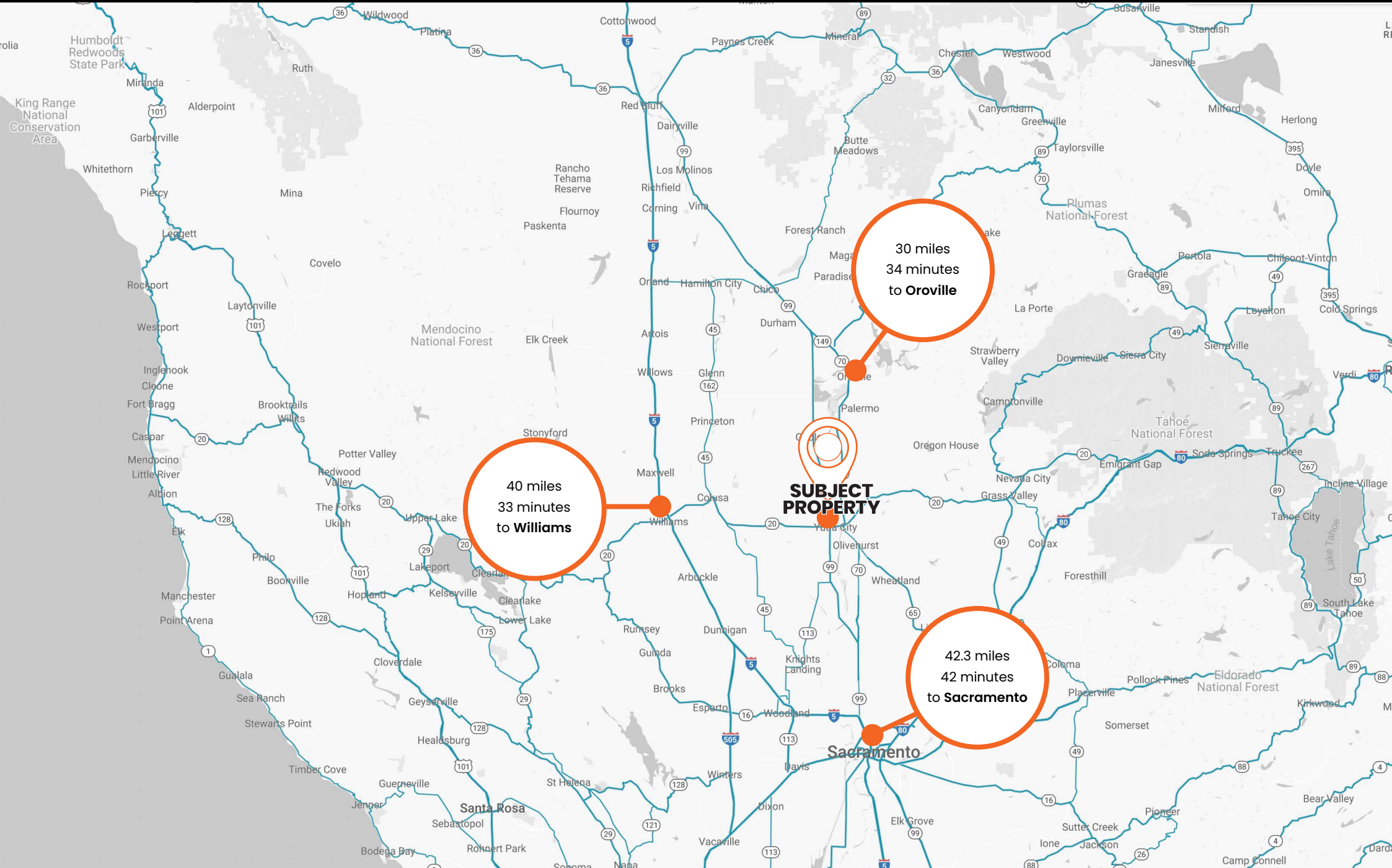
51-04



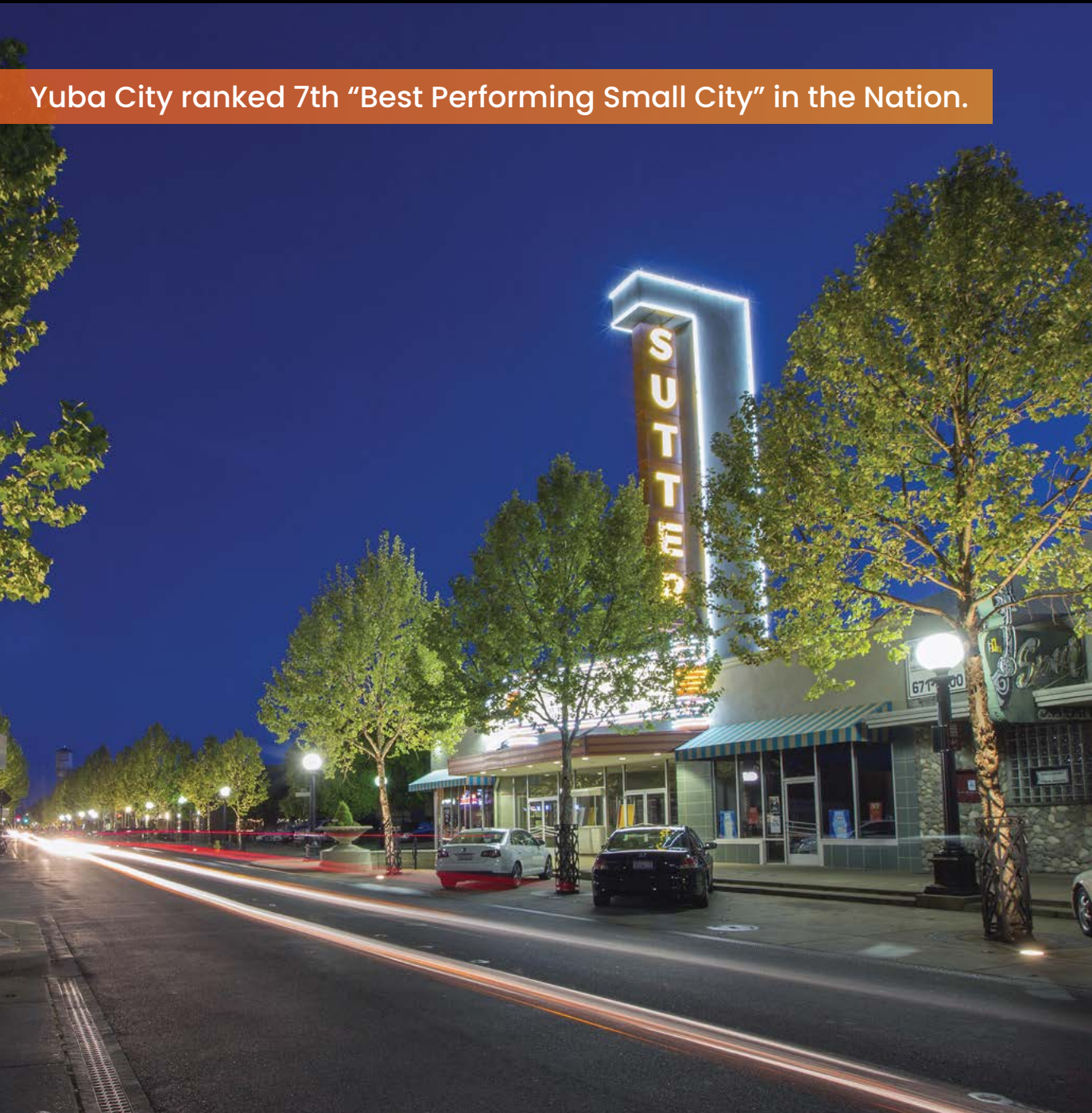
ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH THE COUNTY SURVEYOR OR PLANNING DIVISION TO VERIFY.

Note - Assessor's Block & Lot Numbers Shown in Circles

LOCATION OVERVIEW



Yuba City ranked 7th “Best Performing Small City” in the Nation.



ABOUT YUBA CITY

The City of Yuba City is located near the Feather River at the base of the Sutter Buttes—known as the smallest mountain range in the world. Just 40 miles north of Sacramento, Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter Region. Providing a unique blend of urban amenities and small-town charm, Yuba City’s historic downtown is the perfect backdrop for shopping, entertainment and community events. Residents and visitors of Yuba City enjoy a wide variety of outdoor recreation, an abundance of locally grown produce, and family-friendly venues including beautiful parks and a state-of-the-art aquatic center.

The City has a diversity of businesses and professional services including the largest dried fruit processing plant in the world, Sunsweet Growers Incorporated. Although Yuba City’s roots are agriculturally based, it’s location near the state capitol and Beale Air Force base have made it a regional hub attracting entrepreneurs, manufacturers and green technology companies. Yuba City’s businesses are supported by a metro population of over 168,000 and a city staff dedicated to improving the infrastructure to maintain a strong business climate.

In addition to Yuba Community College, a center of excellence, three universities are within an hour’s drive – UC Davis, Cal State Sacramento and Cal State Chico, each offering research and development, entrepreneur and innovation programs as well as numerous Venture Capital and Angel Capital funding institutions.

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities (“Agent”). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

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ALL Property showings are by appointment only and must be coordinated through Agent.

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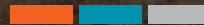
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SUTTER
EQUITIES