

1368 Colusa Highway

YUBA CITY | CALIFORNIA

For Lease

Office, Retail, Warehouse



JEFF HELM

C: 530-870-1384

O: 530-329-8336

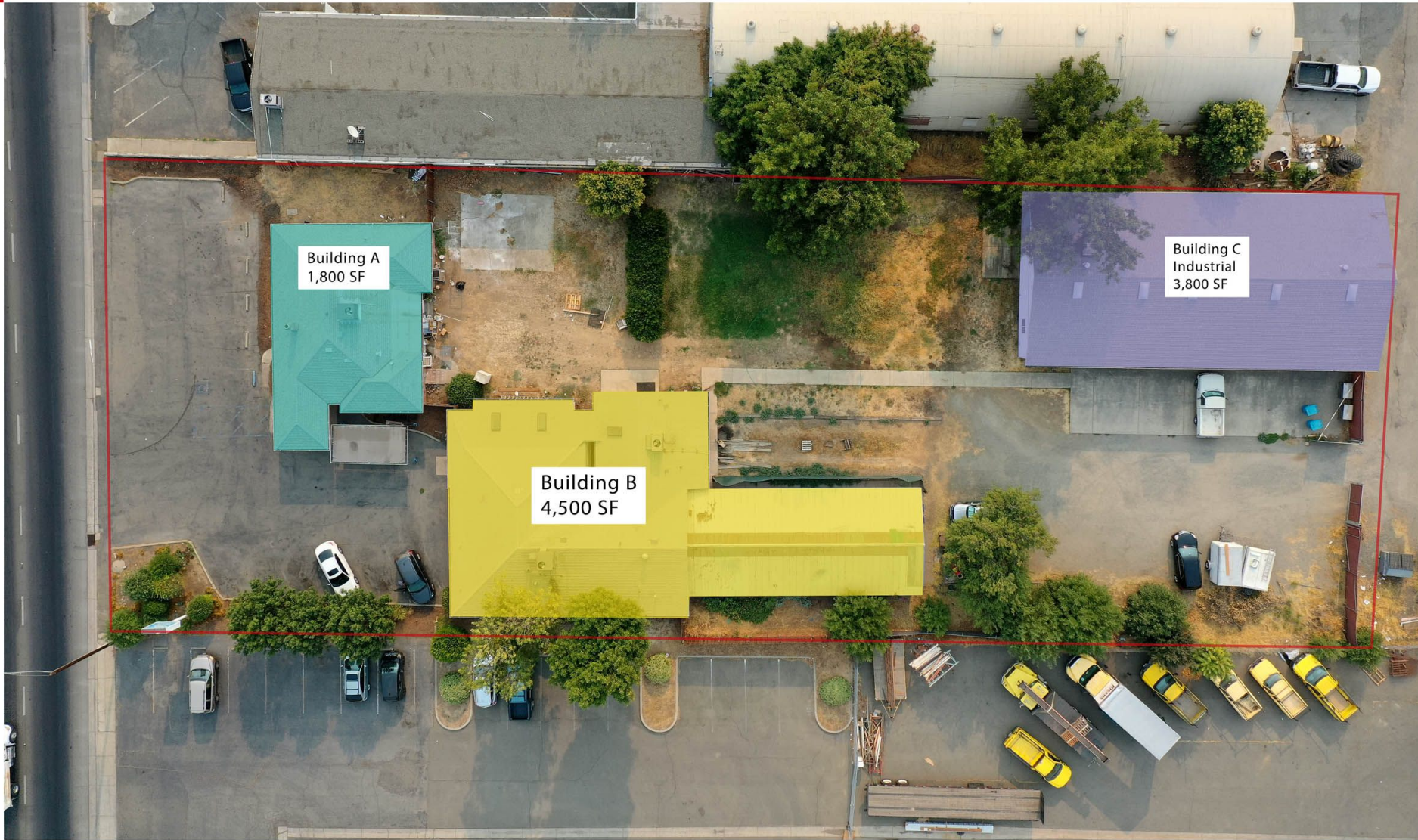
jeff@helmre.com

Lic: 01428618



Property Highlights

One of the only parcels located on Colusa Hwy and just off the intersection of HWY 99. This 1.42-acre site has high visibility, high traffic counts, and rear alley access if needed. With over 117' of HWY 20 fronting, you won't find a better site in Yuba City. Ideally situated next to Homewood Lumber and the two future hotels beginning in 2024.



FULLY GATED

Fully gated and fenced in yard



HIGHWAYS

50' of Highway frontage Near Hwy 99/Hwy 20



HIGHWAYS

50' of Highway frontage Near Hwy 99/Hwy 20



FREE RENT

Potential Free Rent For Right Tenant



NEW HOTELS

A new hotel development planned for future

Property Information

Lease Rate:	\$1.25 sf/mo (NNN)
Total Building Size:	10,100 SF
Highway Frontage:	117' Highway 20
Traffic Count	73,000 ADT Hwy 20
Zoning:	CM
Lot Size:	61,854 SF
Total Buildings:	3
Parking Spaces:	20 + Backyard Area



CLICK HERE

OR



SCAN ME

ZONING USE

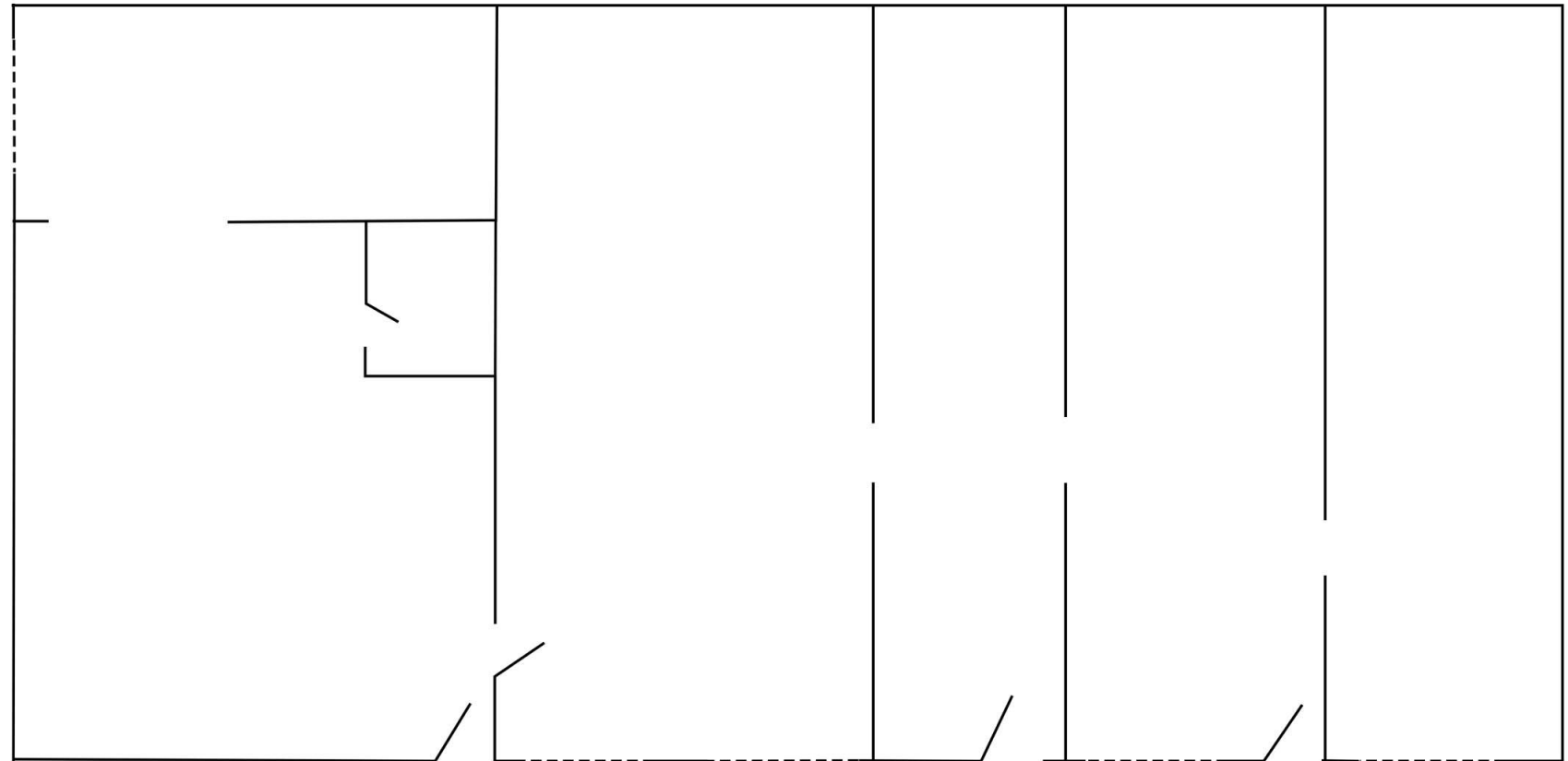
Floor Plan

VCA BLDG B
4,500 SF



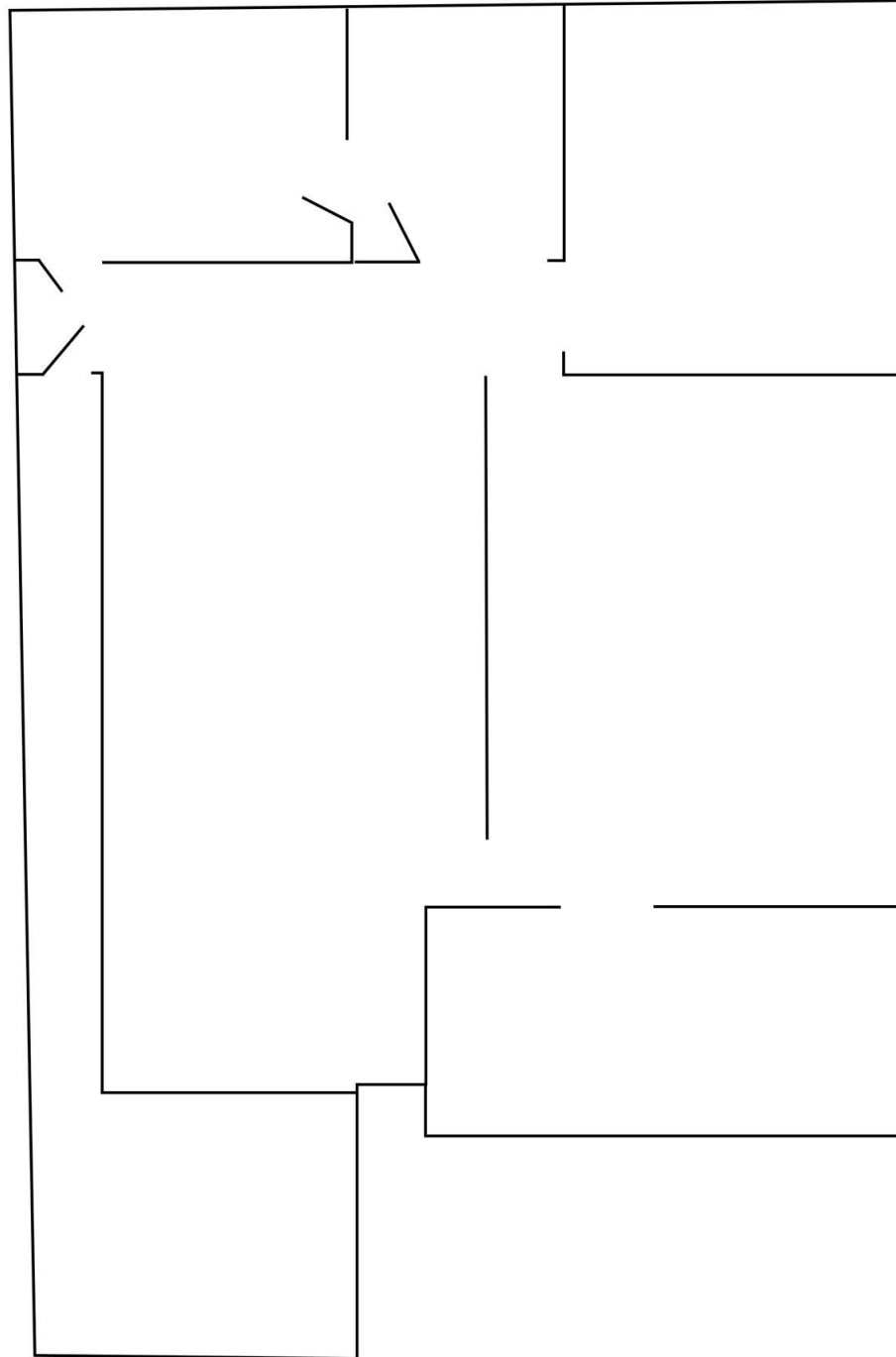
Floor Plan

**WAREHOUSE
BLDG C
3,800 SF**



Floor Plan

**OFFICE
BLDG A
1,800 SF**



Location Map



SUBJECT

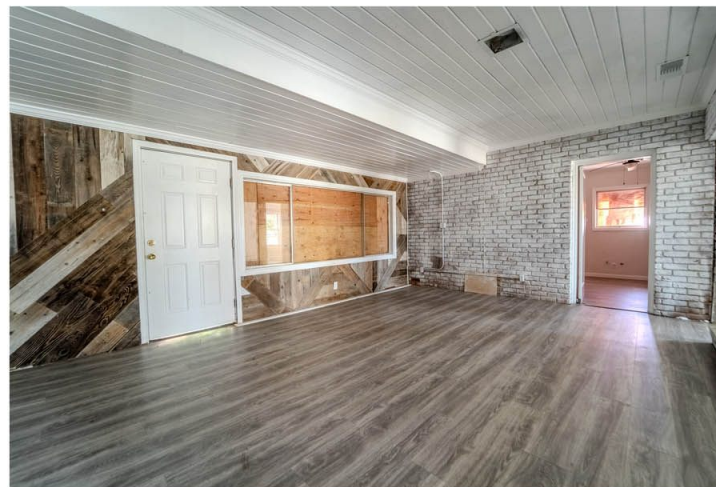
CALIFORNIA
20

CALIFORNIA
99

FUTURE HOTELS
(NAP)

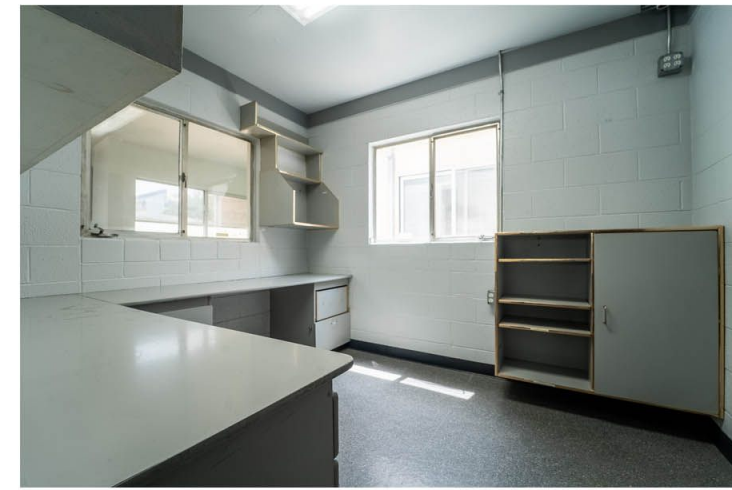
Additional Photos

Building A - 1,800 SF



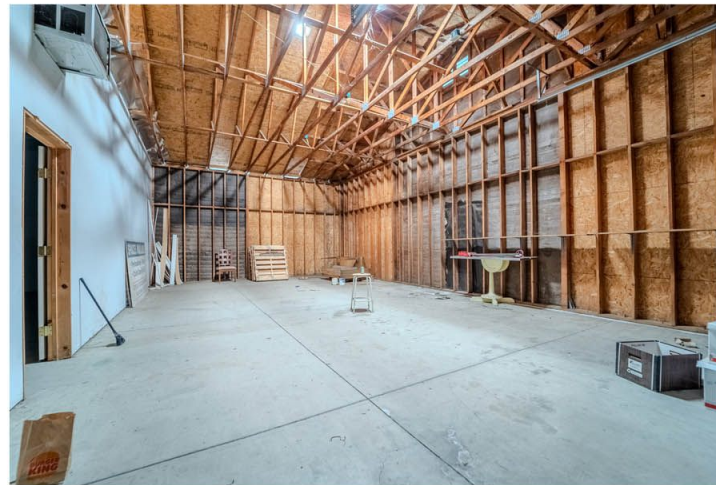
Additional Photos

Building B - 4,500 SF



Additional Photos

Building C - 3,800 SF



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BROKER INFORMATION

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HELM
PROPERTIES