

209 3rd St

Marysville, CA 95901



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OFFERING SUMMARY



Listing Price
\$29,300



Lot Size
2,456 SF



Allowable Buildable SF
\$11.92

FINANCIAL

Listing Price	\$29,300
Price/SF	\$11.92

OPERATIONAL

Zoning	C-3 Commercial (The City is Open to Changing the Zoning)
Development Type	Land
Lot Size	0.06 Acres (2,456 SF)



209 3RD ST

Marysville, CA 95901

INVESTMENT OVERVIEW

The offering consists of 1-City owned parcel of land totaling 2,456-square feet in Marysville, California. More specifically, the parcel is located along 3rd Street between Elm Street and B Street in the heart of Downtown Marysville.

The City of Marysville (pop. 12,327) is a unique and charming community located at the confluence of the Feather and Yuba Rivers. It is also the county seat of Yuba County (pop. 78,668). Marysville is immediately adjacent to Yuba City, which is the county seat of Sutter County, and the combined bi-county population is 175,639. Marysville is home to Caltrans District 3 Headquarters, the Yuba Water Agency, and the Yuba-Sutter Bi-County region's only full-service hospital, Adventist HealthRideout. The City's location and proximity to Highways 99, 70 and 20 provide easy access to many of the area's major attractions. Some of the specific recreation amenities in Marysville include:

- Riverfront Regional Park Complex - includes soccer fields that host regional tournaments, boat launches, a BMX course and an outdoor arena
- Bryant Field located at B and 14th Streets - home of the Marysville Gold Sox semi-professional baseball team - immediately across from the B Street Property
- Ellis Lake - Between 9th and 14th Streets and B and D Streets - also immediately across from the B Street Property

INVESTMENT HIGHLIGHTS

- C-3 Zoning (Commercial - The City is Open to Changing the Zoning)
- 1 Parcel Totaling 2,456-Square Feet
- Street Parking Available in Front of Subject Parcel

PROPERTY SUMMARY

Assessors Parcel Number	010-244-011
Zoning	C-3 Commercial (The City is Open to Changing the Zoning)
Opportunity Zone	No

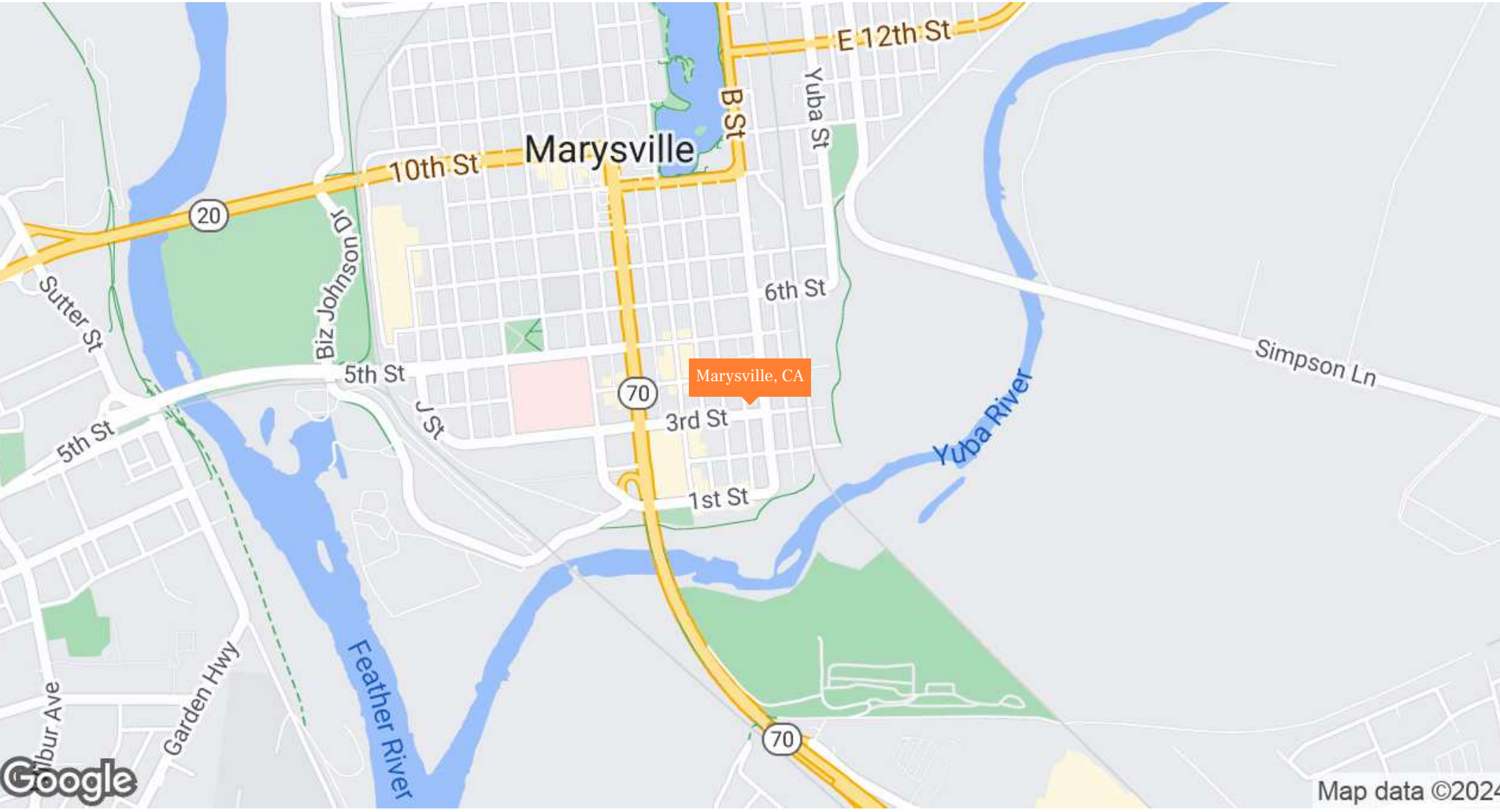
SITE DESCRIPTION

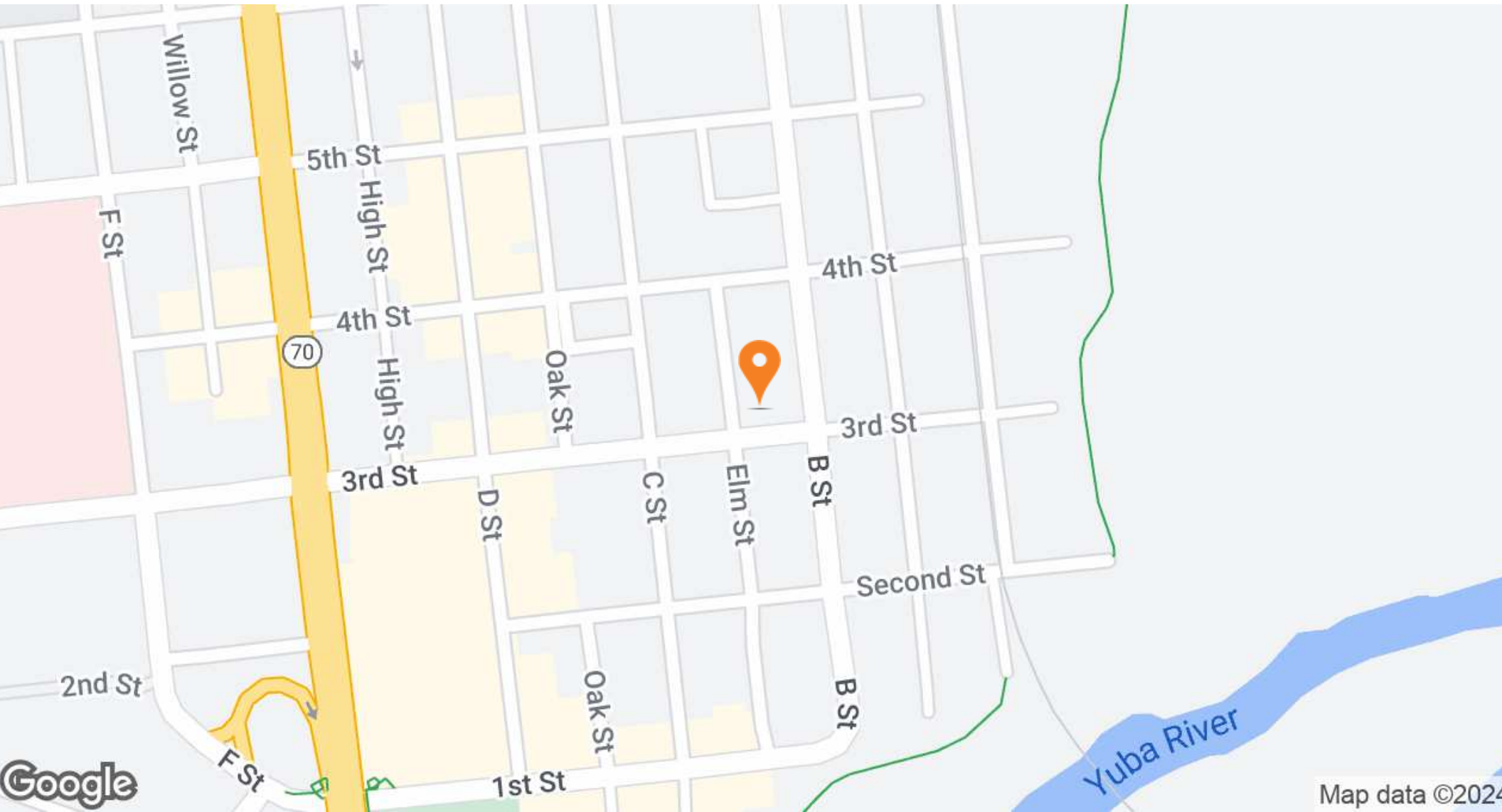
Lot Size SF	2,456
Price/SF	\$11.92
Lot Size Acres	0.06
Type of Ownership	Fee Simple

PUBLIC UTILITIES

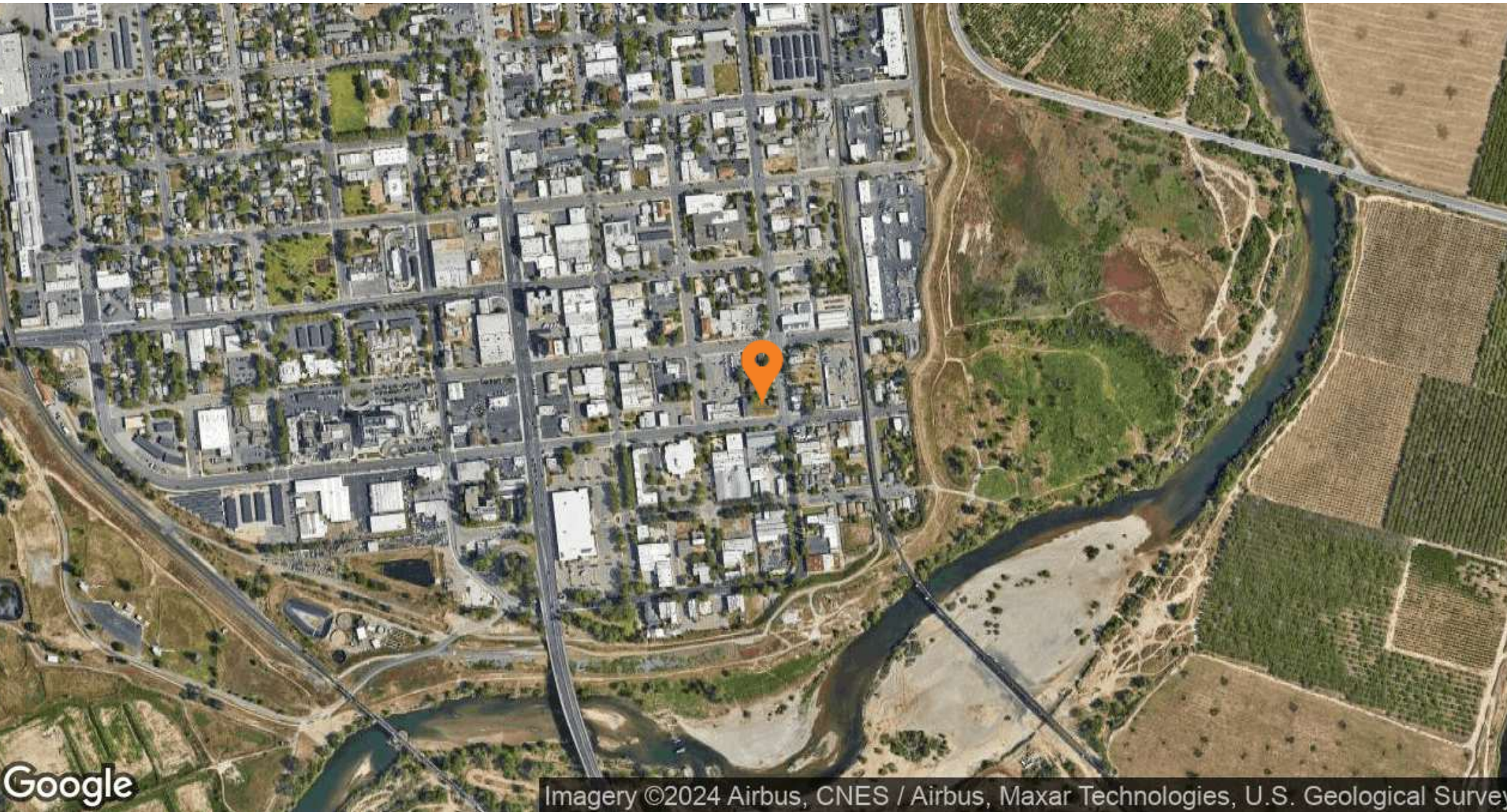
Sanitary Sewer	Public To-Site
Potable Water	Public To-Site (Cal Water)
Gas	To-Site (PG&E)

REGIONAL MAP // 209 3rd St





AERIAL MAP // 209 3rd St



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	5,468	73,110	124,949
2022 Estimate			
Total Population	5,355	71,044	121,867
2010 Census			
Total Population	4,600	65,316	113,570
2000 Census			
Total Population	4,667	58,539	95,096
Daytime Population			
2022 Estimate	8,604	66,185	108,338
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,900	24,723	41,895
2022 Estimate			
Total Households	1,874	24,068	40,860
Average (Mean) Household Size	2.4	2.9	2.9
2010 Census			
Total Households	1,758	22,122	37,778
2000 Census			
Total Households	1,716	20,308	32,755

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	0.2%	1.5%	2.2%
\$200,000-\$249,999	0.6%	1.2%	1.5%
\$150,000-\$199,999	2.8%	3.5%	5.6%
\$125,000-\$149,999	1.3%	2.8%	3.8%
\$100,000-\$124,999	4.0%	7.5%	9.1%
\$75,000-\$99,999	9.4%	10.8%	11.8%
\$50,000-\$74,999	15.3%	18.6%	19.0%
\$35,000-\$49,999	12.9%	14.8%	13.9%
\$25,000-\$34,999	15.6%	12.0%	10.6%
\$15,000-\$24,999	16.6%	11.5%	9.7%
Under \$15,000	21.5%	15.9%	12.7%
Average Household Income	\$46,455	\$62,668	\$74,278
Median Household Income	\$33,297	\$44,764	\$54,044
Per Capita Income	\$20,179	\$21,694	\$25,217

DEMOGRAPHICS // 209 3rd St

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	5,355	71,044	121,867
0 to 4 Years	6.7%	8.4%	7.6%
5 to 14 Years	11.1%	15.6%	15.1%
15 to 17 Years	3.3%	4.1%	4.3%
18 to 19 Years	2.7%	2.4%	2.5%
20 to 24 Years	9.5%	7.0%	6.6%
25 to 29 Years	11.6%	9.1%	8.1%
30 to 34 Years	8.9%	8.3%	7.6%
35 to 39 Years	6.1%	7.0%	6.8%
40 to 49 Years	11.5%	10.8%	11.2%
50 to 59 Years	12.5%	10.4%	10.9%
60 to 64 Years	4.9%	4.8%	5.3%
65 to 69 Years	3.8%	3.8%	4.4%
70 to 74 Years	2.5%	3.0%	3.6%
75 to 79 Years	2.0%	2.2%	2.6%
80 to 84 Years	1.4%	1.5%	1.7%
Age 85+	1.4%	1.8%	1.8%
Median Age	32.7	32.0	33.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	3,570	44,452	77,901
Elementary (0-8)	11.1%	11.3%	10.5%
Some High School (9-11)	20.5%	13.2%	11.9%
High School Graduate (12)	27.5%	25.0%	24.1%
Some College (13-15)	23.8%	26.4%	26.3%
Associate Degree Only	7.0%	9.9%	10.3%
Bachelor's Degree Only	6.2%	9.8%	11.5%
Graduate Degree	4.0%	4.4%	5.5%
HOUSING UNITS			
Occupied Units			
2027 Projection	2,112	26,438	44,251
2022 Estimate	2,084	25,728	43,153
Owner Occupied	493	10,279	21,944
Renter Occupied	1,382	13,788	18,916
Vacant	210	1,660	2,293
Persons in Units			
2022 Estimate Total Occupied Units	1,874	24,068	40,860
1 Person Units	41.7%	26.8%	24.2%
2 Person Units	24.3%	26.2%	27.2%
3 Person Units	13.1%	16.2%	16.3%
4 Person Units	9.3%	13.1%	13.9%
5 Person Units	5.9%	8.8%	9.2%
6+ Person Units	5.7%	8.8%	9.3%



POPULATION

In 2022, the population in your selected geography is 121,867. The population has changed by 28.2 percent since 2000. It is estimated that the population in your area will be 124,949 five years from now, which represents a change of 2.5 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 33.8, compared with the U.S. average, which is 38.6. The population density in your area is 1,550 people per square mile.



HOUSEHOLDS

There are currently 40,860 households in your selected geography. The number of households has changed by 24.7 percent since 2000. It is estimated that the number of households in your area will be 41,895 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2022, the median household income for your selected geography is \$54,044, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 60.6 percent since 2000. It is estimated that the median household income in your area will be \$60,077 five years from now, which represents a change of 11.2 percent from the current year.

The current year per capita income in your area is \$25,217, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$74,278, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 48,547 people in your selected area were employed. The 2000 Census revealed that 52.8 percent of employees are in white-collar occupations in this geography, and 47.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 17.9 minutes.



HOUSING

The median housing value in your area was \$292,500 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 18,116 owner-occupied housing units and 14,638 renter-occupied housing units in your area. The median rent at the time was \$418.



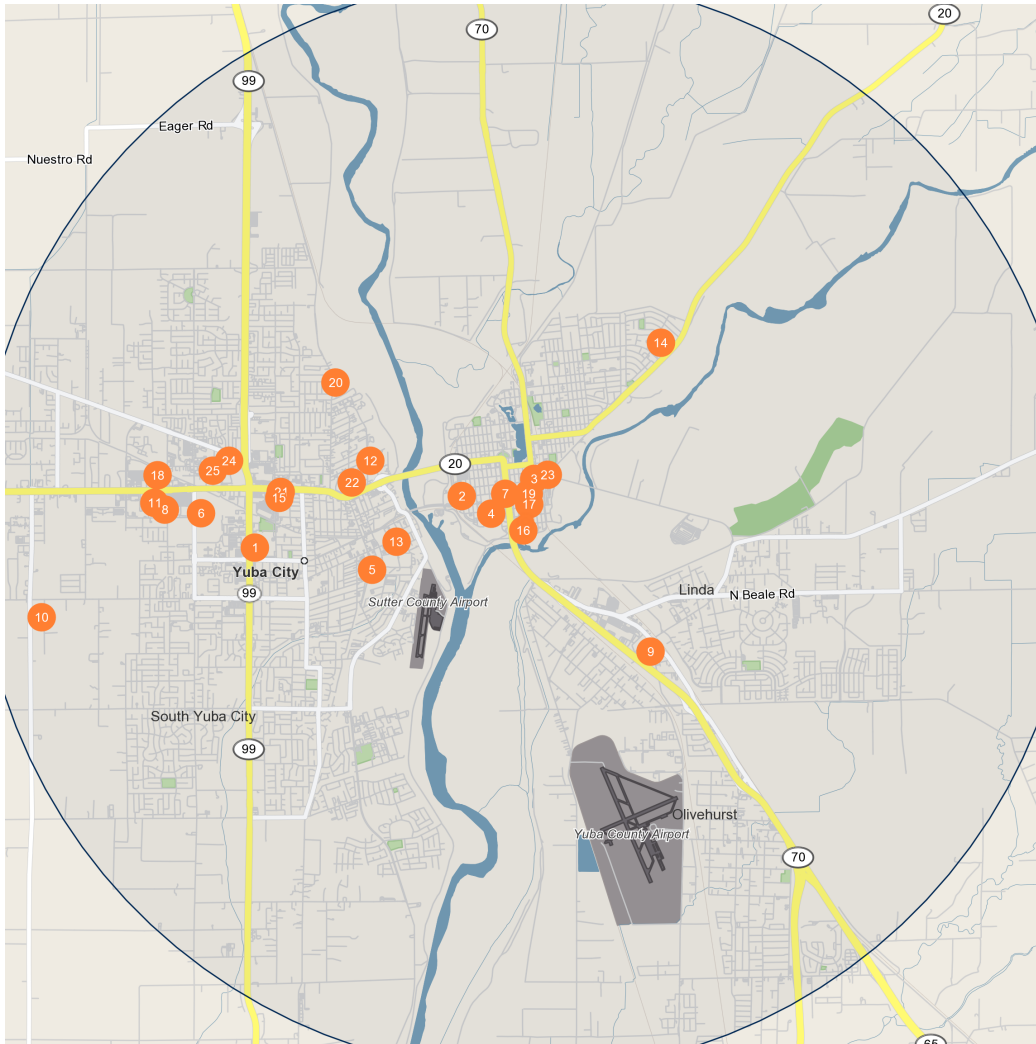
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 5.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

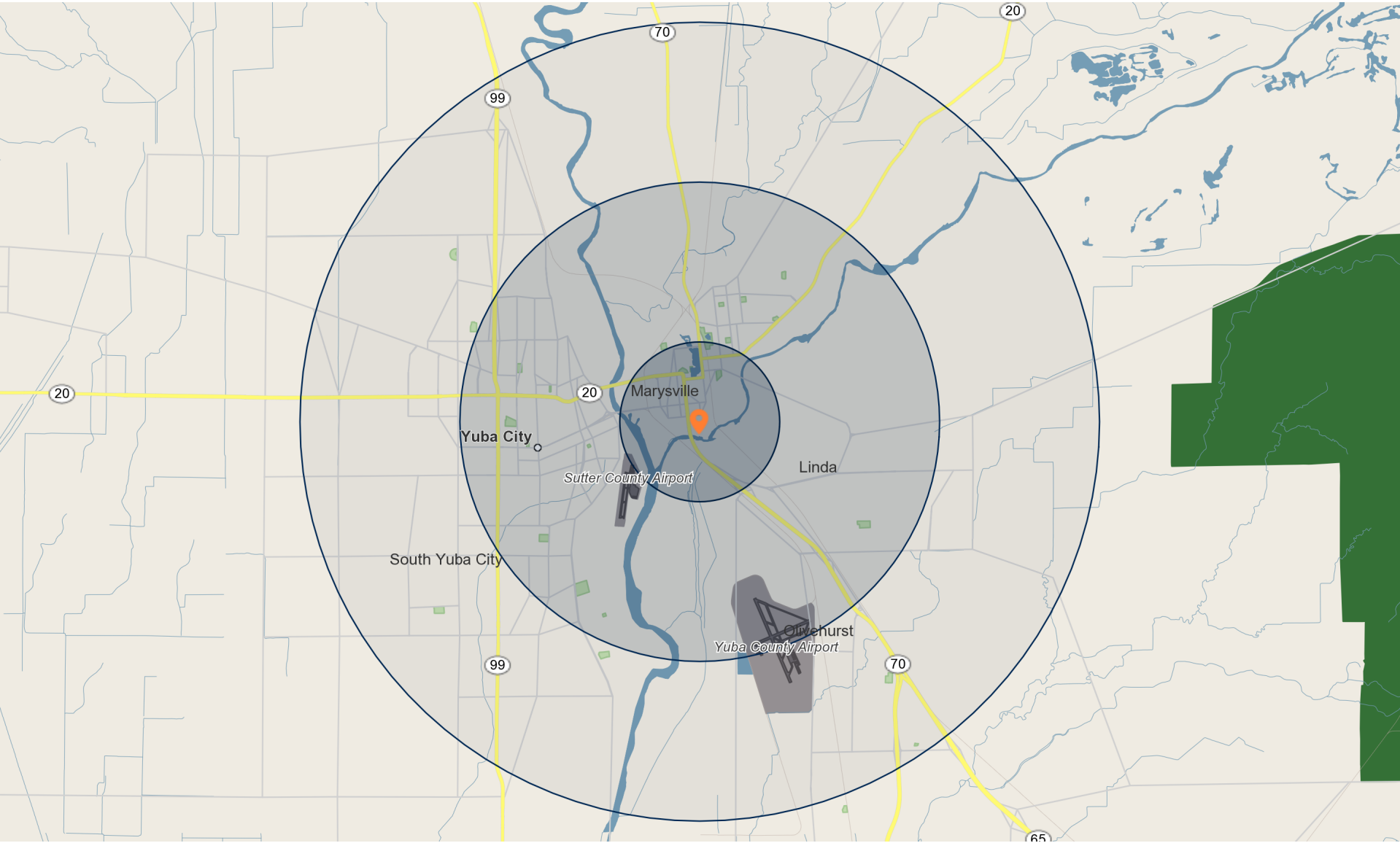
The number of area residents with an associate degree was higher than the nation's at 10.3 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 24.1 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 209 3rd St



Major Employers		Employees
1	Yuba City Unified School-Ycusd	2,000
2	Fremont Hospital-Fremont Medical Center	735
3	California Department Trnsp-Caltrans District 3	720
4	Rideout Memorial Hospital	700
5	Yuba Community College Dst-YCCD	600
6	Sunsweet Growers Inc	600
7	Pacific Gas and Electric Co-PG&e	405
8	Alta Cal Regional Ctr Inc	369
9	County of Yuba-Yuba Cnty Hlth Humn Svcs Dept	333
10	A & E Arborists Tree Care Inc	268
11	Butte County Office Education-Migrant Education Region 2	249
12	Ampla Health	245
13	California Department Military-National Guard C 1184 Infantry	234
14	US Dept of Air Force	229
15	Air Force US Dept of	229
16	Victor Cmnty Support Svcs Inc-Sutter-Yuba Fics	219
17	United States Postal Service-US Post Office	200
18	Home Depot USA Inc-Home Depot The	180
19	County of Yuba-Yuba County Probation Dept	174
20	County of Sutter-Sutter Yuba Mental Health Svcs	171
21	Kauai Restaurant Inc-McDonalds	162
22	Sutter North Med Foundation-Multi Specialty Group Practice	160
23	County of Yuba-Yuba County Sheriffs Office	157
24	City of Yuba City-Redevelopment Agency Tax Alloc	155
25	E Center	150





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