



AVAILABLE FOR SALE or LEASE

High visibility Retail. 521 thru 529 5th Street

32,000 sq. ft. +/- building with three demised spaces

With an additional 6,910 sq. ft. fenced lot/yard

Hard corner. High traffic count. Very near Hwy. 70/E St. intersection with 5th Street frontage.

Zoned C-3 General Commercial.

Asking Price: \$1,499,000

MEAGHER & TOMLINSON

Please Contact:

Zac Repka, Senior Associate

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DRE# 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



New Construction Surf Thru Carwash

Easy Access from 5th Street and E Street/Highway 70
Location provides excellent visibility. Easy to find for customers
Building Size: Approximately 32,000 sq. ft.
Lot Size: 0.90 Acre total
Directly adjacent to a brand new Surf Thru Carwash
Rideout –Adventist Hospital is across the street. Recently
Completed multi-level hospital.
Within walking distance to Downtown Marysville.
Yuba City MSA (Marysville incl.) is in excess of 170,000 people.
5th Street is fast becoming the major east/west thoroughfare
thru Marysville and Yuba City. A recently completed new four
lane bridge and expansion to 4 lanes thru both communities has
created an expectancy of huge traffic count growth in the near
future.
Yuba County Parcel #: 010-173-008 and 010-173-009

Please see Page Four for Asking lease rates.

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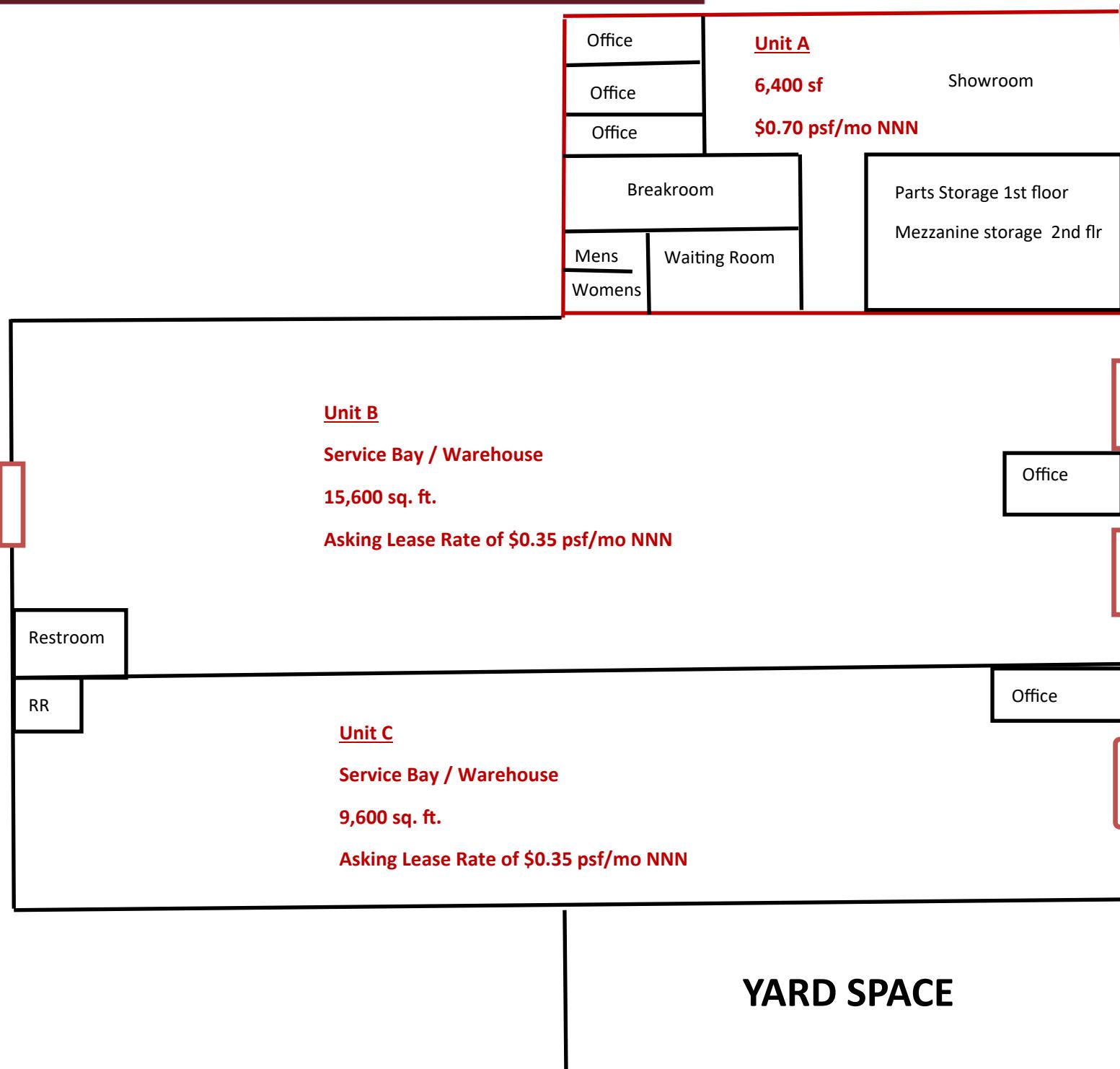
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529 5th Street square footage and clear height estimates:

Ste.A

80' North to South

80' East to West

6,400 s/f total

Ste. B

100' North to South

156' East to West

15,600 s/f total

Ste. C

60' North to South

160' East to West

9,600 s/f total

Upstairs Mezzanine-

400 s/f total

Estimated total s/f 32,000

Additional approx., 6,910 sf fenced lot on a separate APN adjacent to Suite C

Clear Height:

Ste. A-Exact unknown. Possibly 16 foot in showroom area and 8 foot in storage and conference room areas.

Ste. B-

17'7" under beam in the middle under truss. (pitched steel truss)

12' under beam at truss eaves at wall.

Ste. C- 11ft. 11 in under truss (straight wood truss on metal support poles)