

119 D St Building

119 D ST, MARYSVILLE CA 95901

OFFERING
MEMORANDUM



119 D ST BUILDING

119
D STREET
MARYSVILLE, CA 95901

BROKER INFORMATION

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DISCLAIMER

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BROKER
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OFFERING HIGHLIGHTS

PRICE	\$595,000
ZONING	C-3 Commercial
RENTABLE AREA	14,382 SF
TYPE OF OWNERSHIP	Fee Simple
YEAR BUILT	1952
YEAR RENOVATED	2022/2023
LOT SIZE	0.22 Acres
NUMBER OF UNITS	1 BLDG 2 UNITS
APN	010-282-015-000



OFFERING SUMMARY



PROPERTY WRITE UP

Excellent owner/user or investment opportunity in downtown Marysville. 119 D St is a two-story building comprised of approximately 14,382 SF in total. The first floor is currently rented to McNally Appliance. Of the total 14,382 SF, McNally Appliance is occupying approximately 10,360 SF that includes 6,360 SF of warehouse/shop space with tall ceilings. The remaining square footage (approximately 4,022 SF) is located on the second floor with its own separate entrance at the front of the building. The second story is currently rented to a self-defense/karate tenant that signed a 5-year lease in July of 2024. The subject property benefits from a new roof in 2022 along with new lighting throughout and new exterior paint. The second story unit benefits from new central HVAC, paint, flooring and entry door. Great downtown location, across from Habitat for Humanity. Quick access to Hwy 70/65. Minutes away from the new Costco in Olivehurst. Current gross income of \$54,444.00 annually. Offered for sale at \$41.37 PSF!

McNally Appliance is currently paying \$3,000.00 per month. Second story tenant is paying \$1,537.00 per month and signed a 5-year lease in July of 2024 with 2.5% rent increases each year.

HIGHLIGHTS

- Offered for sale at \$41.37 PSF.
- Great downtown location, across from Habitat for Humanity.
- Quick access to Hwy 70/65.
- Minutes away from the new Costco in Olivehurst.

FINANCIAL INFORMATION

FINANCIAL VALUATION	CURRENT
Gross Rent:	\$54,444
Expenses:*	\$6,910
Cap Rate:	7.9%
PRO FORMA RENT:	\$66,000
PRO-FORMA EXP	\$8,450
PRO FORMA CAP RATE:	9.5%

* Based on Seller provided financials and estimated property taxes based on new sales price.
Buyer to verify and complete own analysis.

Additional financial information to be provided upon execution of confidentiality agreement.

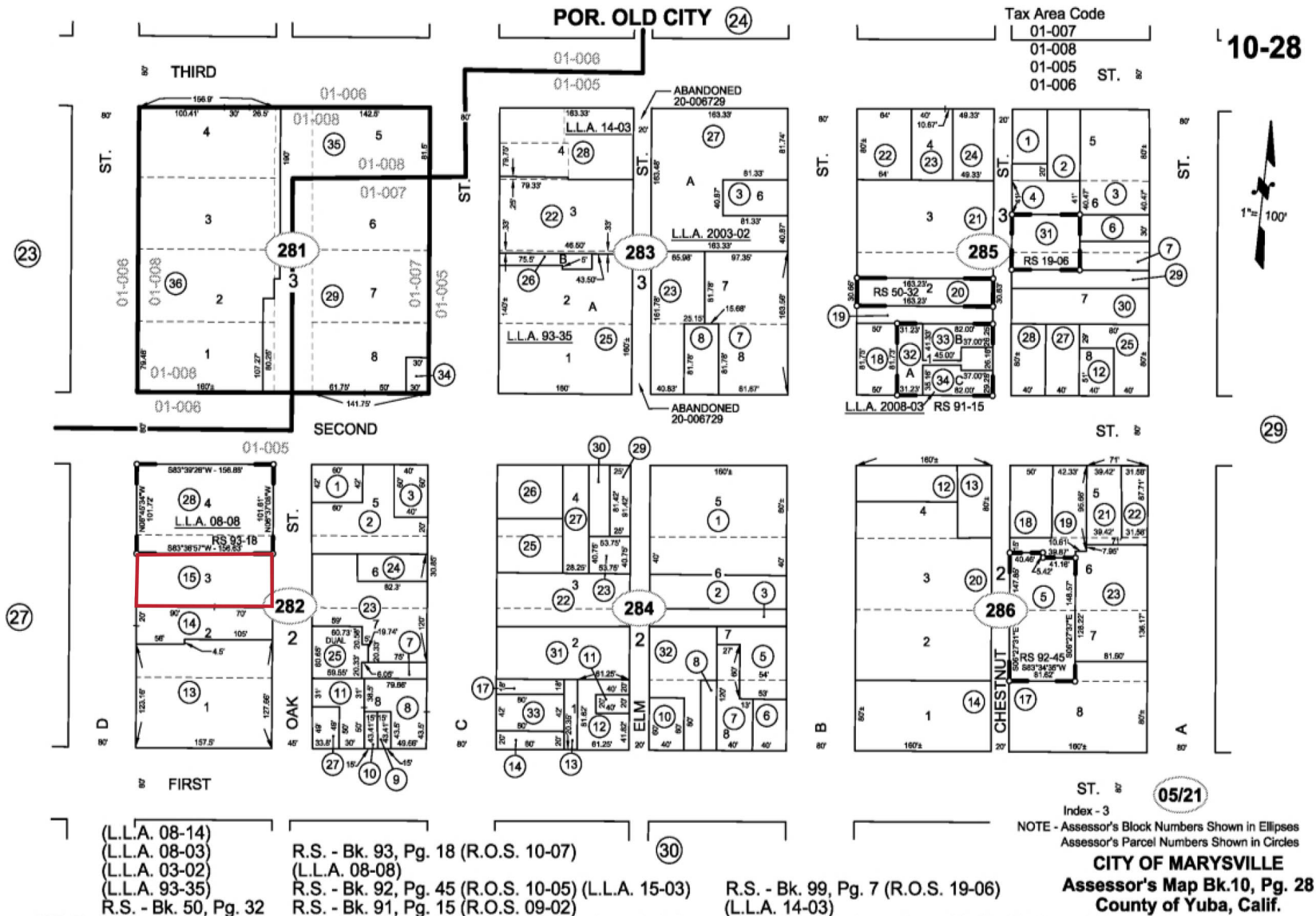


LOCATION OVERVIEW MAP



119
D Street
Marysville
CA

PLAT MAP & ZONING



ADDITIONAL PHOTOS



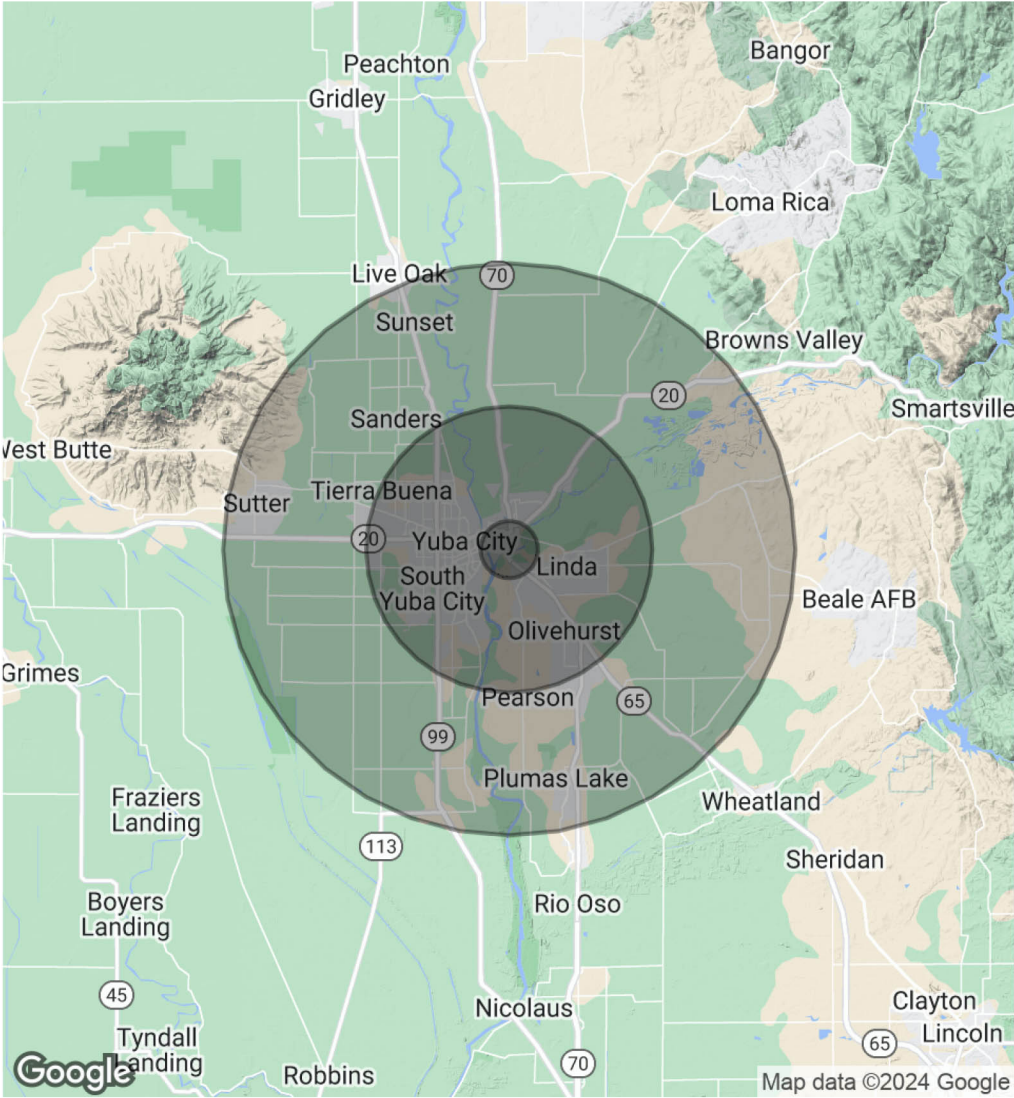
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,260	115,370	143,416
Average Age	32.4	34.7	35.3
Average Age (Male)	31.9	33.7	34.2
Average Age (Female)	33.2	35.8	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,435	41,202	51,063
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$47,677	\$69,911	\$74,829
Average House Value	\$187,826	\$244,641	\$260,340

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	4,457	74,802	93,977
Total Population - Black	178	3,104	3,811
Total Population - Asian	282	16,808	20,297
Total Population - Hawaiian	11	649	766
Total Population - American Indian	169	1,623	1,839
Total Population - Other	348	6,454	8,064

* Demographic data derived from 2020 ACS - US Census



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