

PAD AVAILABLE FOR SALE OR GROUND LEASE

HARTER MARKETPLACE | NWC COLUSA HWY & HARTER PKWY | YUBA CITY, CA

JOIN   



*Last traffic counts on Colusa Hwy & Harter Pkwy were taken in 2019. 2026 projections are based on a 2% annual increase.



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PROPERTY PROFILE

- » Lot Size: ±0.76^{AC} (±32,867^{SF})
- » For Sale or Lease
- » All off-site and on-site improvements completed
- » Pylon signage available
- » Located at the signalized intersection of Highway 20 and Harter Pkwy
- » Currently entitled for a 120' car wash tunnel and 12 vacuum stalls
- » Alternate uses, such as drive-thru, are possibilities
- » There are ±500 residential units planned/under construction within a 1 mile radius
- » 0.2 miles from River Valley High School with approximately 1,900 students

ACROSS FROM:



DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	7,319
2 mile	39,432
3 mile	66,810

DAYTIME POPULATION

1 mile	6,070
2 mile	15,434
3 mile	22,267

MEDIAN HOUSEHOLD INCOME

1 mile	\$87,540
2 mile	\$88,975
3 mile	\$83,635

AVERAGE HOUSEHOLD INCOME

1 mile	\$114,263
2 mile	\$113,808
3 mile	\$106,059

TRAFFIC

Colusa Hwy	25,737 ADT*
Harter Pkwy	14,676 ADT*
Total	40,413 ADT*

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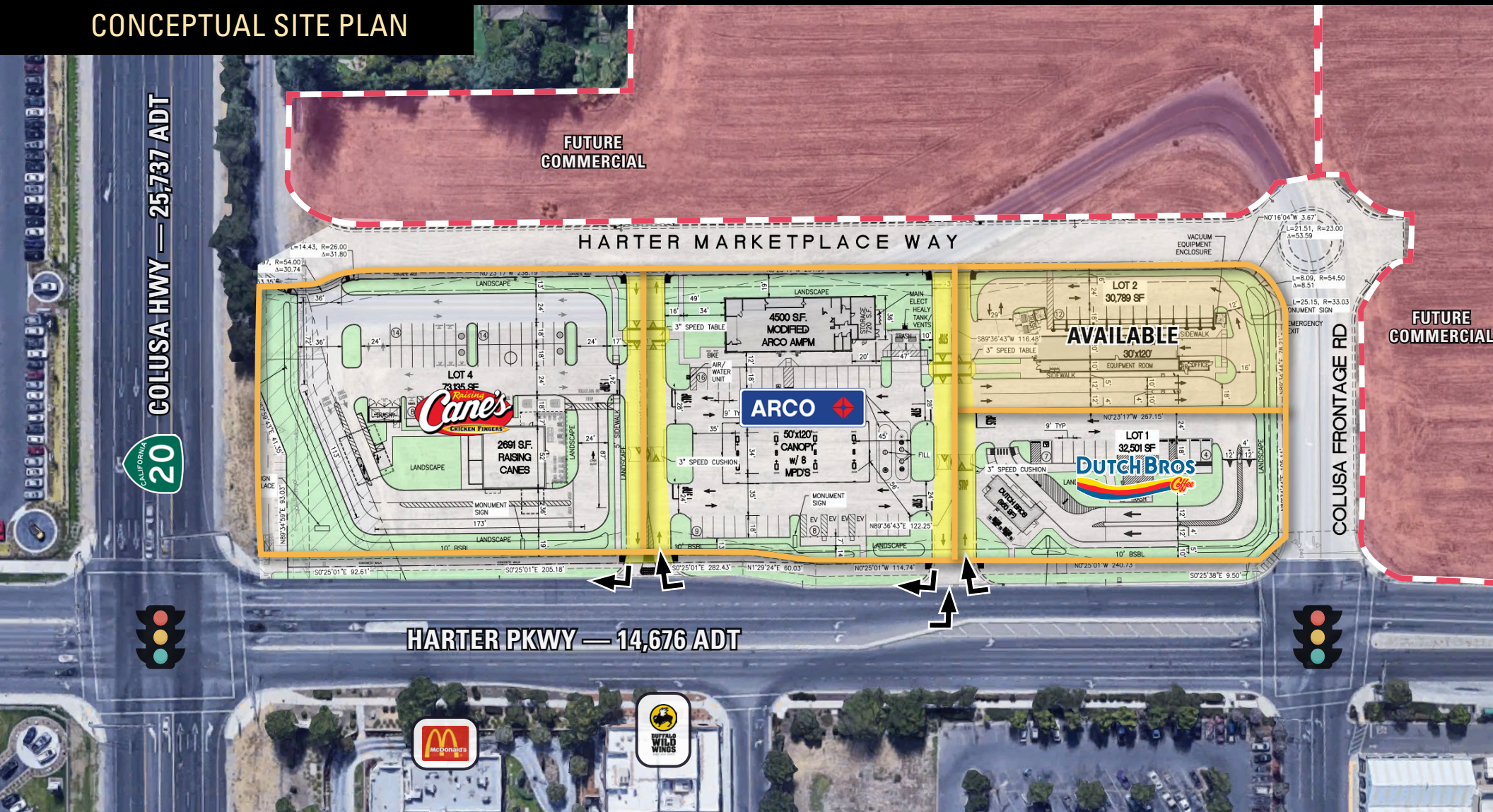


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CONCEPTUAL SITE PLAN

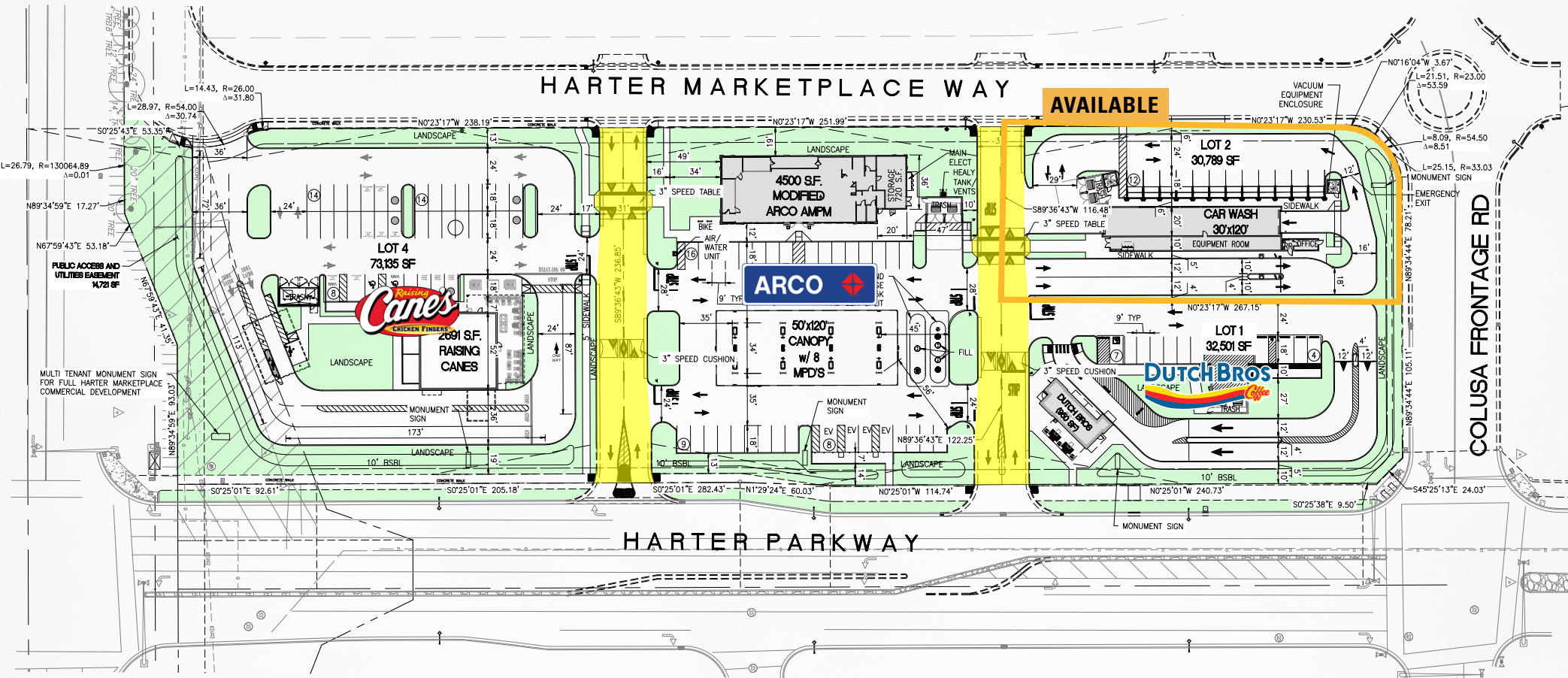


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2 MI RETAIL AERIAL



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