

HIGH PROFILE RETAIL/OFFICE SUITE FOR LEASE
444 COLUSA AVENUE | SUITE B | YUBA CITY



LISTING DATA:

AVAILABLE SPACE: 1,034± SF (currently Sutter Buttes RE)

- Excellent strip center located at the highly visible corner of Colusa Ave and Plumas Street.
- Positioned on the main East/West throughfare in Yuba City surrounded by retailers, medical services, and dense residential communities.
- Prime location Colusa Ave/Hwy 20 gets 38,500± cars per day!
- Open floorplan suitable for a variety of both retail and office uses!
- Building and Monument signage available!
- Private parking lot!
- Co-Tenants include: Stanton Optical and Three Rivers Counseling.

For more information contact:

Logan Tingey
BRE #02152043
ltingey@lee-associates.com
D 209.983.6833
C 341.206.0882

ASKING RENT:

\$2.25 PSF / PER MONTH / NNN

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INTERIOR PHOTOS



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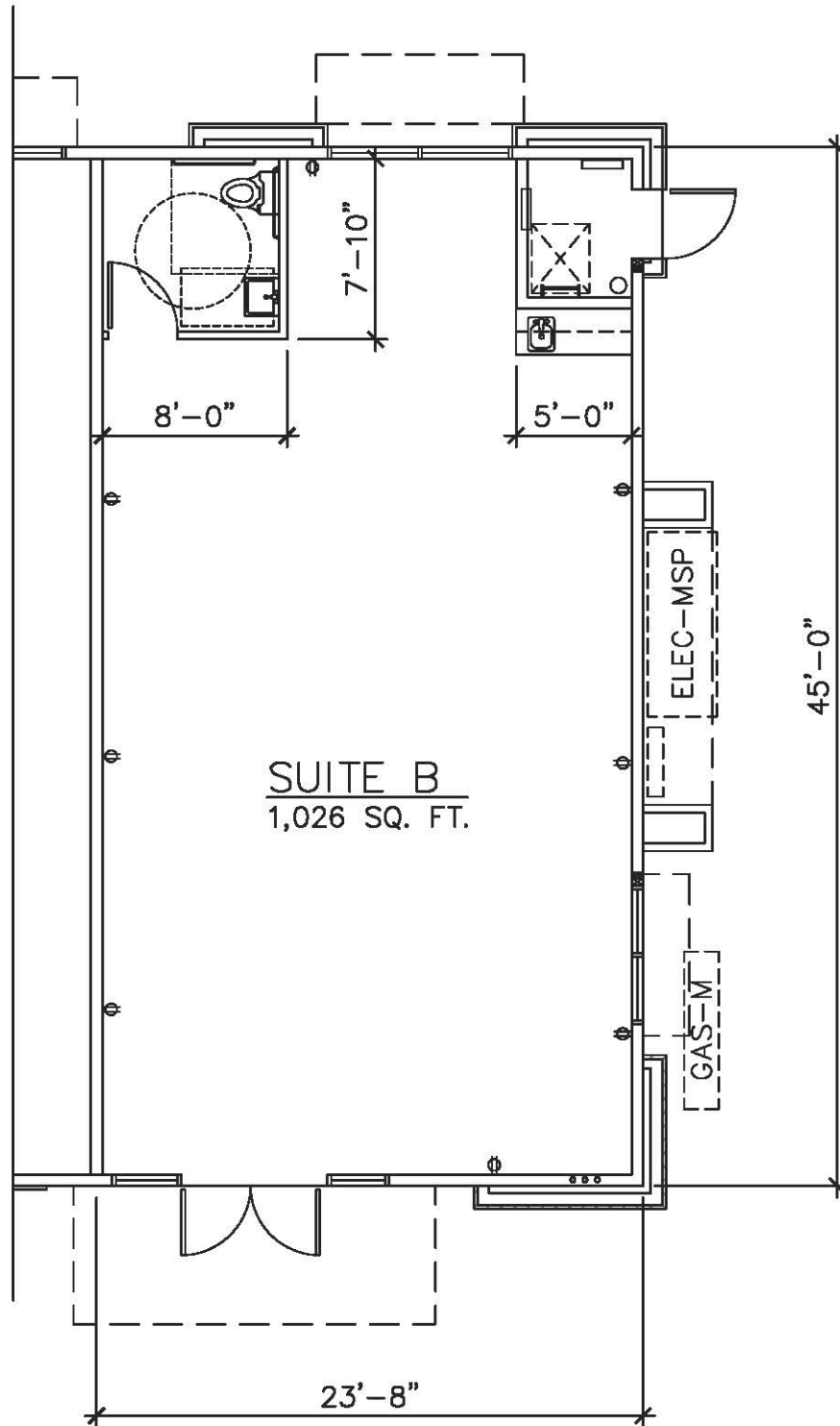
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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FLOOR PLAN



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION:	11,987	79,889	118,124
HOUSEHOLD			
INCOME:	\$73,811	\$85,039	\$90,133