

# 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**

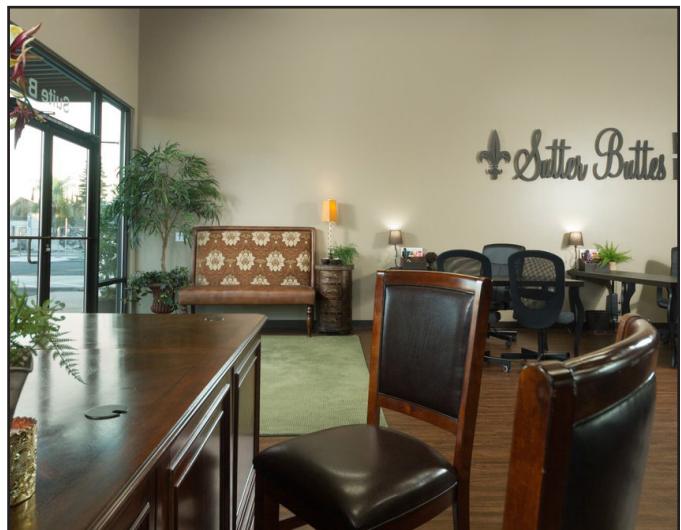
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**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## INTERIOR PHOTOS



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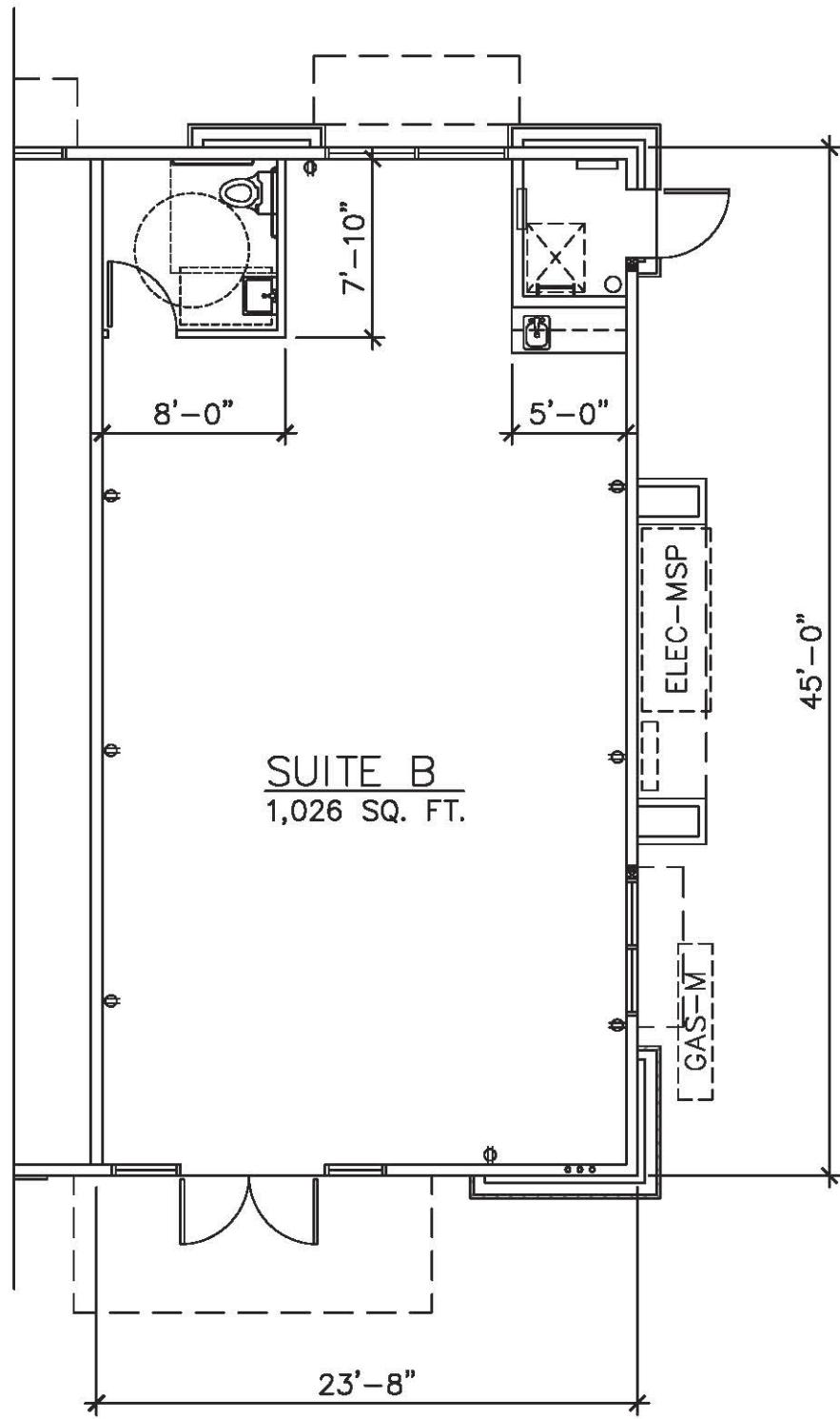
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## FLOOR PLAN

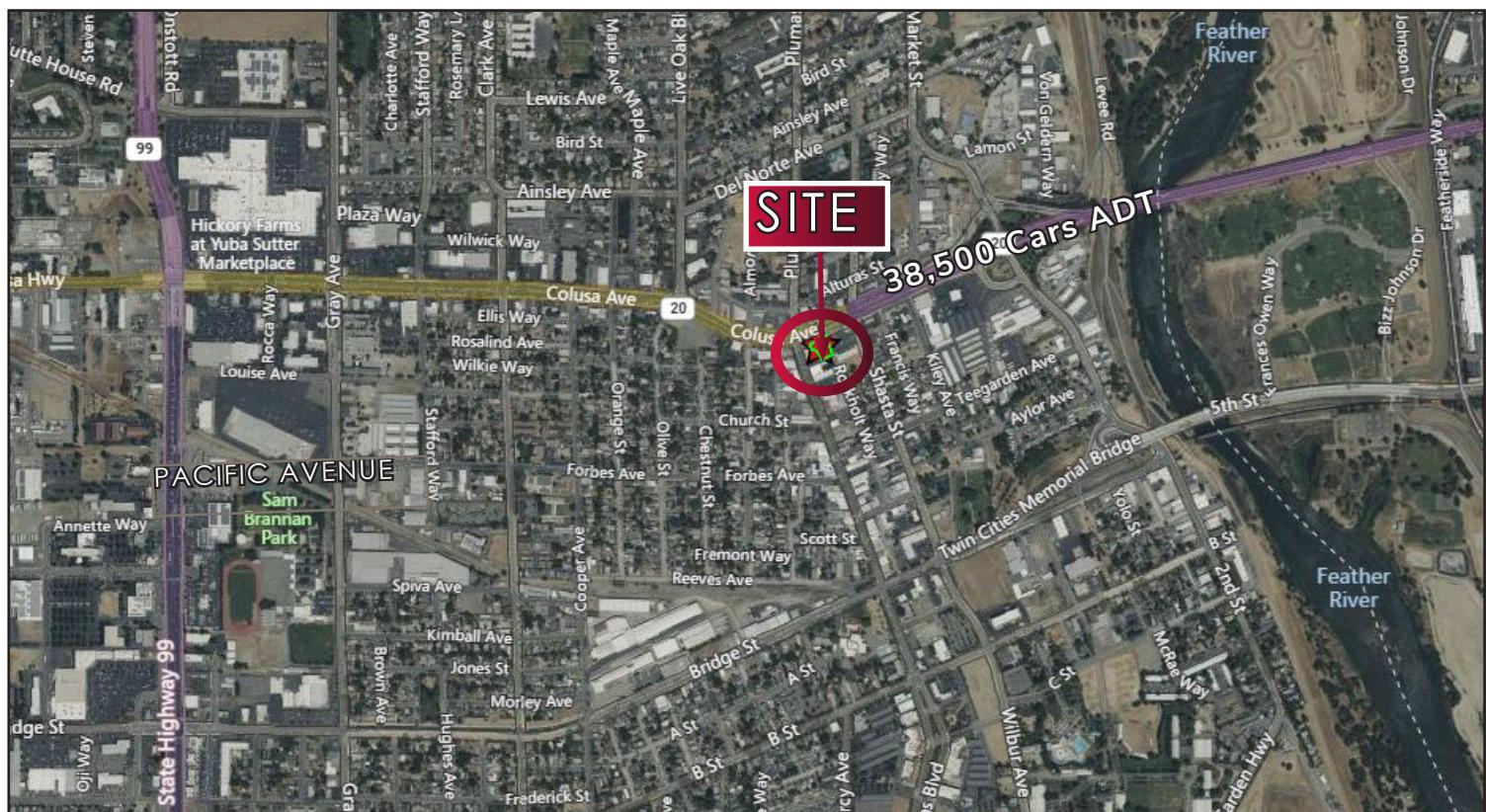


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<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b>POPULATION:</b>	11,987	79,889	118,124
<b>HOUSEHOLD</b>			
<b>INCOME:</b>	\$73,811	\$85,039	\$90,133