

HIGH-VISIBILITY HWY 65 COMMERCIAL SPACE FOR LEASE | WHEATLAND, CA

Rare opportunity to lease high-exposure commercial space along State Highway 65 in Wheatland, CA. This property offers excellent visibility to daily commuter traffic and flexible building configurations. ideal for office, retail, service, or contractor-related uses.

PROPERTY OVERVIEW:

- Total: ±2,400 SF
 - Main Building: ±1,600 SF
 - Secondary Building: ±800 SF
- Available separately or combined
- Situated on ±0.49 acres
- Direct frontage on Highway 65
- Dedicated on-site parking
- Easy ingress/egress for customers and service vehicles

KEY FEATURES:

- Highway 65 commercial frontage
- High-traffic location in Wheatland, CA
- Retail / office / contractor space for lease
- Strong visibility for signage and branding
- Flexible layout for multiple business types

IDEAL USES:

Office, contractor yard, equipment rental, retail showroom, coffee/QSR, flooring, cabinetry, or service-based businesses seeking high exposure.

LEASE RATE:

Starting at approximately **\$1.20/SF/month (NNN)**

Flexible lease terms available.

LOCATION ADVANTAGES:

Position your business along a primary commuter route connecting Wheatland, Marysville, and surrounding Yuba-Sutter markets. Benefit from consistent drive-by traffic and easy customer access.

HIGHLIGHTS:

- ✓ Highway exposure
- ✓ Separate buildings (multi-tenant or single-user)
- ✓ Parking + accessibility
- ✓ High-visibility signage opportunity

Contact for additional details or to schedule a tour.