



FOR LEASE

RETAIL PROPERTY

Hilltop Plaza

5981-5999 Lindhurst Ave
Marysville, CA 95901

930 SQFT



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

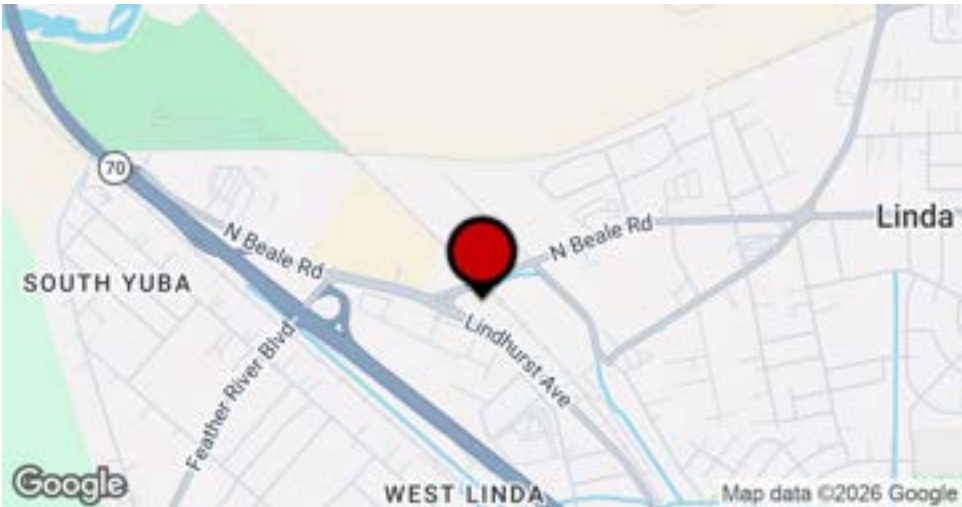
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



OFFERING SUMMARY	
Lease Rate:	Inquire w/ Agent
Building Size:	20,565 SF
Available SF:	930 SF
Lot Size:	77,206 SF
Number of Units:	10
Year Built:	1979
Zoning:	C
Market:	Marysville
Traffic Count:	19,440

PROPERTY OVERVIEW

Position your business in one of Marysville's busiest commercial corridors at 5995 Lindhurst Ave. Located within the well-established Hilltop Plaza, this highly visible retail center offers excellent exposure along Lindhurst Avenue with convenient access to North Beale Road. The center benefits from strong daily traffic, ample on-site parking, and a diverse mix of neighboring retailers and service businesses that generate consistent customer activity. Its central location near Walmart, major shopping destinations, and surrounding residential neighborhoods makes this an ideal location for retail, office, medical, or service-oriented businesses seeking a well-connected and established presence.

PROPERTY HIGHLIGHTS

- Prime retail location on busy Lindhurst Avenue
- Excellent visibility with strong daily traffic counts
- Convenient access from North Beale Road
- Ample customer parking

Jeffrey Helm

Broker
CalDRE #01428618
949.624.0630
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Lease Spaces

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	930 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5995	Available	930 SF	NNN	Inquire w/agent

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Location Map

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Site Plans

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Additional Photos

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Demographics Map & Report

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901

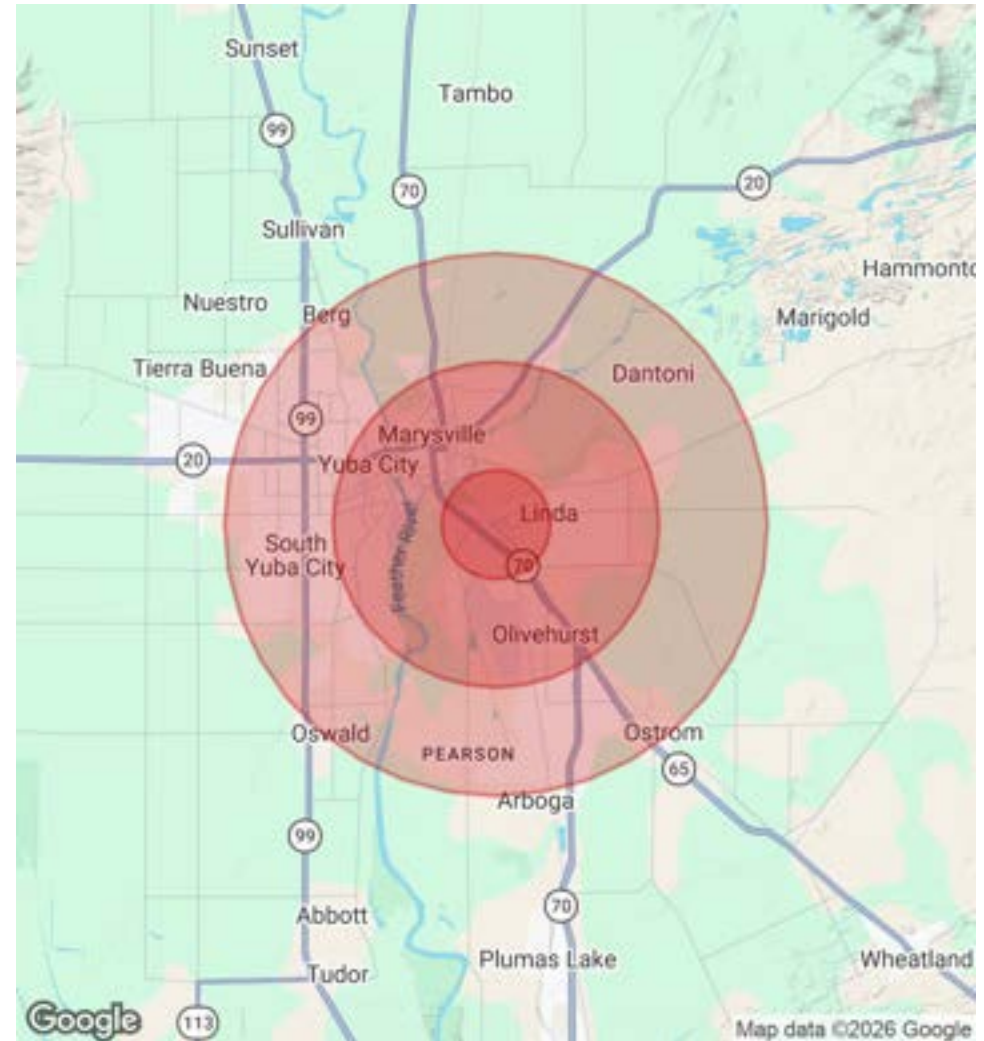


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,769	57,566	118,832
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,930	18,760	38,726
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$73,533	\$75,044	\$82,466
Average House Value	\$282,013	\$322,215	\$380,626

RACE	1 MILE	3 MILES	5 MILES
% White	41.2%	44.6%	43.2%
% Black	5.2%	4.4%	3.5%
% Asian	10.7%	8.9%	15.5%
% Hawaiian	0.3%	0.4%	0.4%
% American Indian	2.7%	2.5%	2.3%
% Other	24.8%	24.1%	20.7%

* Demographic data derived from 2020 ACS - US Census



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.