

BUTTEHOUSE RETAIL CENTER
GREAT SPACE AVAILABLE!!!

**1199 Butte House Road
Yuba City, California**



Location: This property is located on the northeast corner of the Highway 99 Frontage and Buttehouse Roads, on the north side of Yuba City.

Available Space: This building consists of 6,988 square feet, of which **1,296 & 1,124** square feet are available.

Existing Tenants: Bridal Shop, & Batteries Plus Bulbs.

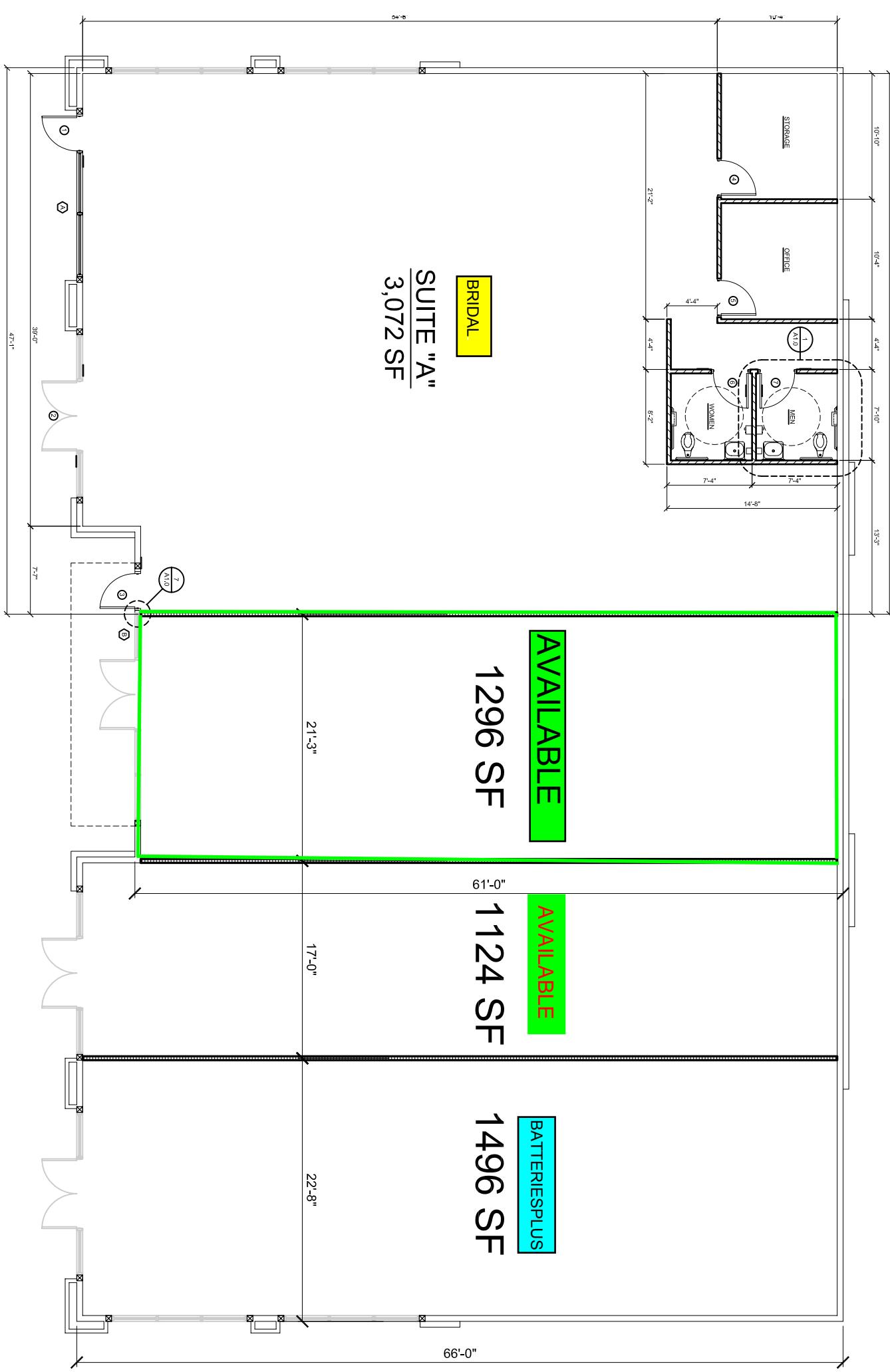
Lease Rate: \$2.00/SF MG.

Comments: Former Beauty Salon & Ice Cream spaces. Located on an outpad of the Target Center. Excellent location, Highway 99 visibility.

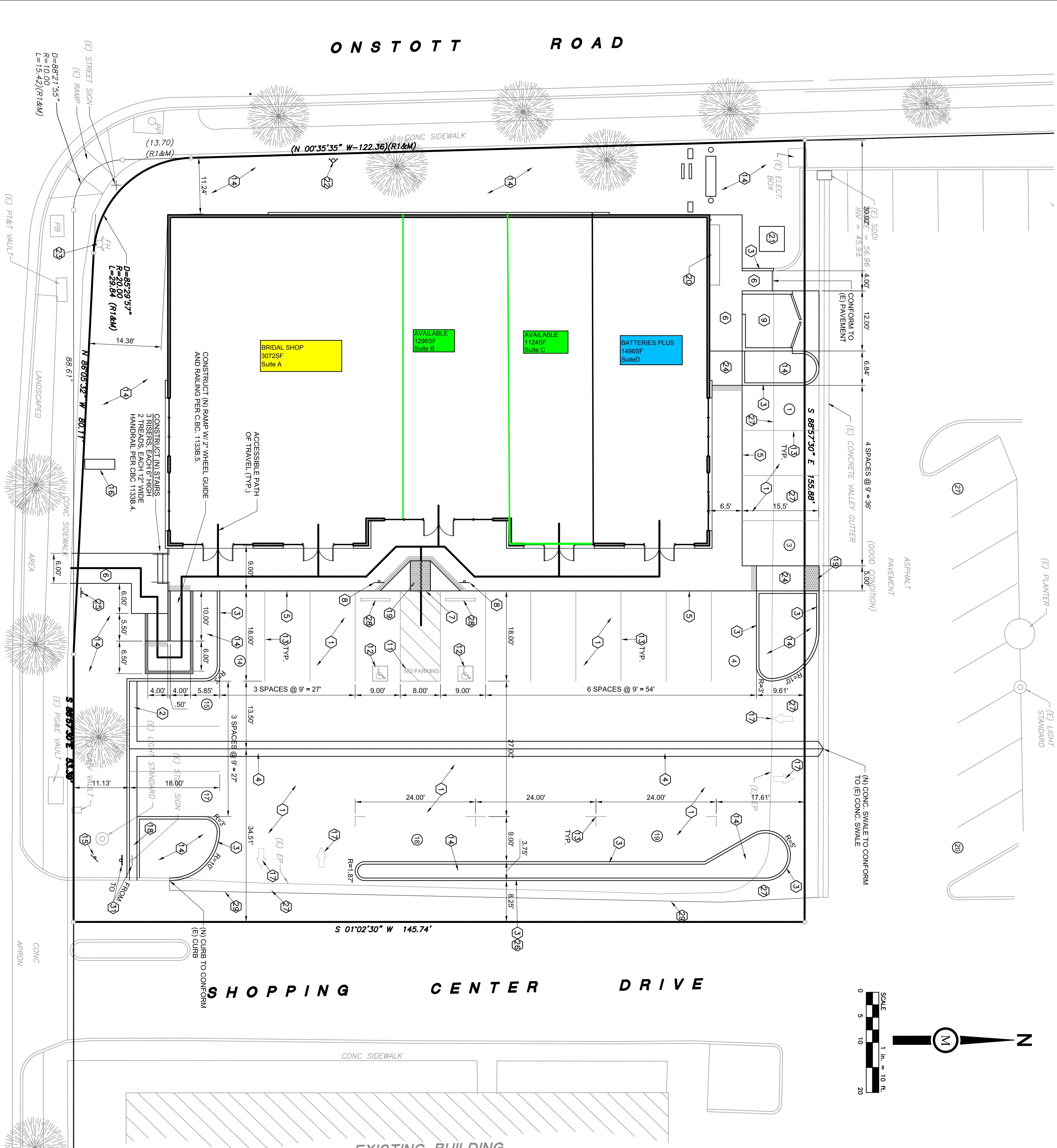
**For Further Information Contact:
Fred Northern CA DRE#01075027
Office: (530) 671-0000
Cell: (530) 701-5216**

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective tenants to determine to tenant's satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE • CA DRE#00656378



B U T T E H O U S E R O A D



CONSTRUCTION NOTES

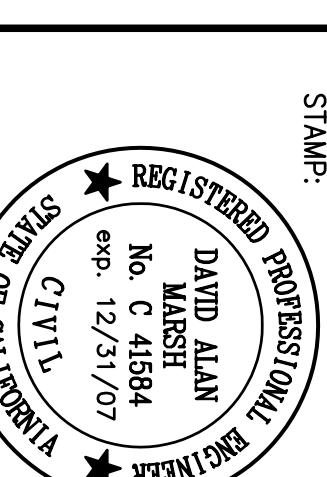
- 1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMIT AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET.
- 3. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET.
- 4. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 6. WATER SERVICE MATERIALS SHALL BE COPPER TYPE 'K', DIAMETER SHALL BE AS NOTED ON THESE PLANS AND SHALL BE INSTALLED WITH 24" MINIMUM COVER OR BELOW FROSTLINE WHICH EVER IS GREATER. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

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GENERAL NOTES

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STAMP:

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SR. PROJECT MANAGER
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FAX: 530-755-4567
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Surveyors

Engineers

Designers

Architects

Incorporated

SITE PLAN

7000 S.F. RETAIL CENTER
TARGET SHOPPING CENTER
HILBERS INCORPORATED
1199 BUTTE HOUSE ROAD
YUBA CITY, CALIFORNIA 95991

DATE: 1-31-06
SCALE: 1" = 10'
DRAWN BY: J. TINAERO
JOB NUMBER: 05-527



Looking Southwest-



Looking Northwest-

