

Colusa Hwy Frontage Royo Rancho Dr Land

COLUSA FRONTAGE RD & ROYO RANCHO DR, CA 95993

OFFERING
MEMORANDUM

HELM
PROPERTIES



OFFERING HIGHLIGHTS

PRICE	\$1,400,000
ZONING	CO - Office Commercial District
PRICE/ACRE	\$406.976
TYPE OF OWNERSHIP	Fee Simple
YEAR BUILT	Built To Suit Potential
FRONTAGE	460' on Colusa Frontage 20
LOT SIZE	3.44 Acres
MARKET	Yuba City
APN	62-020-076



OFFERING SUMMARY



PROPERTY DESCRIPTION

Visible from Colusa Ave (Hwy 20). Excellent highway frontage (460 +/- ft) and 334 ft deep. Level lot with extensive new housing adjacent to the north. This is in a new residential growth area of Yuba City on the north side of Colusa Ave (Hwy 20) at Northwest Corner of Colusa Frontage Rd and Royo Ranchero Rd. Located on Colusa Frontage Rd between N. George Washington Blvd and N. Township Rd. Access from either of these roads as well as Royo Ranchero Rd.



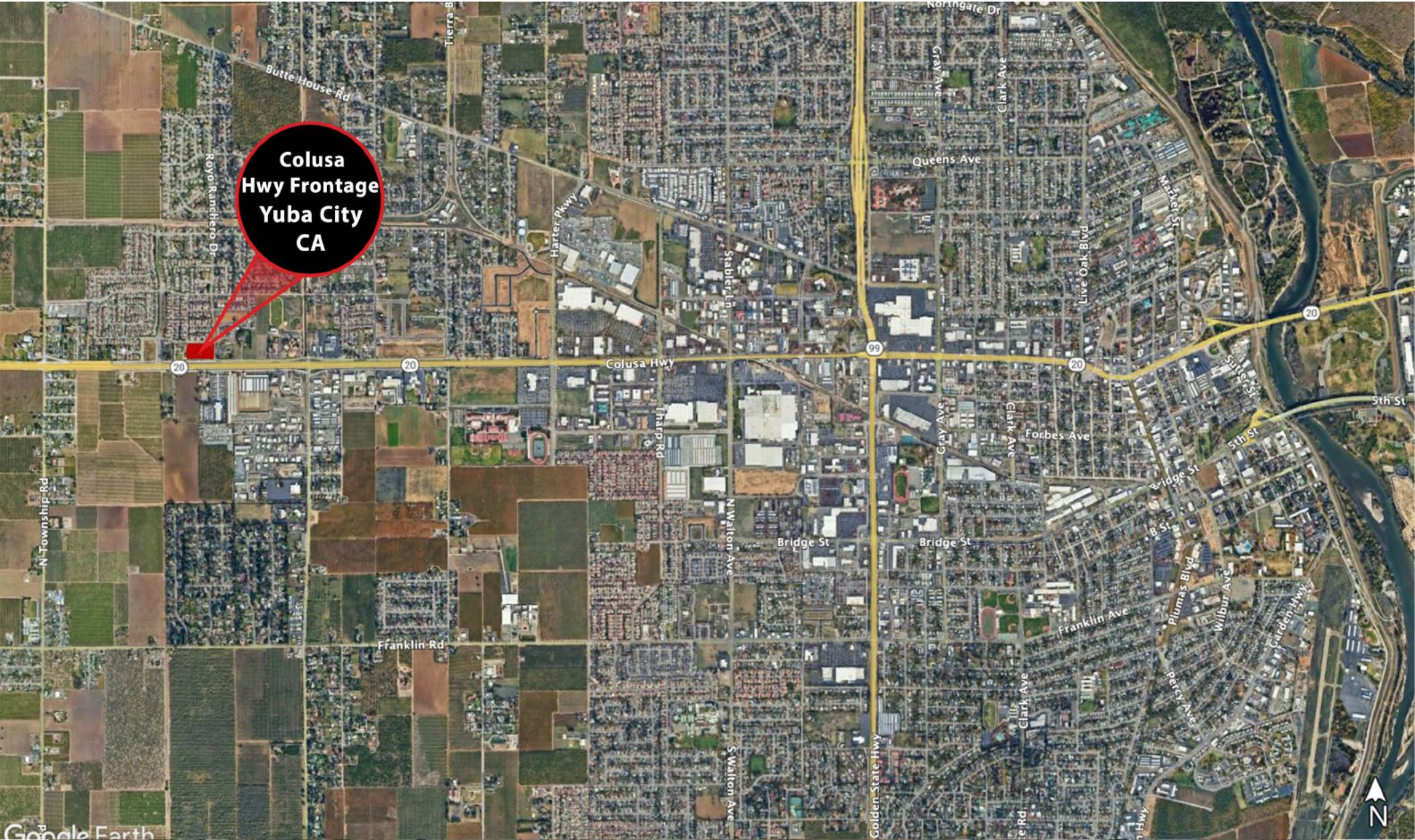
ZONED: OFFICE COMMERCIAL DISTRICT (C-O)

**CLICK HERE OR SCAN FOR
LAND USE REGULATIONS**



SCAN ME

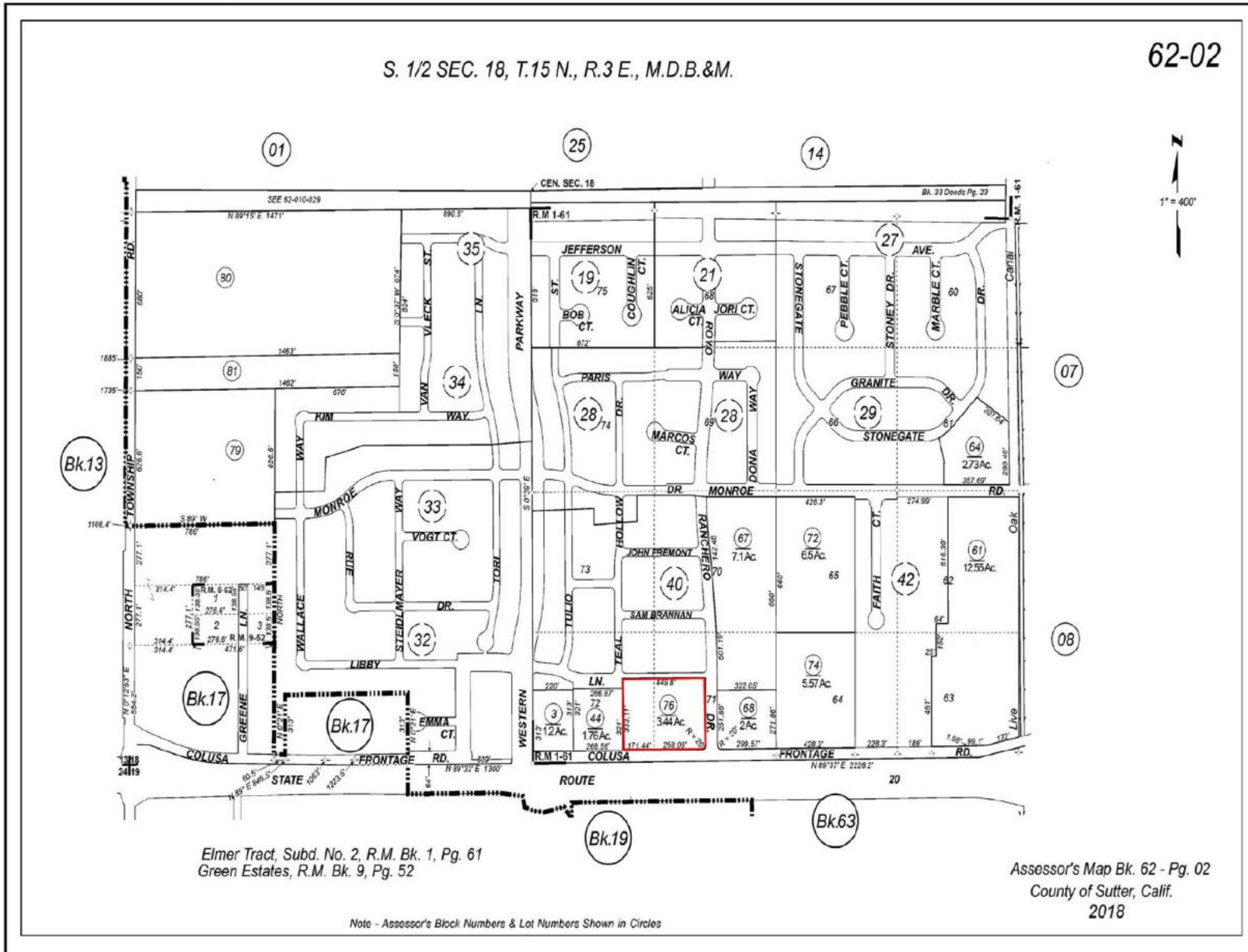
LOCATION OVERVIEW MAP



PLAT MAP & ZONING

S. 1/2 SEC. 18, T.15 N., R.3 E., M.D.B.&M.

62-02



Elmer Tract, Subd. No. 2, R.M. Bk. 1, Pg. 61
Green Estates, R.M. Bk. 9, Pg. 52

Assessor's Map Bk. 62 - Pg. 02
County of Sutter, Calif.
2018

Note - Assessor's Block Numbers & Lot Numbers Shown in Circles

ADDITIONAL PHOTOS



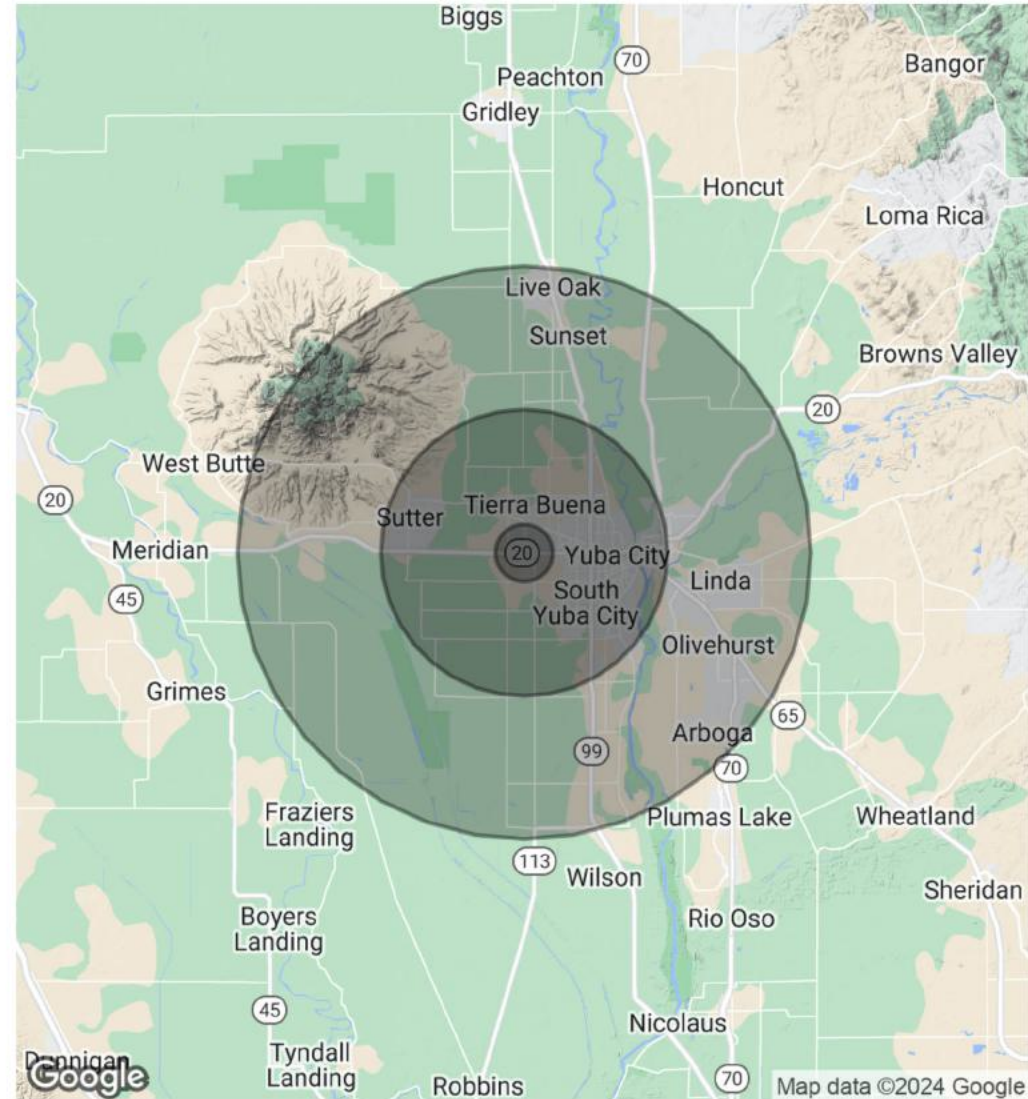
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,174	83,928	153,012
Average Age	35.3	34.7	33.3
Average Age (Male)	33.0	33.7	32.1
Average Age (Female)	36.5	35.9	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,317	28,403	51,146
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$65,619	\$63,884	\$58,851
Average House Value	\$319,860	\$299,851	\$289,366

RACE	1 MILE	5 MILES	10 MILES
% White	57.0%	64.4%	65.2%
% Black	2.2%	1.7%	2.2%
% Asian	29.3%	16.1%	12.0%
% Hawaiian	0.3%	0.3%	0.4%
% American Indian	0.5%	1.4%	1.5%
% Other	5.4%	9.6%	12.0%

2020 American Community Survey (ACS)



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BROKER INFORMATION

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