

# 740 - 752 COLUSA AVENUE | 727 - 731 ELLIS WAY YUBA CITY, CA

FOR SALE  
FOUR RETAIL UNITS AND TWO DUPLEXES  
INDIVIDUAL PARCELS ARE ALSO AVAILABLE FOR SALE



PLEASE CONTACT:

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**ETHAN CONRAD**  
PROPERTIES INC.

**916.779.1000**





**FOR SALE**

**740 - 752 COLUSA AVENUE**  
**727 - 731 ELLIS WAY**  
YUBA CITY, CA

- Prominent exposure on Colusa Ave, the major retail corridor of Yuba City
- Two blocks from Yuba Sutter Marketplace and Hwy 99
- Surrounded by many major national tenants

**DEMOGRAPHICS:**

2024 Total Population (est):  
2024 Average HH Income:  
Traffic Count @ Colusa Ave:

**1 Mile**

15,839  
\$68,766  
21,942

**3 Mile**

79,815  
\$94,231

**5 Mile**

115,996  
\$95,341



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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**Rent roll available upon request**

**Purchase Price: \$1,700,000.00**



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