

1368 COLUSA HWY BUILDINGS

1368 COLUSA HWY, YUBA CITY, CA 95993

OFFERING
MEMORANDUM

HELM
PROPERTIES



OFFERING HIGHLIGHTS

PRICE	\$2,200,000
ZONING	CM - Heavy Commercial/Light Industrial
TOTAL SF	10,100 SF
TYPE OF OWNERSHIP	Fee Simple
YEAR BUILT	2005
FRONTAGE	117' on Colusa Highway 20
LOT SIZE	1.42 Acres
NUMBER OF UNITS	3 BLDGS (1 Warehouse)
APN	58-041-025 & 026



OFFERING SUMMERY



PROPERTY DESCRIPTION

One of the only parcels located on Colusa Hwy and just off the intersection of HWY 99. This 1.42 acre site has high visibility, high traffic counts and rear alley access if needed. With over 117' of HWY 20 fronting, you won't find a better site in West Yuba City.

Ideally situated next to Homewood Lumber and the two future hotels slated to being in the near future.



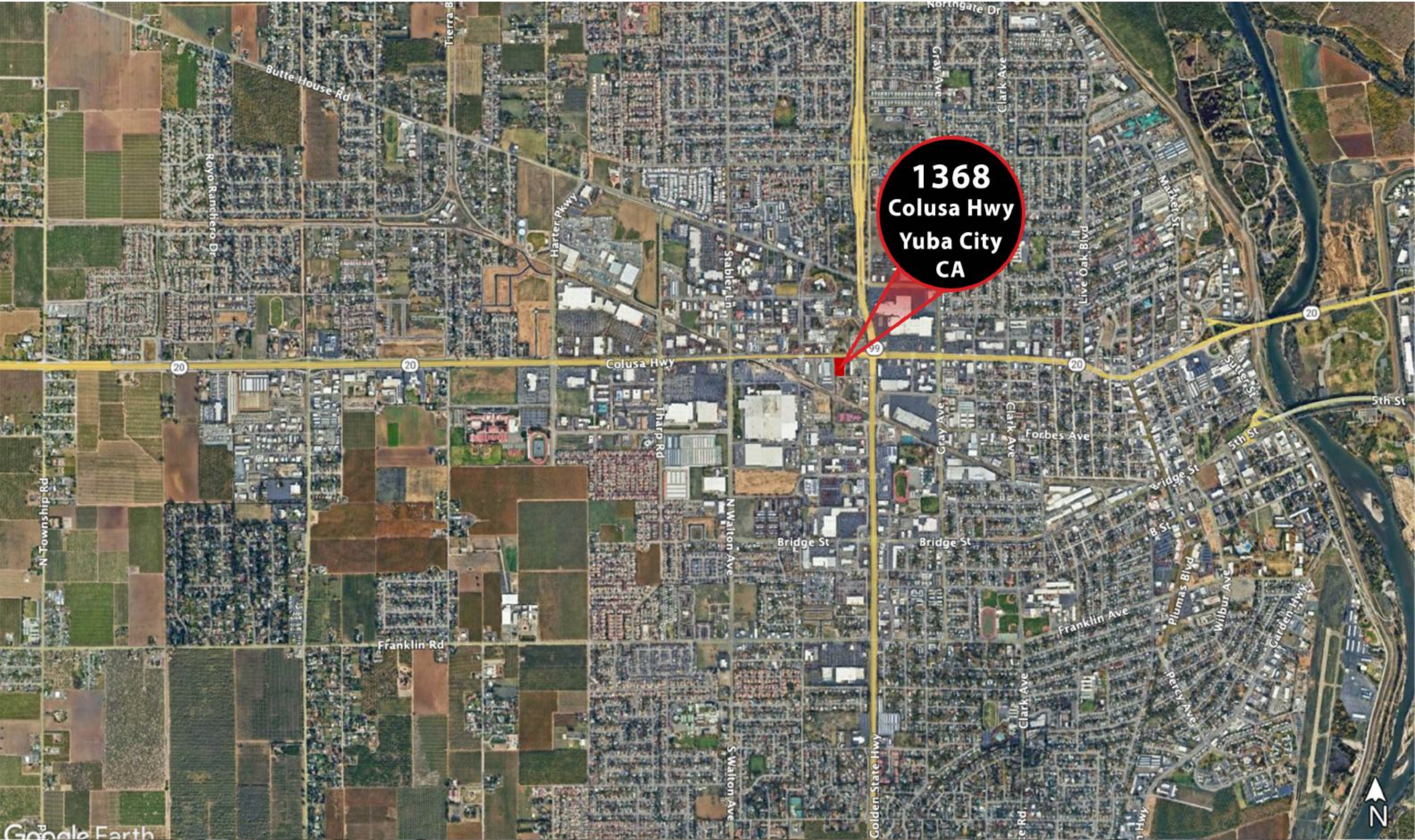
ZONED: Heavy Commercial/Light Industrial (CM)

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



SCAN ME

LOCATION OVERVIEW MAP



RETAILER MAP



33,500
VEHICLES PER DAY



34,500
VEHICLES PER DAY

GOLUSA HWY STATE HIGHWAY 20

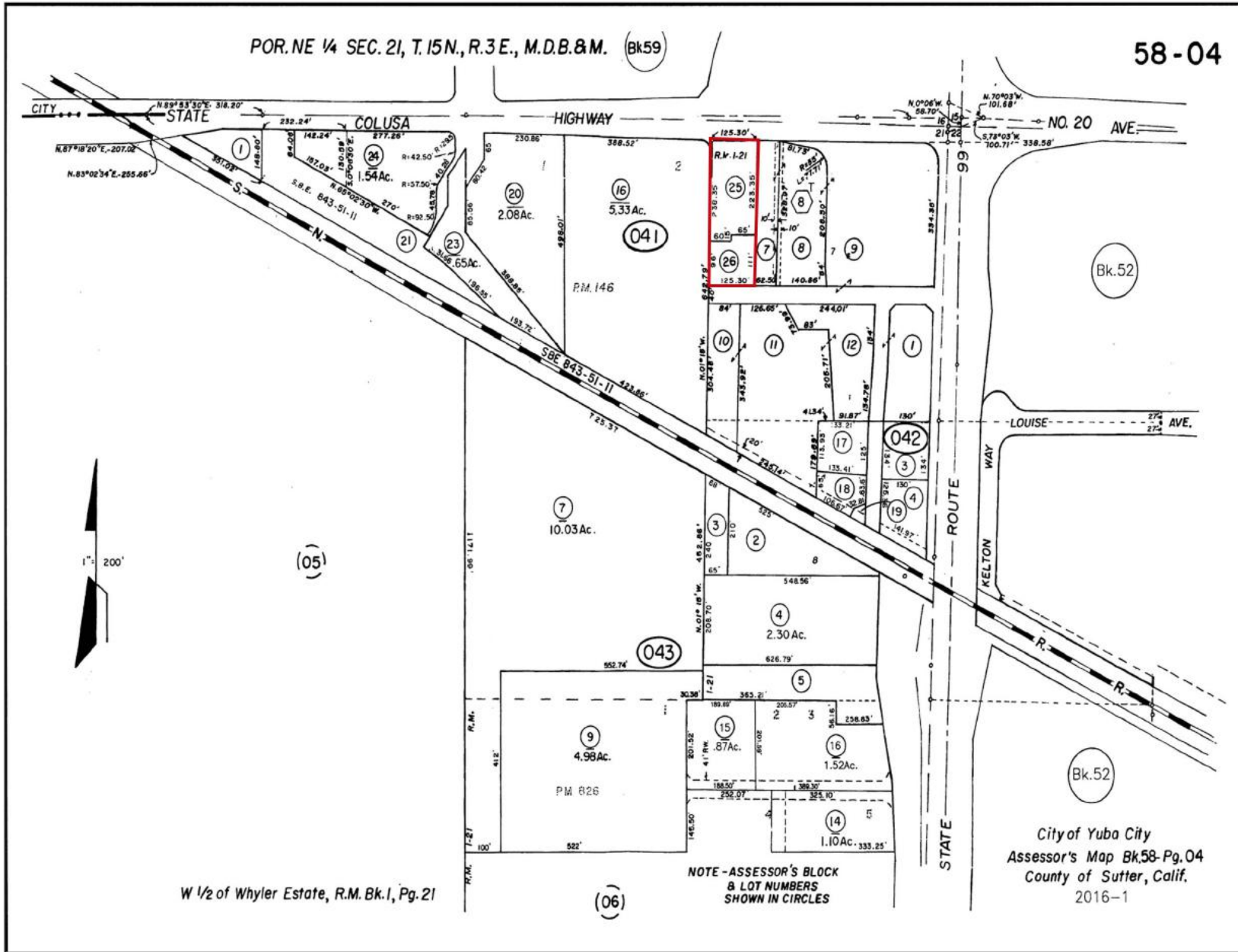


GOLDEN STATE HWY - STATE HIGHWAY 99

1368
Colusa Hwy
Yuba City
CA



PLAT MAP & ZONING



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



VCA Building



Office Building



Back Warehouse



Back Warehouse

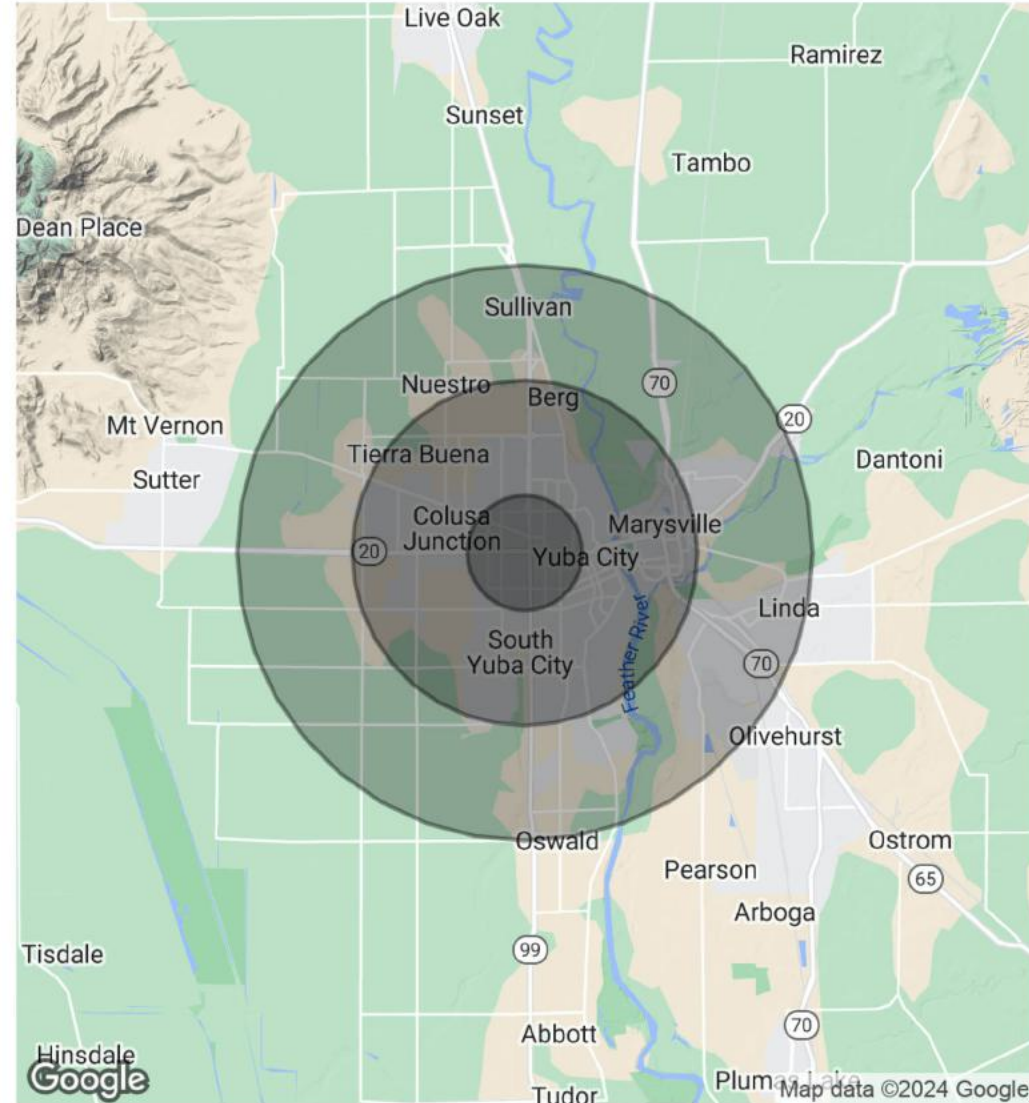
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,191	72,950	104,666
Average Age	36.2	36.8	35.2
Average Age (Male)	34.6	35.1	34.0
Average Age (Female)	37.5	38.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,896	26,758	37,413
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$58,918	\$77,108	\$74,879
Average House Value	\$213,314	\$252,364	\$257,650

RACE	1 MILE	3 MILES	5 MILES
% White	60.4%	62.2%	63.6%
% Black	2.7%	2.3%	2.4%
% Asian	18.3%	16.7%	15.7%
% Hawaiian	0.5%	0.7%	0.6%
% American Indian	1.1%	1.4%	1.4%
% Other	7.4%	6.2%	5.8%

* Demographic data derived from 2020 ACS - US Census



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BROKER INFORMATION

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PROPERTIES