

YUBA SUTTER TRUCK PARKING

3582 RANCHO RD, WHEATLAND, CA 95692

OFFERING
MEMORANDUM



OFFERING HIGHLIGHTS

PRICE \$2,900,000

ZONING General Industrial

PRICE PER FOOT \$6.66 SF

TYPE OF OWNERSHIP Fee Simple

YEAR BUILT 2023

CONDITIONAL USE PERMIT Transferable to new owner

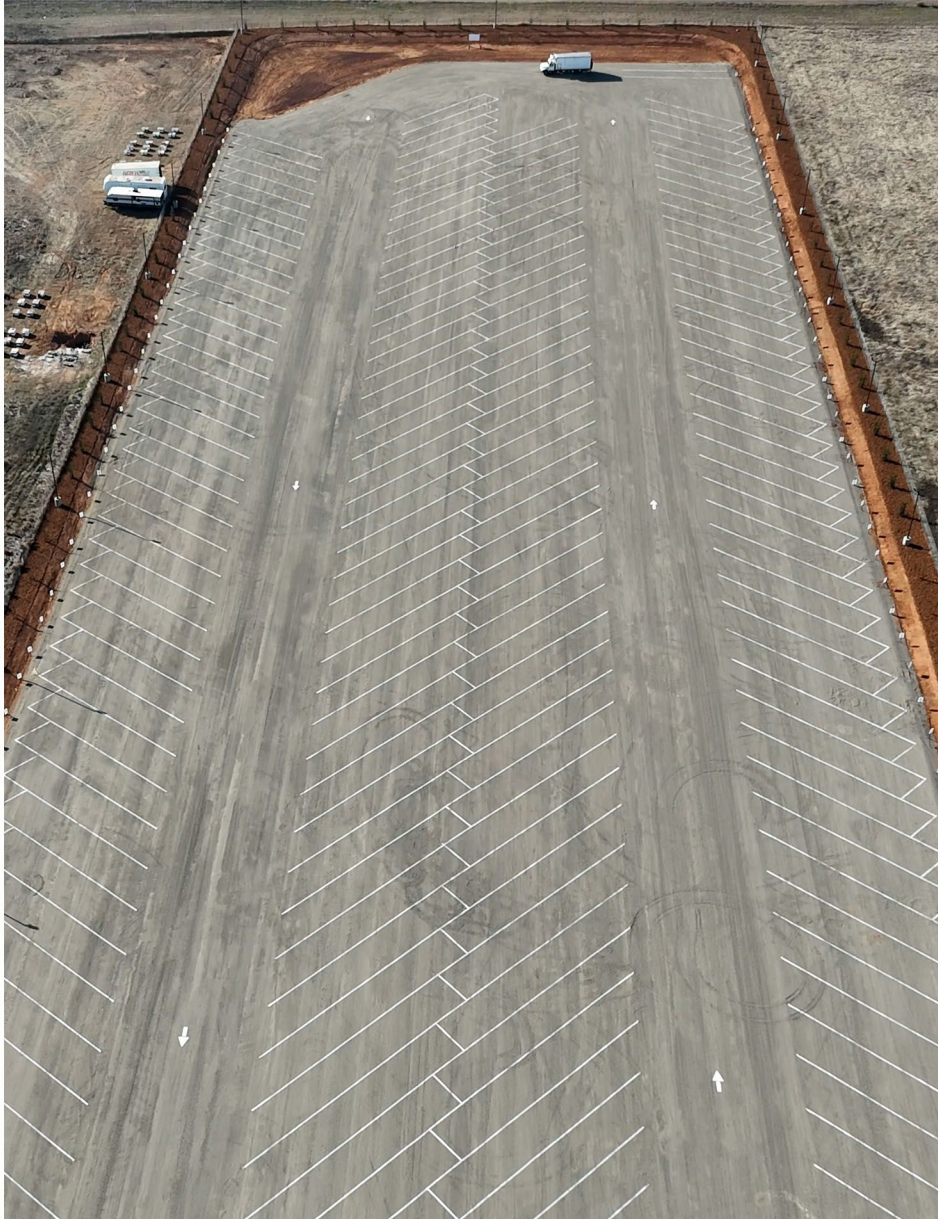
LOT SIZE 10 Acres

TOTAL PRKING SPOTS 229

APN 014-280-070



OFFERING SUMMERY



PROPERTY DESCRIPTION

Yuba Sutter Truck Parking is the premier truck parking facility in Yuba County. The 10-acre fenced facility is located near highways 65 and 70, providing easy access for large commercial and recreational vehicles. The property is configured for 229 parking spaces and features an automated card lock system, video surveillance and fully lit parking lot. Recent improvements total over \$1.3 million.

In February 2024, Yuba County passed an ordinance banning commercial truck parking facilities within the Valley Growth Boundary (VGB) which includes Linda, Olivehurst, Arboga, Plumas Lake, Sports & Entertainment Zone and Rancho Road corridor. This limits future competition. The current conditional use permit (CUP) runs with the land and is transferable to new owners. Excellent opportunity to own a low maintenance investment with the ability to increase rents over time.

PROPERTY HIGHLIGHTS



24/7 Video Surveillance



Well lit parking lot



Fully fenced with card lock access



Convenient location- Positioned near major highways



Low maintenance



Website included: www.yubasuttertruckparking.com

ZONING USE LINK



FINANCIAL INFORMATION




INCOME/EXPENSE	PRO FORMA	
	Monthly	Annual
PG&E	\$ 550	\$ 6,600
Card Lock System	\$ 49	\$ 588
Portable Toilet	\$ 82	\$ 984
Trash	\$ 40	\$ 480
Repairs and Maintenance	\$ 450	\$ 5,400
Insurance	\$ 200	\$ 2,400
Property Taxes	\$ 2,417	\$ 29,000
Estimated Total Expenses	\$ 3,788	\$ 45,452
Pro Forma Income		
	Monthly	Annual
Price Per Spot (Average)	\$ 150	\$ 1,800
Full Capacity	\$ 34,350	\$ 412,200
Vacancy (7%)	\$ 2,405	\$ 28,854
Pro Forma Gross Income	\$ 31,946	\$ 383,346
Pro Forma Net Operating Income	\$ 28,158	\$ 337,894
Pro Forma CAP Rate		12%

LOCATION OVERVIEW MAP



**3582
Rancho Rd
Marysville
CA**

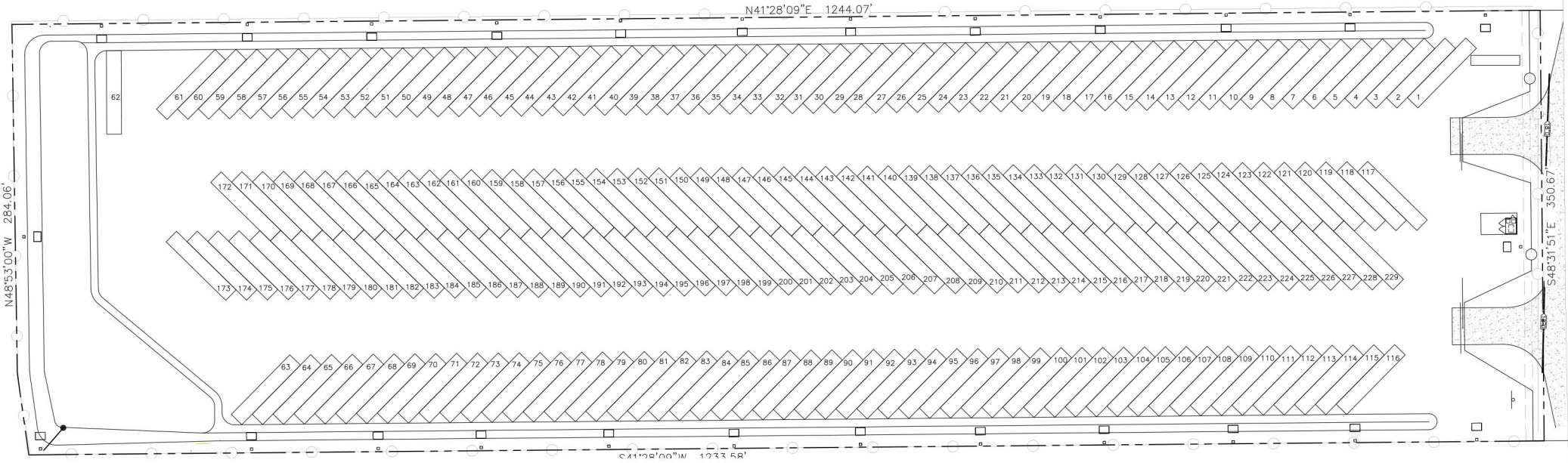
WELCOME TO

PLUMAS LAKE

Hard Rock
HOTEL & CASINO
SACRAMENTO
AT THE METROPOLITAN

 **TOYOTA**
AMPHITHEATRE



SITE MAP



ADDITIONAL PHOTOS



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