

FOR LEASE

# YUBA CITY MARKETPLACE

*±1,300 SF Retail Space Available Now*

1054 HARTER RD, SUITE C YUBA CITY, CA



1054 HARTER RD, SUITE C

SUITE C

# YUBA CITY MARKETPLACE

*Shop space for lease anchored by Home Depot and Walmart Supercenter, offering strong visibility, traffic, and regional draw.*

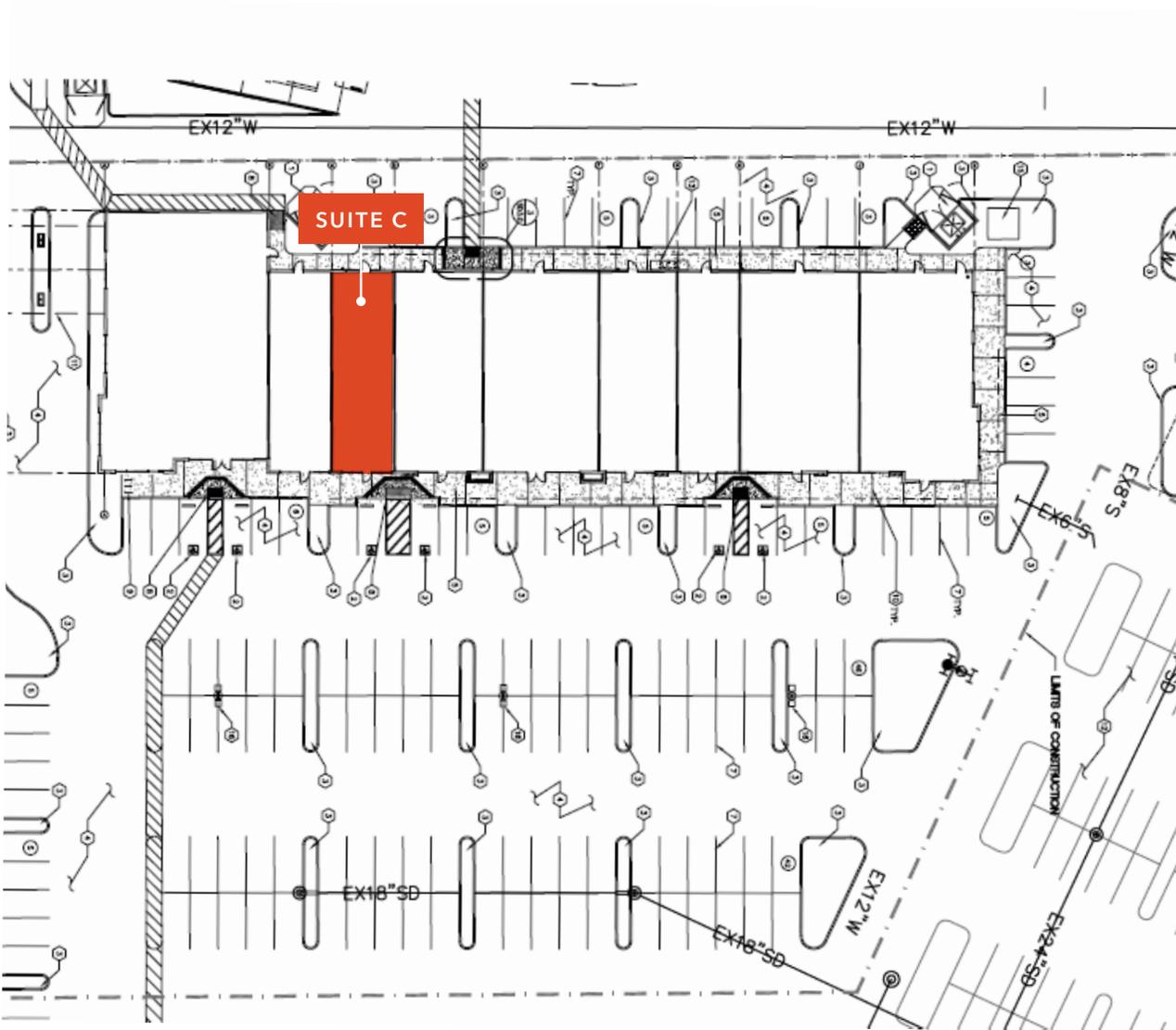
AVAILABLE FOR LEASE

YEAR BUILT	2007
ZONING	Commercial, City of Yuba City
SHOPPING CENTER TYPE	Power Center
ANCHORED BY	Home Depot & Walmart Super Center
SHADOW ANCHORED BY	Ulta Beauty, Sportsman's Warehouse, Michael's Craft Store
NEIGHBORING TENANTS	Chase Bank, Sports Clips, Crumbl Cookies, AT&T, VN Nails, Affordable Dentures, OneMain Financial
PARKING	124 Surface Spaces
POWER	3-Phase, 208Y/120V

**±1,300 SF** **\$2.95/SF**  
AVAILABLE LEASE TYPE, NNN

KIDDER MATHEWS

# SITE PLAN



*±1,300 SF*

AVAILABLE

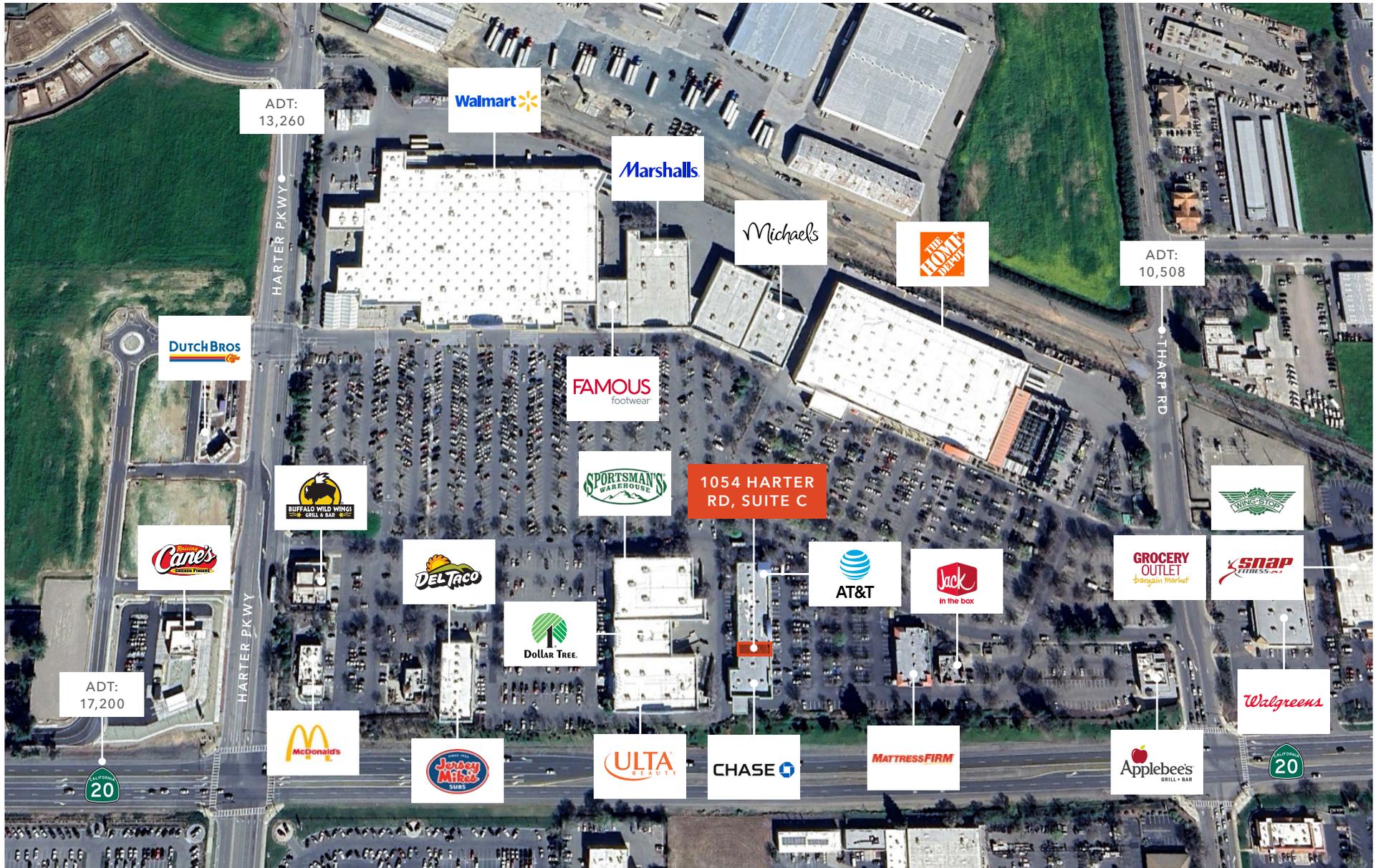
*\$2.95/SF*

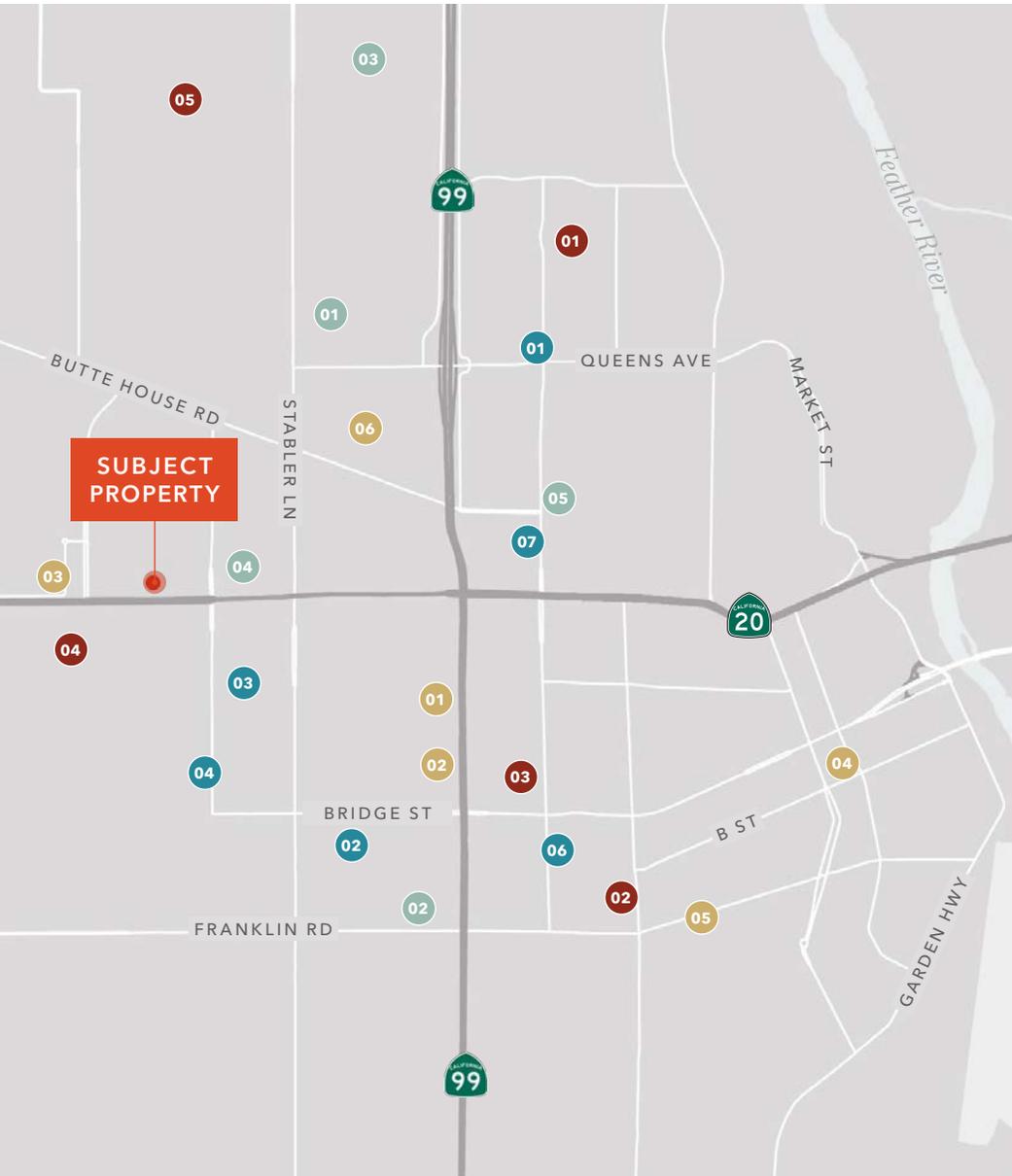
LEASE TYPE, NNN

*NOW*

AVAILABLE







## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 In-N-Out Burger
- 02 Huckleberry's
- 03 Raising Cane's Chicken Fingers
- 04 Sutter Buttes Brewing
- 05 Delish Pizza
- 06 The Refuge Restaurant & Lounge

### SCHOOLS

- 01 April Lane Elementary School
- 02 Yuba City High School
- 03 Gray Avenue Middle School
- 04 River Valley High School
- 05 Sutter Creek Charter Academy

### LIFESTYLE & FITNESS

- 01 Target
- 02 Raley's
- 03 Sam's Club
- 04 Snap Fitness
- 05 Yuba Sutter Marketplace
- 06 Yuba City Racquet Club

### RECREATION & PARKS

- 01 Greenwood Park
- 02 Holly Tree Park
- 03 Regency Park
- 04 Hill Crest Park
- 05 Kingwood Park

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATE	8,906	69,664	99,997
GROWTH 2024-2029	-1.03%	-0.97%	1.14%
GROWTH 2020-2024	0.52%	0.29%	0.87%

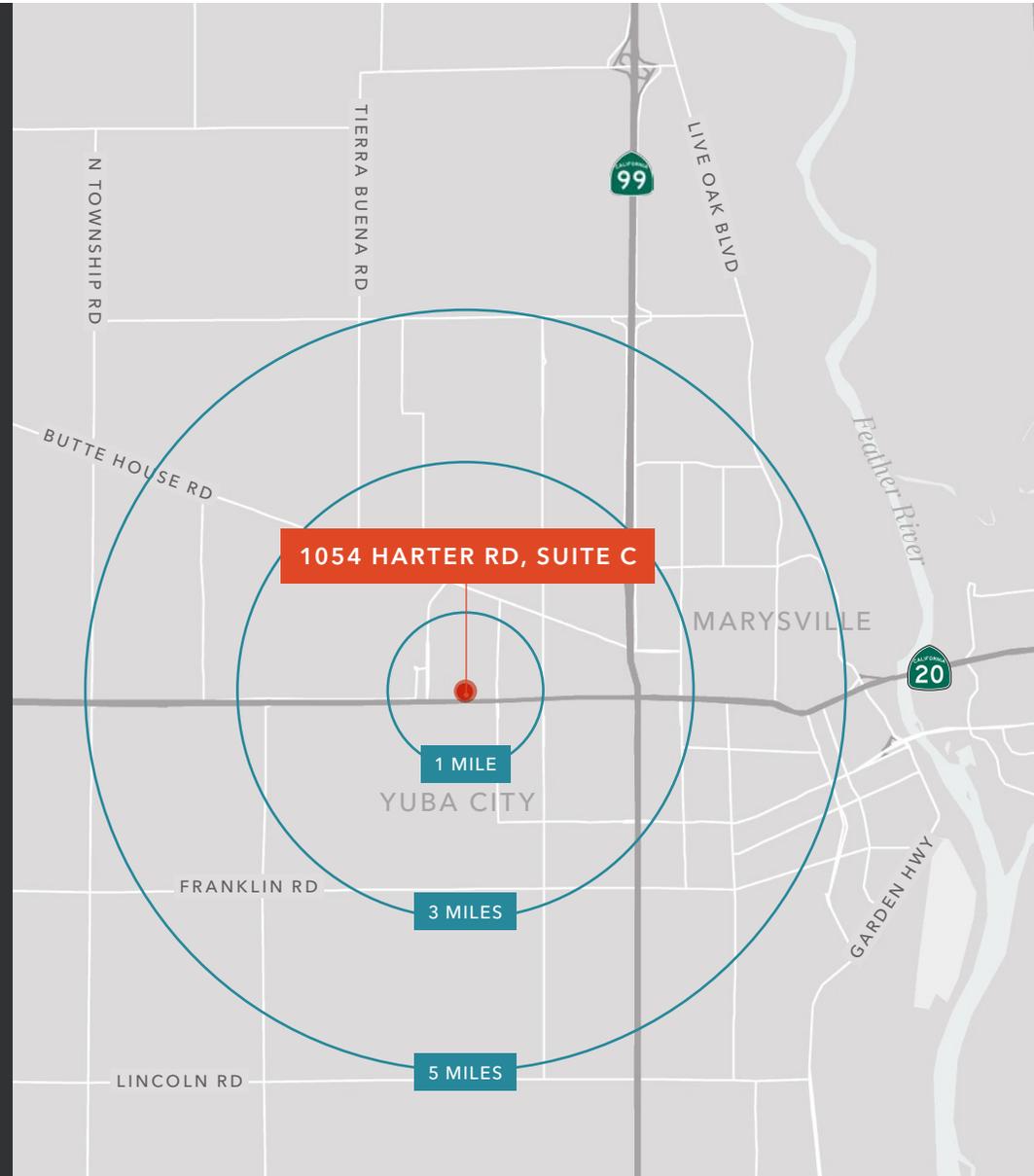
## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$78,504	\$79,570	\$78,802

## 2024 ANNUAL SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL SPECIFIED CONSUMER SPENDING	\$94,526	\$744,930	\$1,056,616
APPAREL	\$5,003	\$39,796	\$56,581
ENTERTAINMENT & HOBBIES	\$13,387	\$107,013	\$152,431
HOUSEHOLD	\$14,374	\$113,198	\$159,387

Data Source: ©2026, Sites USA



# SPECIALIZING IN *RETAIL LEASING & SALES* IN THE GREATER SACRAMENTO REGION

Katie Karkazis has worked in commercial real estate since 2014. She started her career as a market researcher with Voit Real Estate, then became a marketing specialist with Kidder Mathews. She has been a broker since 2023, specializing in industrial sale and leases in the Greater Sacramento Region.

Katie's different roles have shaped her into an agent with a unique and diverse skillset. As a market researcher, she assisted with property valuations, created market reports, composed sale/lease analyses, and executed many other administrative tasks. As a marketing specialist, she prepared proposals, offering memorandums, brochures, social media posts, and helped develop marketing

strategies. During these market-based roles, she worked on all commercial property types and learned the differences between them, allowing her to be even more versatile.

She loves the challenge that each new transaction presents and has a creative way of solving problems. As she enters her 10th year in the industry, she is passionate about delivering excellent results and is eager to add to her growing list of success stories.

When Katie isn't driving around looking at commercial properties, you can find her cooking gourmet meals at home for her family or working on her yard.

KATIE  
KARKAZIS  
Senior Associate



## Recent Transactions



**5130 MADISON LN**  
Sacramento, CA

**25,034**

TOTAL LEASED SF



**2320-2324  
AUBURN BLVD**  
Sacramento, CA

**98,628**

TOTAL SOLD SF



**2800 POWER INN RD**  
Sacramento, CA

**30,100**

AVAILABLE SF  
FOR SALE OR LEASE



## 1054 HARTER RD, SUITE C

*For more information on  
this property, please contact*

KATIE KARKAZIS  
916.462.2080  
katie.karkazis@kidder.com  
LIC N° 02092842

KIDDER.COM

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