

FOR LEASE

900 B STREET SUITE A

3,000 SF Lakeside Restaurant Space

MARYSVILLE, CA



KIDDER.COM

km Kidder
Mathews

900 B ST

FULLY BUILT-OUT LAKESIDE RESTAURANT

Ideal for Mimosas & Breakfast, Steak House, Mexican Cantina, or Sports Bar and Grille

AVAILABLE FOR LEASE

PROPERTY OVERVIEW

ADDRESS	900 B Street, Marysville, CA
ASKING	\$3.00/SF, NNN
UTILITIES	Natural gas, city sewer, 208/120V, 3-phase power
YEAR BUILT	2008
PARKING	5.83/1,000 SF
ADT	24,109 at 9th & B Street
Dedicated turn lane with 2 driveways	
Located at a signalized intersection	

3,000 SF
AVAILABLE

\$3.00/SF
LEASE RATE (SF/MO)

KIDDER MATHEWS



*±3,000 SF Lakeside Restaurant
Space that Consists of:*

Full commercial kitchen

Large bar top with backlit glass shelving, beer taps, under counter refrigeration and drains, and a hand wash station

High ceilings

Open dining room with lots of natural light

Two restrooms

Patio, lakeside dining

POS and hostess station

Hookups for multiple televisions

Two dish wash stations and dishwasher

Walk in freezer and walk in fridge

Six burner gas stove and oven with hood plus two additional, single-burner gas stoves.

Stainless steel commercial ice maker



NEARBY DEVELOPMENTS & CITY IMPROVEMENTS

LAKE ELLIS PARK

The City of Marysville approved Plans for a new, 8-foot-wide walking path around Ellis Lake in July 2025, an improvement that will enhance the Subject Properties appeal. The completion of the project is still to be determined at the time of the creation of this brochure.

LAKE ELLIS MAINTENANCE CONTRACT

The City of Marysville has recently selected Solitude Lake Management to provide annual lake maintenance for Ellis Lake, an effort that has allowed the lake to reopen for public use and enjoyment.

B STREET PROJECT

B Street & 12th Street will get a new 75,000 SF commercial development with a 62,620 SF, 4 story hotel with a 2,500 SF event center, a 2,500 SF quick service restaurant, and a 16,000 SF retail/market space. Businesses going into the complex are Grocery Outlet, Starbucks, and a Hyatt Studios Hotel. Construction is underway.

DEMOGRAPHICS

POPULATION

	2 Mile	3 Miles	5 Miles
2024 ESTIMATE	28,104	65,598	123,253
GROWTH 2024 - 2029	6.34%	4.63%	3.49%
GROWTH 2020 - 2024	4.71%	3.96%	3.32%

HOUSEHOLD INCOME

	2 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$59,962	\$64,649	\$77,233

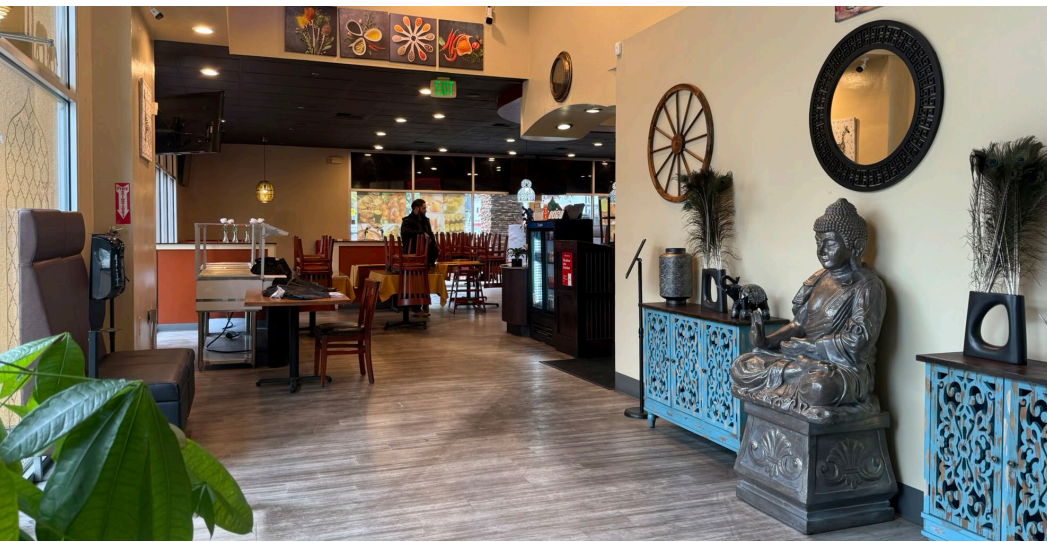
2024 ANNUAL SPENDING

	2 Mile	3 Miles	5 Miles
TOTAL SPECIFIC CONSUMER SPENDING	\$259,468,000	\$262,317,000	\$1,280,060,000
FOOD AWAY FROM HOME	\$29,106,000	\$69,032,000	\$137,363,000
ALCOHOLIC BEVERAGES	\$4,479,000	\$10,460,000	\$20,598,000
ENTERTAINMENT	\$7,129,000	\$18,011,000	\$36,483,000
APPAREL	\$14,904,000	\$35,286,000	\$69,291,000

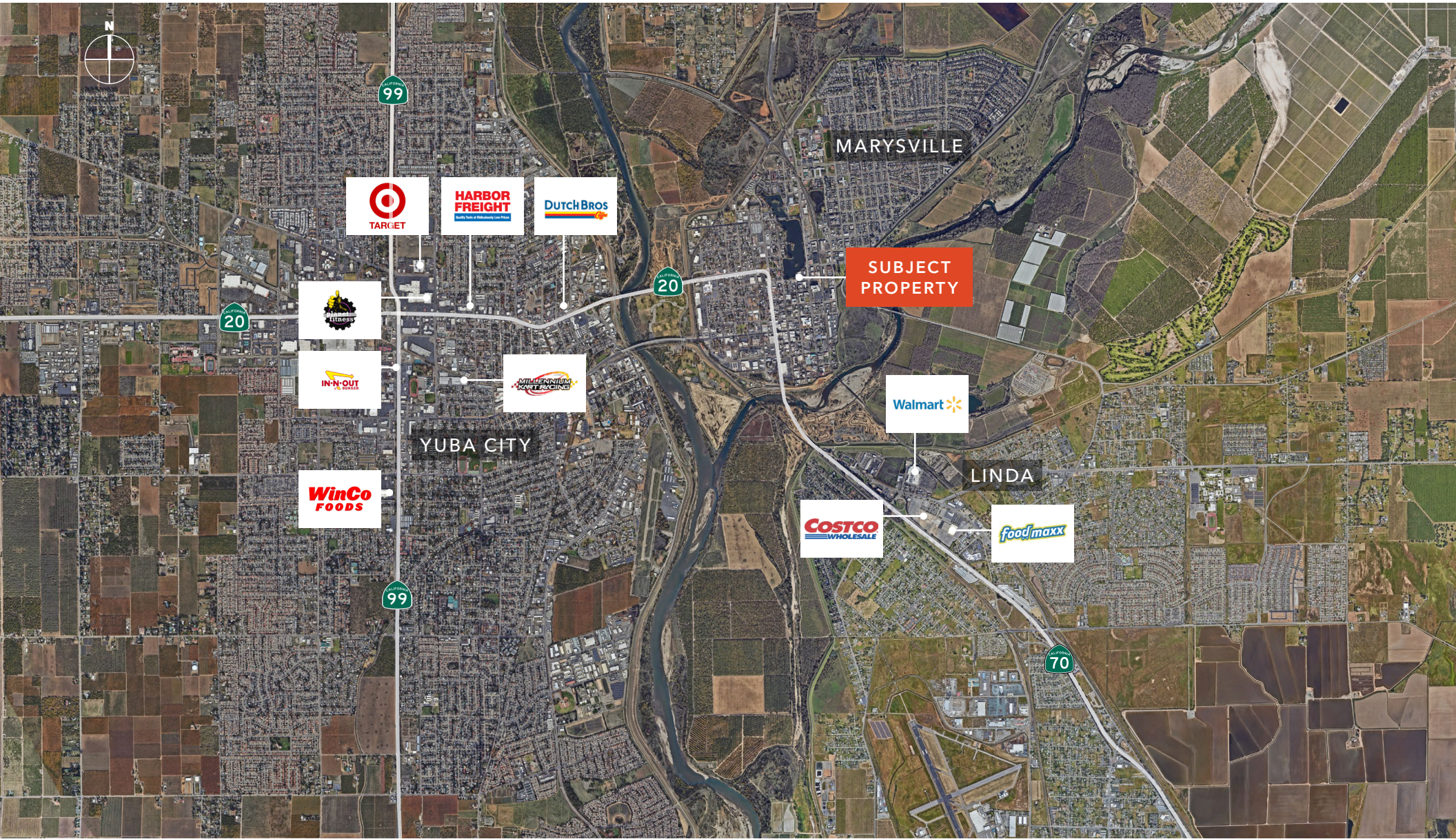
Data Source: ©2025, Costar













900 B STREET

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