

**FOR
OR SALE
LEASE**

**401 E STREET,
MARYSVILLE, CA**

**+/- 3,120 SQ.FT FREESTANDING
TWO STORY
RESTAURANT/OFFICE BUILDING**

**SUMMER
SPECIAL
LEASE
RATE!**

YOUR NAME HERE

**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

FREESTANDING TWO-STORY RETAIL/OFFICE BUILDING

AVAILABLE	SIZE	ASKING PRICE	SPACE NOTES
2nd Gen Restaurant	+/- 1,180 SF	\$1.50 PSF (NNN's = \$0.50 PSF)	Equipped with type 1 & type 2 hood systems, 3 comp sink, walkins
Upstairs Office	+/- 1,940 SF	\$1.00 PSF (NNN's = \$0.50 PSF)	Upstairs Office with LVT floors, small kitchenette & two restrooms.
Entire Building - FOR LEASE	+/- 3,120 SF	\$1.25 PSF (NNN's = \$0.50 PSF)	Vacant Freestanding Two-Story Retail/Office Building.
Entire Building - FOR SALE	+/- 3,120 SF on a 0.092 AC parcel	\$624,000.00	Vacant Freestanding Two-Story Retail/Office Building.

• **Prime Marysville Location:**

- Located in the heart of Marysville, CA, offering high visibility and significant foot traffic in the thriving Sutter-Yuba area.
- Monument Signage is available to be leased individually.

• **Retail-Ready First Floor:**

- The 1,180 sq ft ground floor restaurant with Type 1 & II hood system, 3 compartment sink, reach-in fridge & freezer.

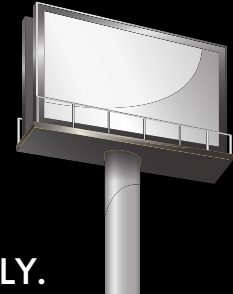
• **Modern Office Space on Second Floor:**

- The second floor offers 1,940 sq ft office space with abundant natural light, LVT floors, kitchenette, and two restrooms.

• **Ideal for Business Growth:**

- C-3 zoning - the property is well-suited for a wide range of uses.
- Its strategic position ensures excellent visibility and accessibility, making it an attractive location for diverse business opportunities in a growing region.

MONUMENT SIGNAGE AVAILABLE

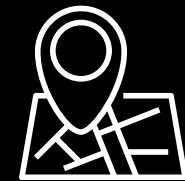


THE SIGNAGE CAN BE LEASED INDIVIDUALLY.

STRONG TRAFFIC COUNTS



STATE RTE 70 & 4TH ST: 43,022 ADT



**PROPERTY ZONING: C-3
GENERAL COMMERCIAL DISTRICT
YUBA COUNTY**

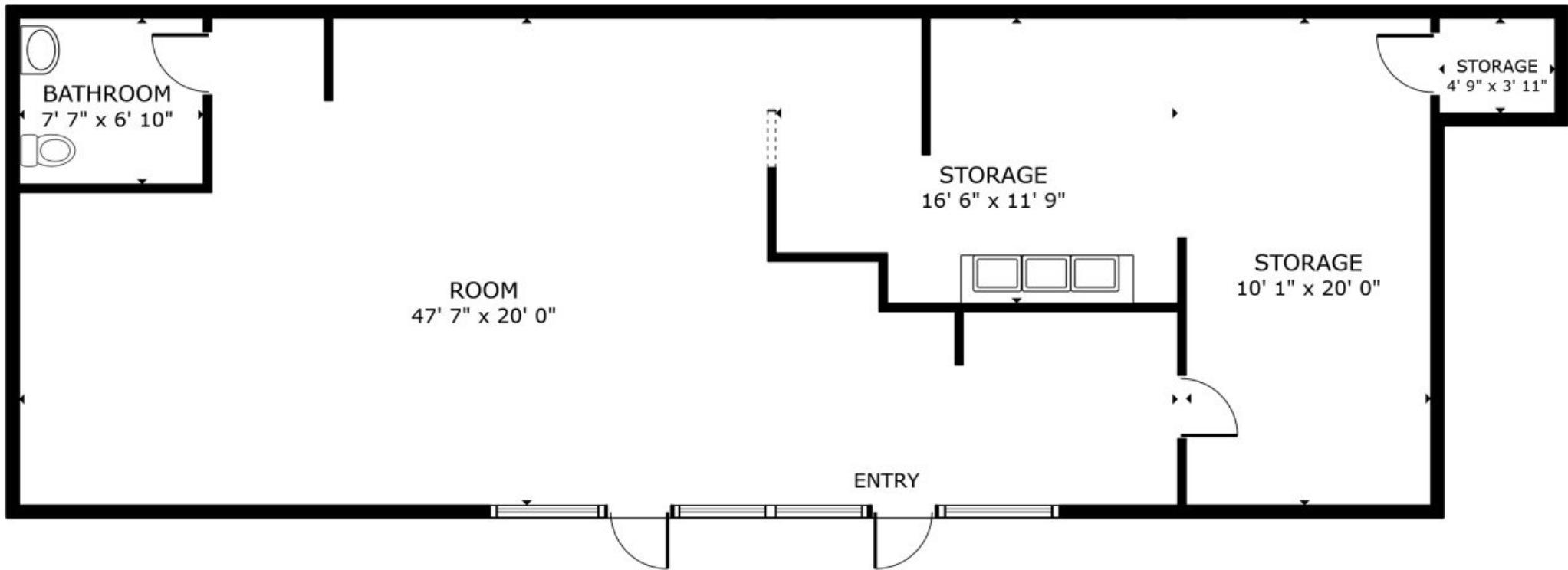
FLOOR PLAN

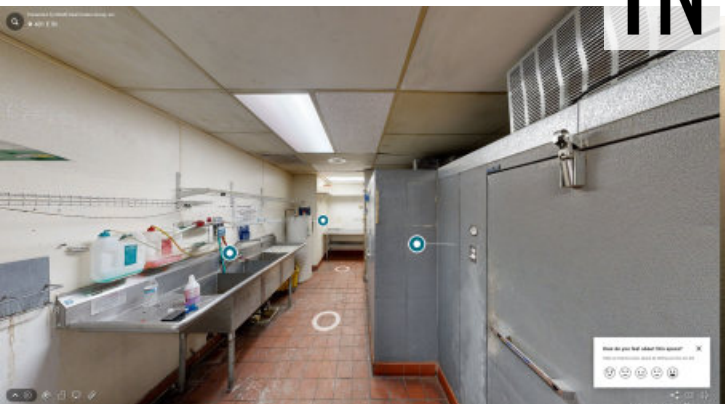
2ND GEN RESTAURANT

SIZE: +/- 1,180 RSF

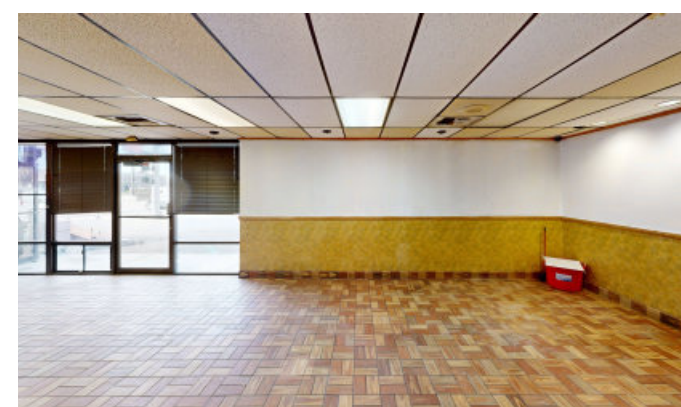
LEASE RATE: \$1.50 PSF

(NNN's = \$0.50 PSF)





INTERIOR PICTURES



FLOOR PLAN

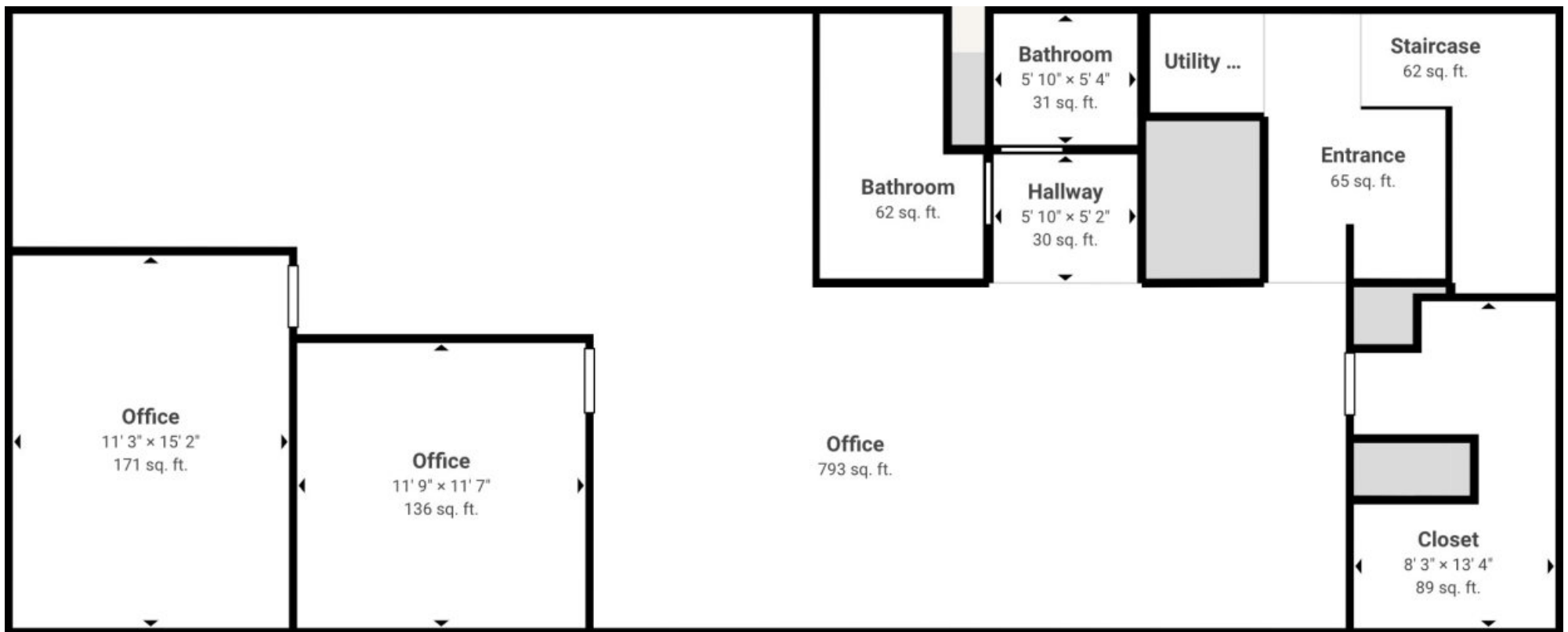
UPSTAIRS OFFICE

SIZE: +/- 1,940 RSF

LEASE RATE: \$1.00 PSF

(NNN's = \$0.50 PSF)

3D Tour
Click Here





INTERIOR PICTURES

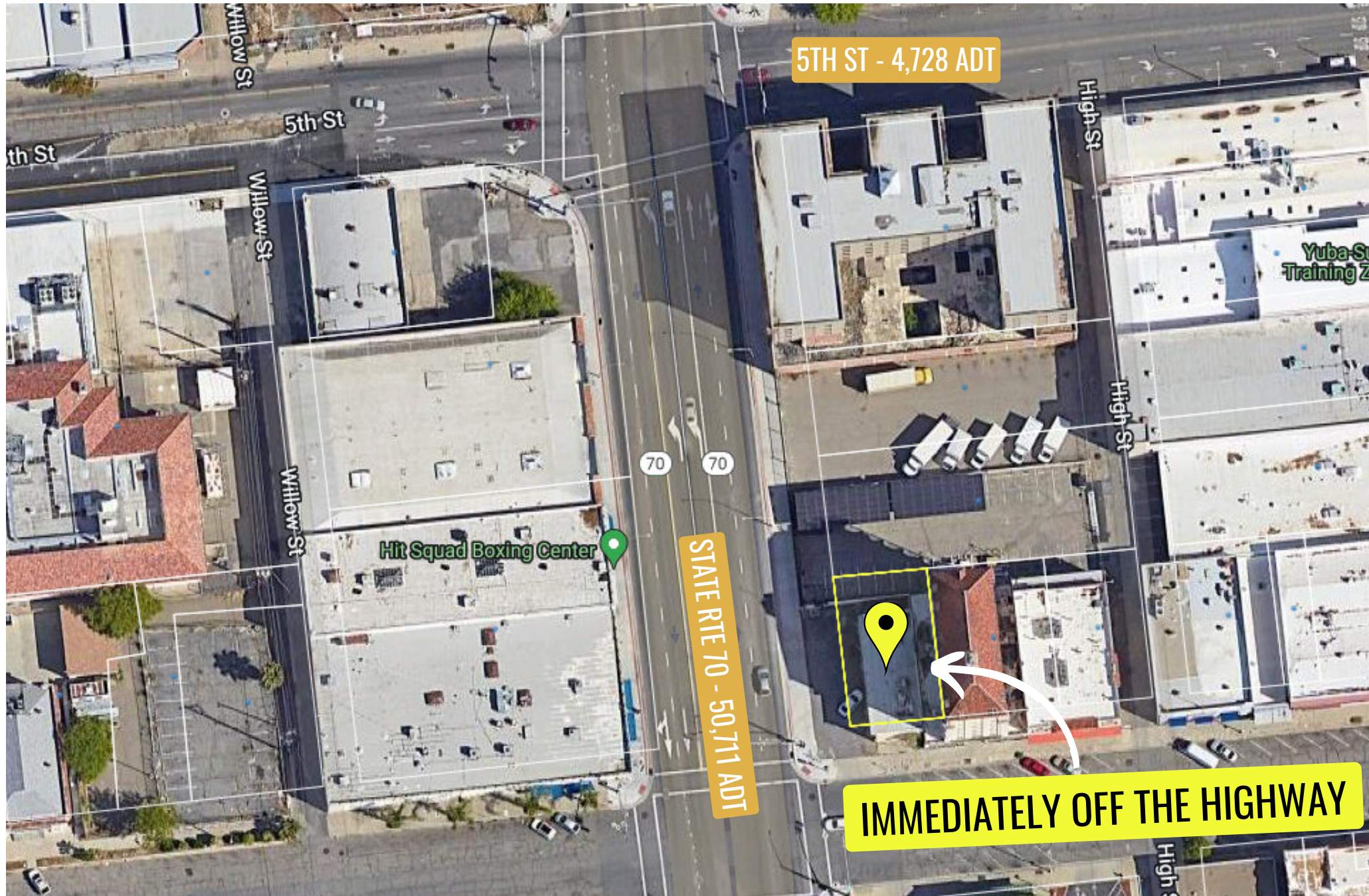


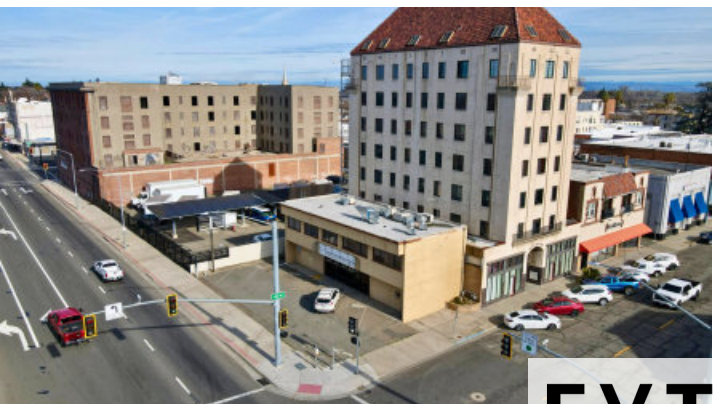
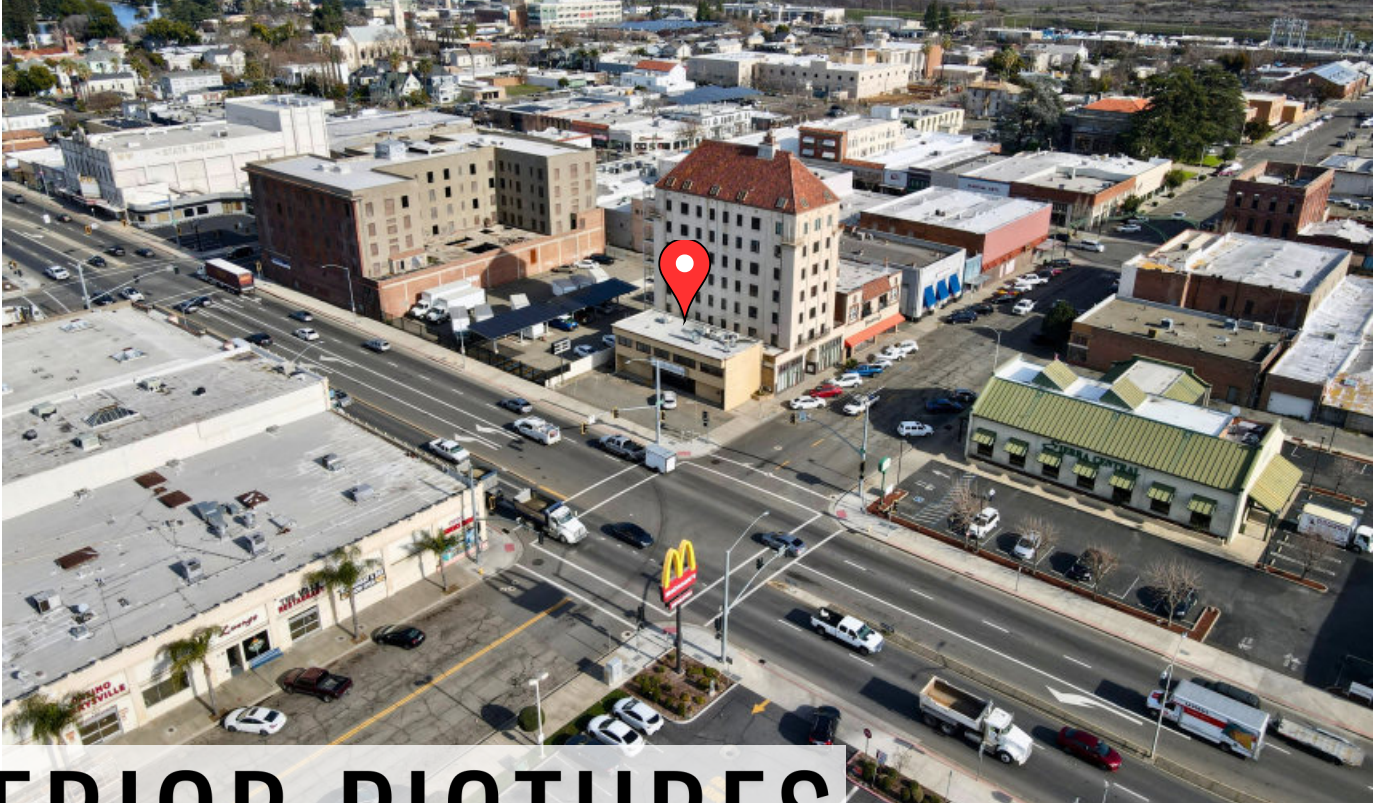
TRAFFIC COUNTS

APN #010-176-011-000

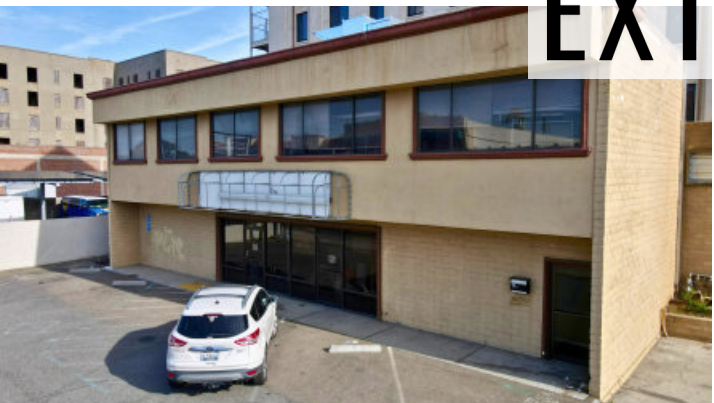
+/- 4,023 SF PARCEL

ZONING: C-3 - GENERAL COMMERCIAL DISTRICT - YUBA COUNTY





EXTERIOR PICTURES

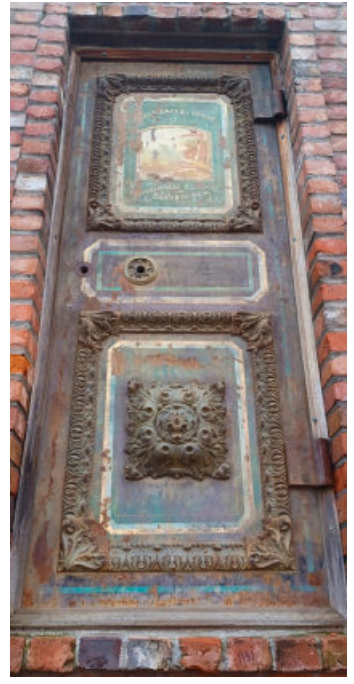
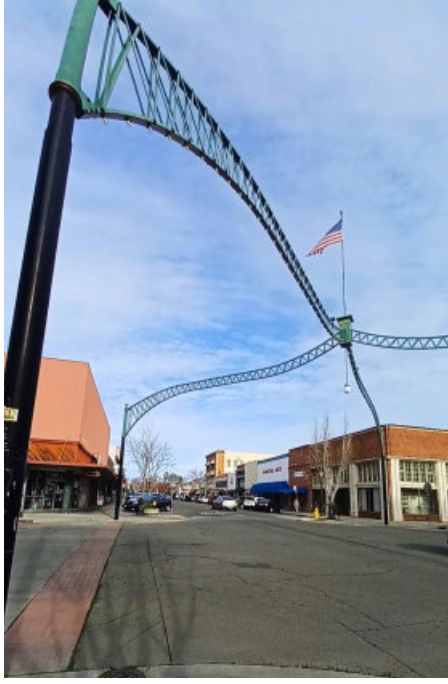


HISTORIC MARYSVILLE, CA

THE PROPERTY IS ADJACENT TO THE HISTORIC DISTRICT.

THIS LOCATION IS ADVANTAGEOUS DUE TO ITS PROXIMITY TO THE SHOPPING AND DINING DISTRICT, OFFERING EASY ACCESS TO THE AMENITIES AND CULTURAL HERITAGE OF THE AREA.

BEING NEAR THE HISTORIC DISTRICT NOT ONLY CONNECTS RESIDENTS AND VISITORS TO MARYSVILLE'S HISTORICAL ROOTS BUT ALSO PLACES THEM AT THE HEART OF THE CITY'S CONTEMPORARY COMMUNITY LIFE.



HISTORIC DISTRICT NEARBY BUSINESSES



4th St



DEMOGRAPHIC SUMMARY REPORT

401 E STREET, MARYSVILLE, CA 95901



POPULATION 2023 ESTIMATE

1-MILE RADIUS 6,418
3-MILE RADIUS 73,832
5-MILE RADIUS 126,113

POPULATION 2028 PROJECTION

1-MILE RADIUS 6,761
3-MILE RADIUS 77,377
5-MILE RADIUS 131,785



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$53,586.00
3-MILE RADIUS \$66,446.00
5-MILE RADIUS \$78,924.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$39,083.00
3-MILE RADIUS \$50,387.00
5-MILE RADIUS \$58,870.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,111	55,543	90,552
BLACK	331	3,199	4,759
HISPANIC ORIGIN	2,443	28,014	42,187
AM.INDIAN & ALASKAN	243	2,160	3,468
ASIAN	335	8,010	19,440
HAWAIIAN/PACIFIC ISLAND	47	395	618
OTHER	351	4,524	7,276



Kimberly Morphis

VICE PRESIDENT

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