



# AVAILABLE FOR SALE

609 C STREET, 219 & 225 6TH ST • MARYSVILLE, CA 95901



**COLDWELL BANKER  
COMMERCIAL**

Valley Brokers

**\$765,000**

**Commercial**

**FLORES COMMERCIAL TEAM**  
**(530) 237-3512 DRE: #01808358, #02185472**

# *Offering Memorandum*

## **609 C STREET, 219 & 225 6TH ST**

• **MARYSVILLE, CA 95901**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Coldwell Banker Commercial. Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



**(530) 237-3512**  
**DRE: #02185472**  
**DRE: #01808358**





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# FINANCIAL SUMMARY (3 BUILDINGS COMBINED)

609 C St., 219 & 225 6th St.  
Marysville, CA 95901

(530) 237-3512

NATE FLORES DRE: #02185472

DAN FLORES DRE: #01808358



**Price:**  
**\$790,000**



**Lot Size:**  
**18,969 sqft**



**Year Built:**  
**1961, 1969**



**Building Sqft:**  
**13,270**  
(3 buildings combined)



## PROPERTY INFORMATION

**APN:** 010-183-010, 010-183-011

**Zoning** C-2

**Parking Lot:** Street Parking

**Details** City water, City sewer, Very near Hwy. 70/Hwy. 20, High traffic count - Partially Leased - 3 buildings combined

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**DAN FLORES DRE: #01808358**

# RETAIL MAP

609 C STREET, 219 & 225 6TH STREET MARYSVILLE, CA, 95901



COMING SOON

Adventist Health  
and Rideout





# AERIAL



(530) 237-3512

NATE FLORES DRE: #02185472

DAN FLORES DRE: #01808358



# AERIAL

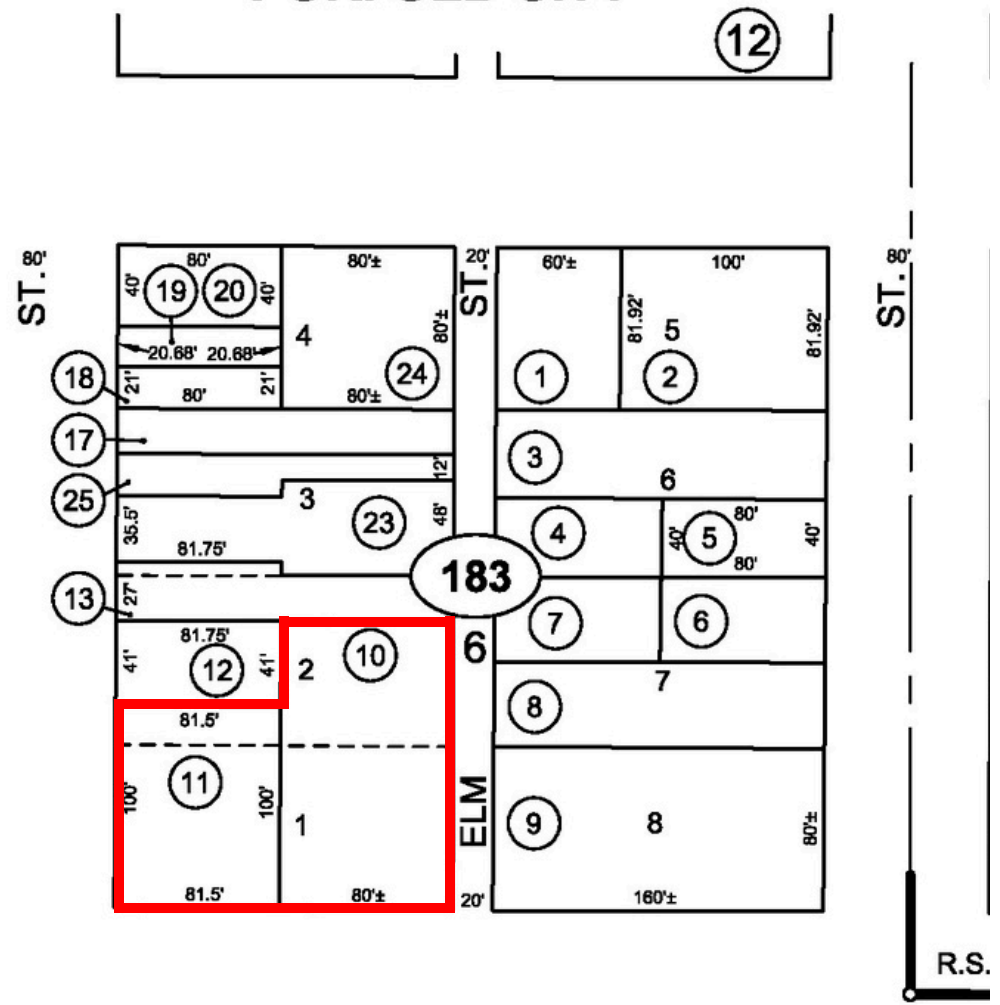
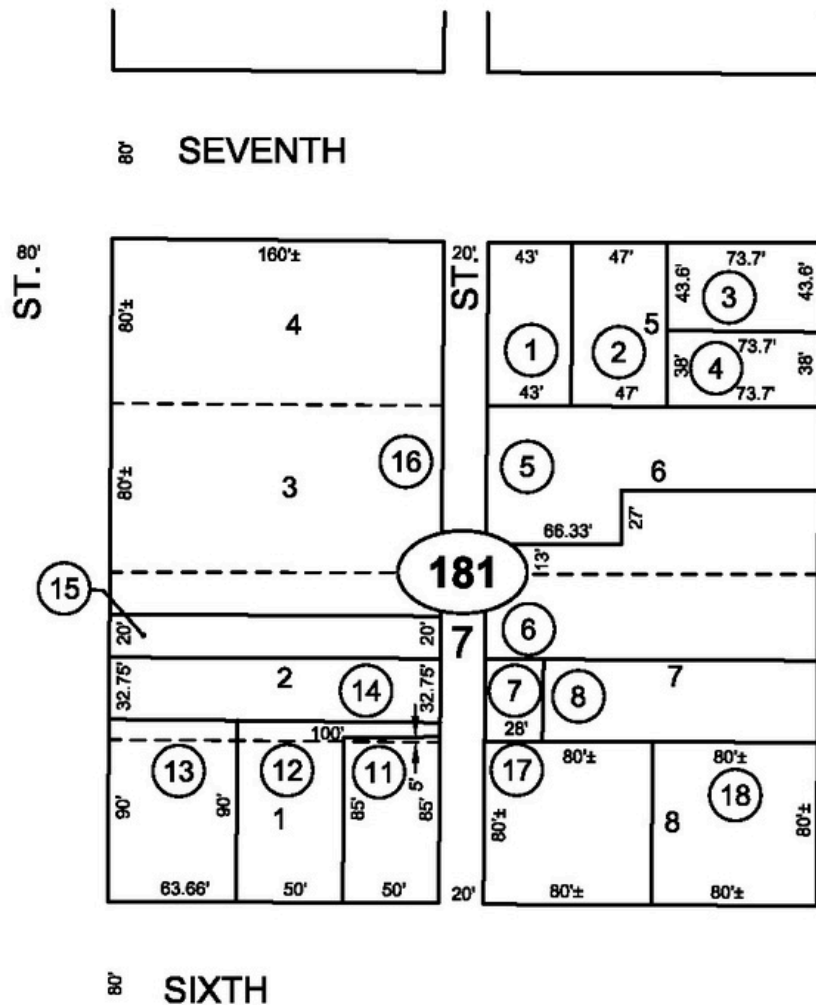


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# PARCEL MAP



# DEMOGRAPHIC SUMMARY

609 C STREET, 219 & 225 6TH ST MARYSVILLE, CA, 95901

**Yuba City MSA (Marysville included) is in excess of 150,000 people.**







# MARYSVILLE, CA



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COMMERCIAL**  
Valley Brokers

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**DAN FLORES DRE: #01808358**

## **Flores Commercial Team**

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