

TOWN & COUNTRY CENTER
1021 BRIDGE STREET
COLUSA, CA

FOR SALE OR LEASE
19,104 SF RETAIL ANCHOR SUITE

ETHAN CONRAD
PROPERTIES INC.

AVAILABLE

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ETHAN CONRAD PROPERTIES, INC
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ANCHOR SPACE OPPORTUNITY:

The available 19,104 SF anchor space offers one of the largest contiguous retail opportunities in Colusa County. Located at the highly visible Town & Country Center along Highway 20/Bridge Street, this space benefits from excellent exposure, abundant parking, and strong co-tenancy with Sav Mor Foods, DMV, AutoZone, Chevron, Burger King, and Subway.

This former Rite Aid is ideally configured for a wide variety of retail, service, and community-oriented uses. Its large floor-plate, convenient ingress/egress, and proximity to dense residential neighborhoods make it an attractive option for both national and regional tenants seeking a central hub in the Colusa trade area.

FEATURES:

- 19,104 SF anchor suite available for sale or lease
- Excellent exposure and ingress/egress on Bridge Street/ Hwy 20
- Tenants include Autozone, DMV, Burger King, Chevron and Subway
- Abundant parking
- Pylon signage available

LEASE RATE:

19,104 SF \$18,149.00 (\$0.95 PSF, NNN)

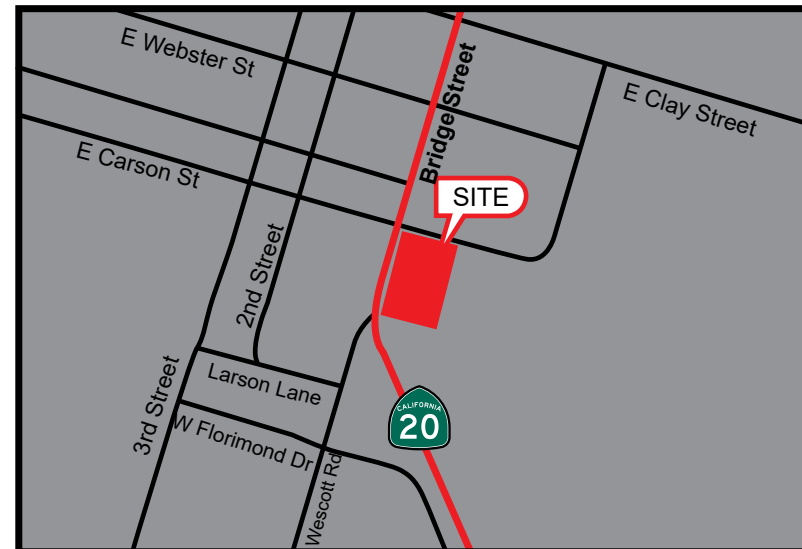
NNN costs are approximately \$0.25 PSF.

PURCHASE PRICE:

\$1,700,000.00 (\$89.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,109	86,154	113,553
2025 Average HH Income:	\$111,391	\$103,553	111,370
Traffic Count @ Bridge Street:	±5,161		



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MARKET POSITIONING & HIGHLIGHTS:

- **Regional Draw:** Town & Country Center is strategically positioned along Highway 20, the primary east–west corridor connecting Yuba City, Williams and Interstate 5
- **Established Trade Area:** The center benefits from consistent daily traffic from both local residents and regional commuters traveling through Colusa County
- **Anchor Strength:** Existing anchors (Sav Mor Foods, DMV, AutoZone) provide strong, steady customer traffic and synergy for complimentary retail users.

LEASING OR OWNER/USER PURCHASE ADVANTAGES:

- **Flexible Deal Structures:** Both purchase and lease options available, accommodating owner–users, value-add investors, and
- **Competitive Lease Rates:** Attractive \$0.95 PSF/month, very low NNNs at \$0.25 PSF/month, offering affordable occupancy
- **Value-Add Pricing for Investors:** \$89 PSF asking price—well below replacement cost—presents a compelling value-add or owner/user acquisition opportunity

RETAIL & CONSUMER DEMAND DRIVERS:

- **Growing Consumer Base:** Colusa County’s population has experienced steady growth, supported by an influx of new housing developments in the region.
- **High Household Income:** Average household incomes in the 3–5 mile trade area exceed \$100,000, supporting discretionary retail, dining, and service tenants.
- **Service Gaps:** Retail demand studies highlight opportunities for quick-service restaurants (QSRs), fitness operators, medical services, and value-oriented soft goods retailers.

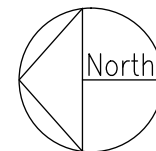
REGIONAL GROWTH & INFRASTRUCTURE:

- **Colusa Casino Resort Expansion:** Recent investment continues to drive tourism and transient retail demand with national and regional concepts of various consumer goods, service and experiential retail.
- **Highway 20 Corridor Improvements:** Planned roadway enhancements expected to increase traffic counts and visibility for the center.
- **Residential Pipeline:** Several new single-family and multifamily housing projects within a 10-mile radius will strengthen long-term retail demand.

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SITE PLAN



STATE HWY 20 - 12,500 VPD

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