

601 Pumas Street—Downtown Yuba City

PRICE REDUCED!



FOR SALE

**Investment Opportunity For Sale**

**PRIME Downtown Yuba City Location**

**-Highly Visible! Fully Occupied!**

**-Hard Corner Signalized Intersection!**

**-Approximately 15,676 vehicles per day on Bridge Street  
and 598 average per hour on Plumus Street! (YC-2019)**

**MEAGHER & TOMLINSON**

PLEASE CONTACT:

**Zac Repka, Senior Associate**

(530)870-7778—zac@wmmt.com DRE 01451649

**Fred Northern, Senior Broker Associate**

(530)701-5216—fred@wmmt.com DRE 01075027

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.





**601 Plumas Street—Yuba City, CA**

**-\$6,789 per month in RENT!!**

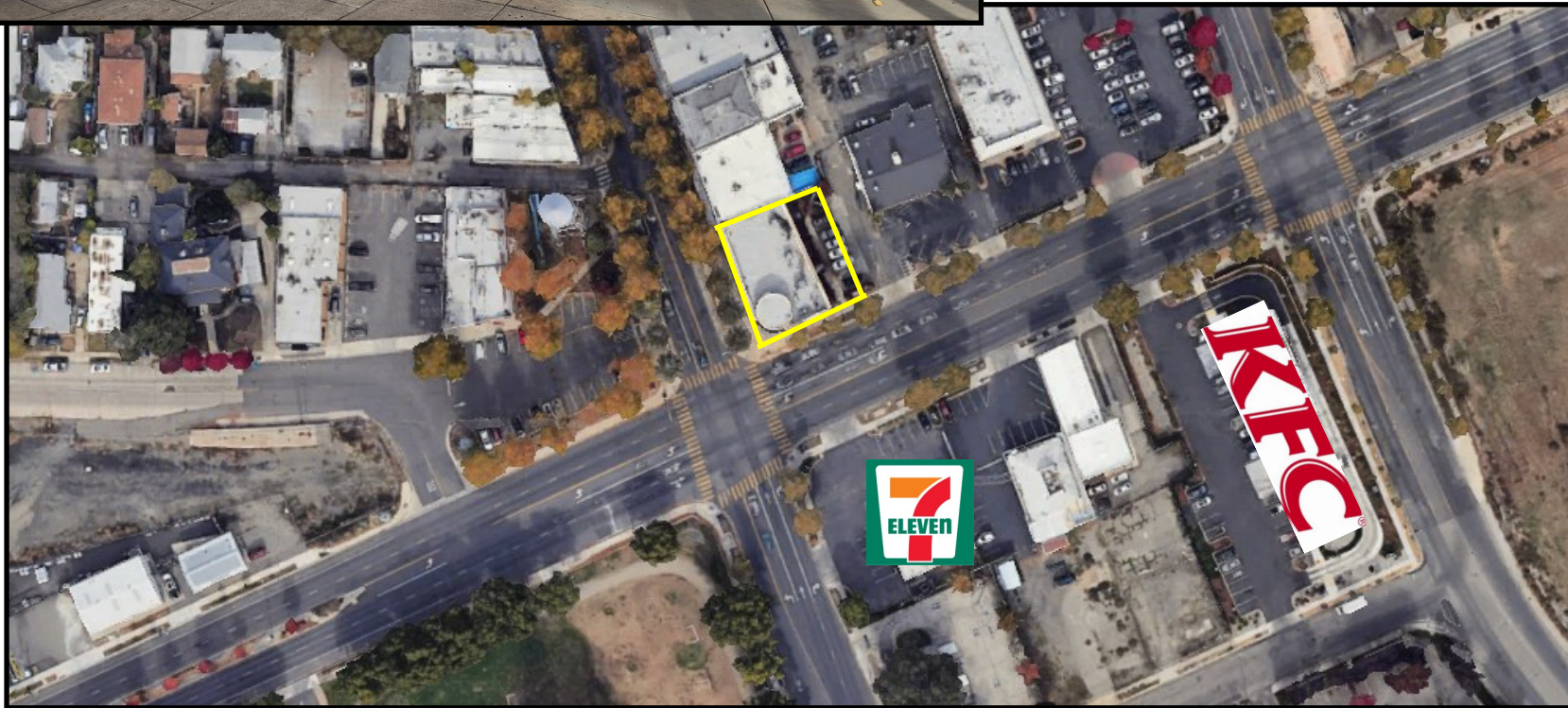
-Low pricing at \$251 per square foot.

-Approximately 4,780 square feet. One-quarter acre parcel

<u>-3 Tenants</u>	<u>Square Ft.</u>	<u>Rent</u>	<u>Exp.</u>	<u>Option</u>
- Dhillon's Pizza	(1,663 sf+/-)	\$3,184 /mo.	5-31-26	5 yr.
- The Art of Fades	(1,595 sf+/-)	\$2,060 /mo.	7-31-26	3 yr.
- Ortiz Dress Shop	(1,300 sf+/-)	\$1,545 /mo.	12-12-27	None

-Parking and Trash Enclosure on the East side of parcel.

Sale Price: ~~\$1,200,000~~ **NOW ONLY \$1,099,000**



The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



## SALE COMPARABLES

<p><b>1</b> 1208 Colusa Ave <span style="float: right;"><b>SOLD</b></span></p> <p>Yuba City, CA 95991</p> <p>Sale Date Mar 5, 2024            Sale Price \$2,459,500            Price/SF \$401.88            Parcels 52-013-007            Comp ID 6689270            Comp Status Research Complete</p> <p style="text-align: right;">Sutter</p> <p>Type 2 Star Retail Restaurant (Neighborhood Center)            GLA 6,120 SF            Land Acres 0.39 AC            Land SF 16,988 SF            Sale Condition Sale Leaseback, Bulk/Portfolio Sale</p> 
<p><b>2</b> 920 Colusa Ave <span style="float: right;"><b>SOLD</b></span></p> <p>Yuba City, CA 95991</p> <p>Sale Date Jan 12, 2024            Sale Price \$2,300,000            Price/SF \$328.57            Parcels 52-020-004            Comp ID 6648927            Comp Status Research Complete</p> <p style="text-align: right;">Sutter</p> <p>Type 2 Star Retail Retail Building            Year Built 1964            GLA 7,000 SF            Land Acres 0.76 AC            Land SF 33,106 SF            Zoning C3</p> 
<p><b>3</b> 1655 Colusa Hwy - Parcel 3 <span style="float: right;"><b>SOLD</b></span></p> <p>Yuba City, CA 95993</p> <p>Sale Date Oct 2, 2023            Sale Price \$2,006,500            Price/SF \$269.33            Parcels 59-010-107, 59-010-109, 59-010-111            Comp ID 6545019            Comp Status Research Complete</p> <p style="text-align: right;">Sutter</p> <p>Type 3 Star Retail Freestanding (Neighborhood Center)            Year Built 2007            GLA 7,450 SF            Land Acres 0.62 AC            Land SF 27,007 SF            Zoning C-3</p> 
<p><b>4</b> 1265 Hunn Rd <span style="float: right;"><b>SOLD</b></span></p> <p>Yuba City, CA 95991</p> <p>Sale Date Aug 3, 2023            Sale Price \$2,110,000            Price/SF \$299.09            Parcels 26-080-044            Comp ID 6518704            Comp Status Research Complete</p> <p style="text-align: right;">Sutter</p> <p>Type 2 Star Retail Storefront Retail/Office            Year Built 2021            GLA 7,055 SF            Land Acres 0.71 AC            Land SF 31,127 SF</p> 



The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.