

FOR SALE

601 Pumas Street—Downtown Yuba City



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 Plumás 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!!

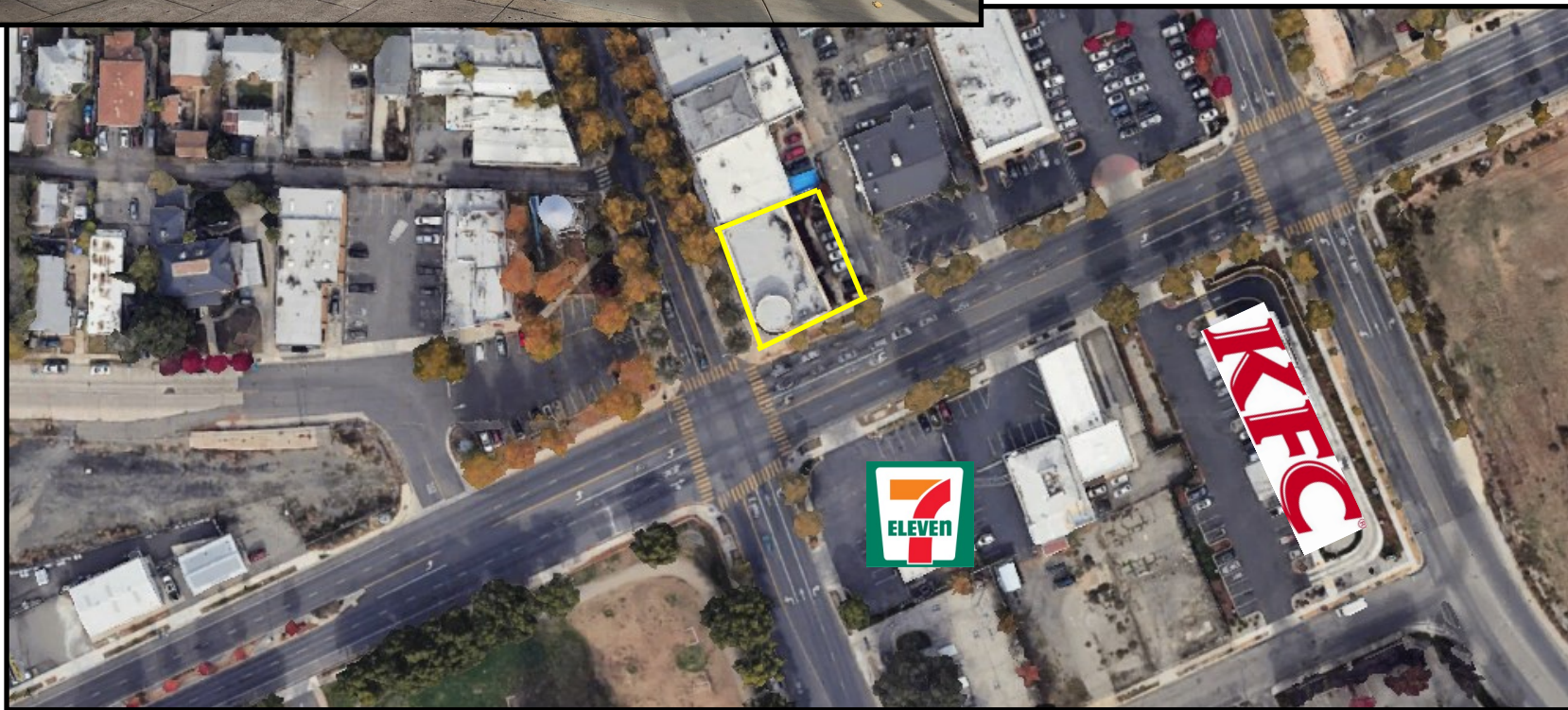
-Low pricing at \$251 per square foot.

-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.
- Cowgirl Boutique	(1,300 sf+/-)	\$1,545 /mo.	3-31-26	3 yr.

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

Sale Price: \$1,200,000



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

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



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.