



FOR LEASE

INDUSTRIAL PROPERTY

Hilltop Plaza

5981-5999 Lindhurst Ave
Marysville, CA 95901

LEASE RATE:\$0.65 SF/MO

A photograph of an industrial building with a red and blue facade. A large red garage door is the central focus. The text "AVAILABLE 1,500 SF" is overlaid in white on the red section of the building. The sky is blue with light clouds.

AVAILABLE 1,500 SF

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

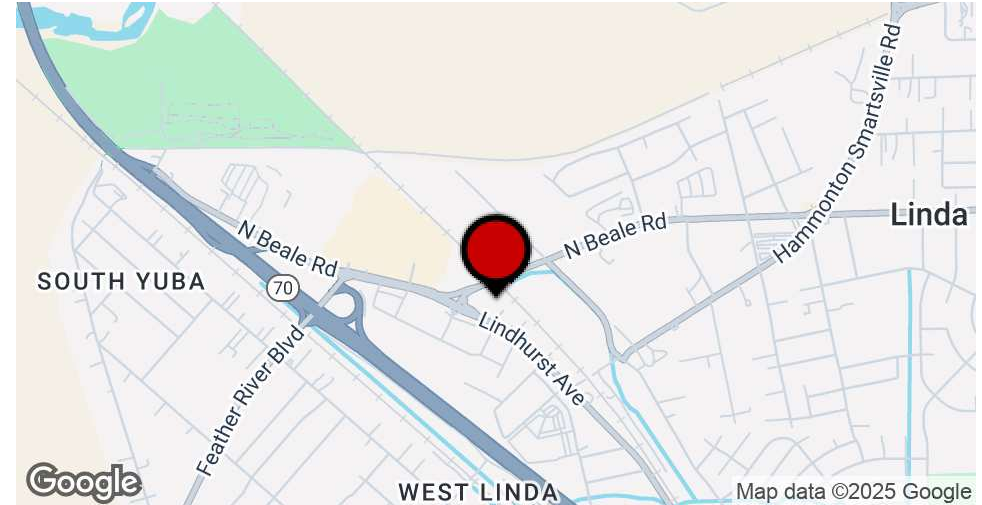
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



OFFERING SUMMARY

Lease Rate:	\$0.65 SF/MO
Building Size:	20,565 SF
Available SF:	1,500 SF
Lot Size:	77,206 SF
Number of Units:	10
Year Built:	1979
Zoning:	C
Market:	Marysville
Traffic Count:	19,440

PROPERTY OVERVIEW

1,500 SF industrial space available. Located in the back building of Hilltop Plaza. Great traffic counts.

PROPERTY HIGHLIGHTS

- Lease term negotiable
- Pole signage is available depending on the size
- Excellent traffic counts
- 1 Industrial Unit For Lease 1,500 SF
- Just off North Beale Rd and close to Walmart

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Lease Spaces

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$0.65 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5981 STE E	Available	1,500 SF	NNN	\$0.65 SF/month

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

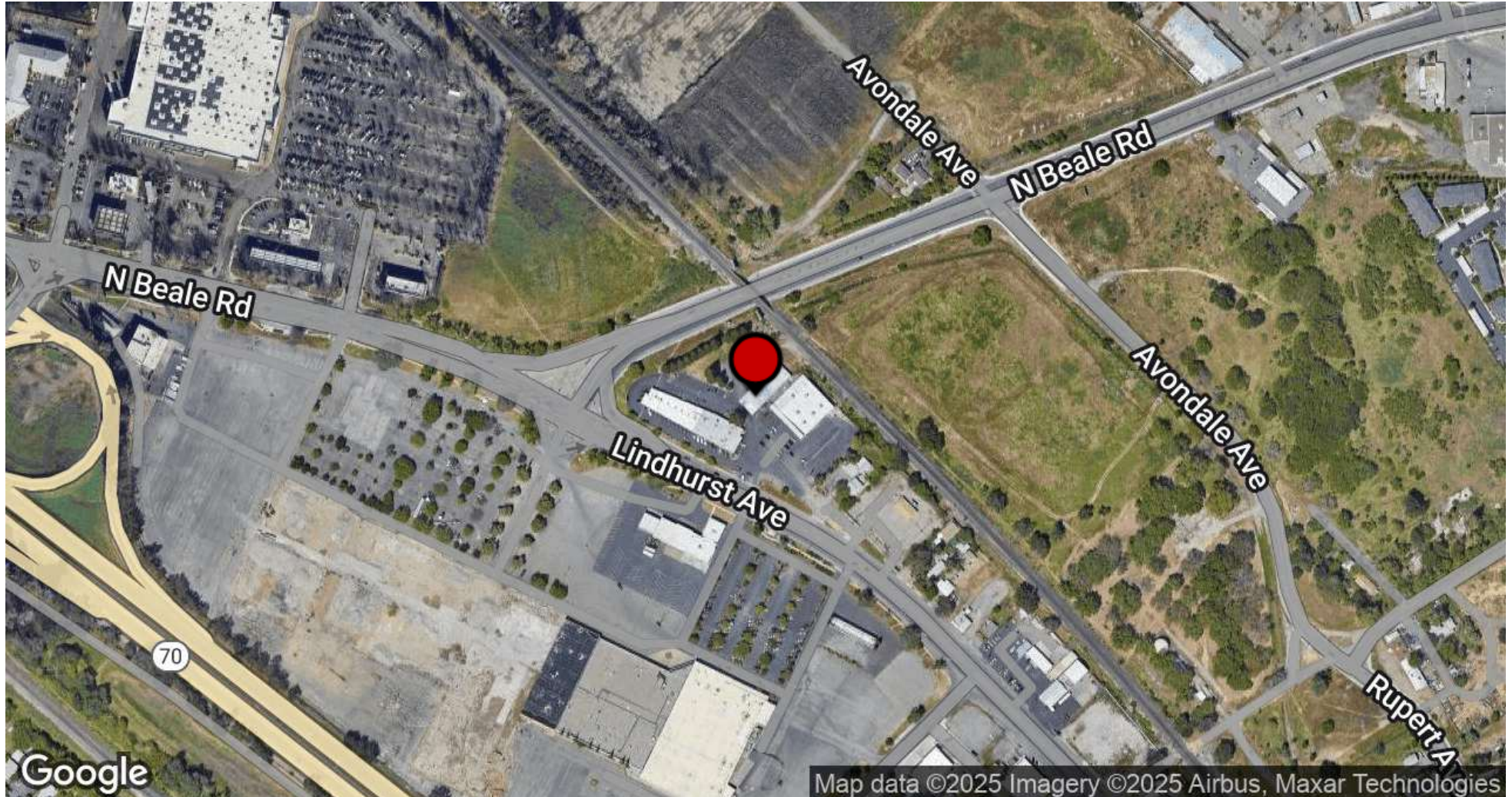
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Location Map

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

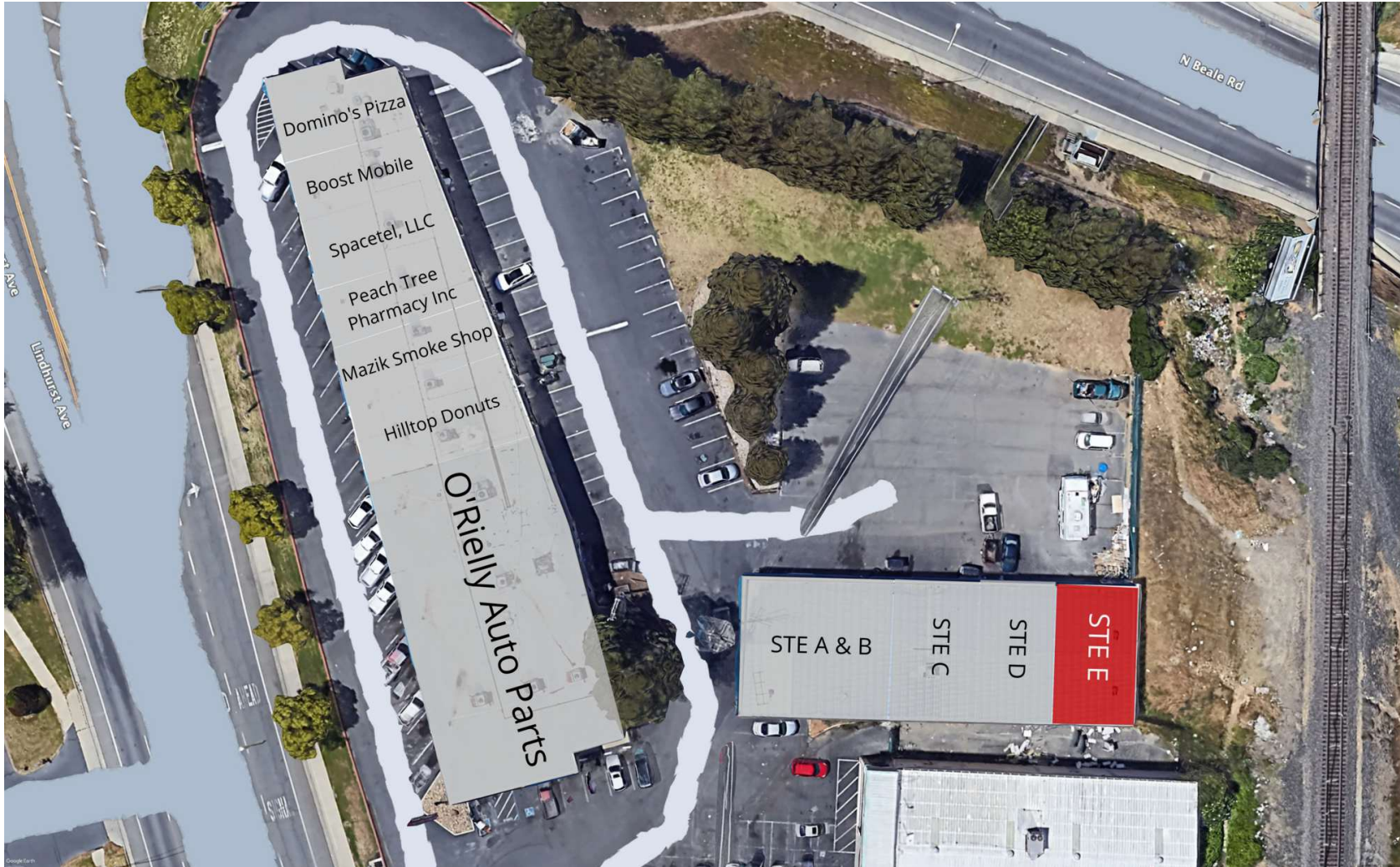
949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

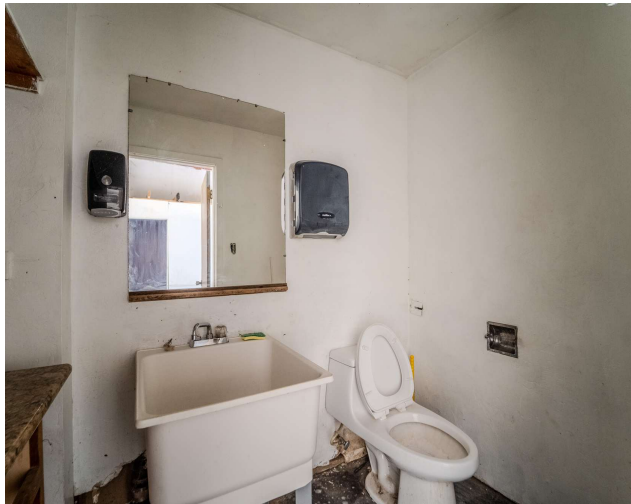
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Additional Photos

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Demographics Map & Report

Hilltop Plaza

5981-5999 Lindhurst Ave, Marysville, CA 95901

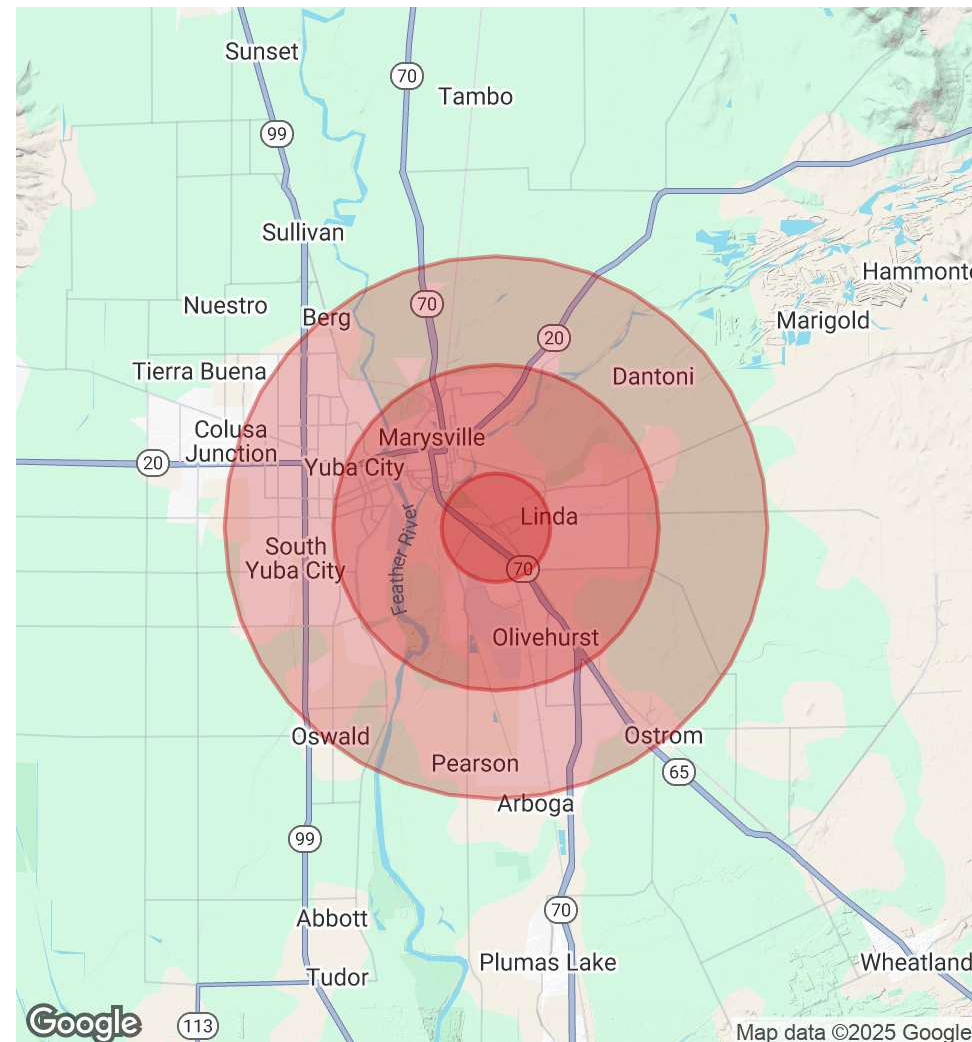


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,769	57,566	118,832
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,930	18,760	38,726
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$73,533	\$75,044	\$82,466
Average House Value	\$282,013	\$322,215	\$380,626

RACE	1 MILE	3 MILES	5 MILES
% White	41.2%	44.6%	43.2%
% Black	5.2%	4.4%	3.5%
% Asian	10.7%	8.9%	15.5%
% Hawaiian	0.3%	0.4%	0.4%
% American Indian	2.7%	2.5%	2.3%
% Other	24.8%	24.1%	20.7%

* Demographic data derived from 2020 ACS - US Census



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.