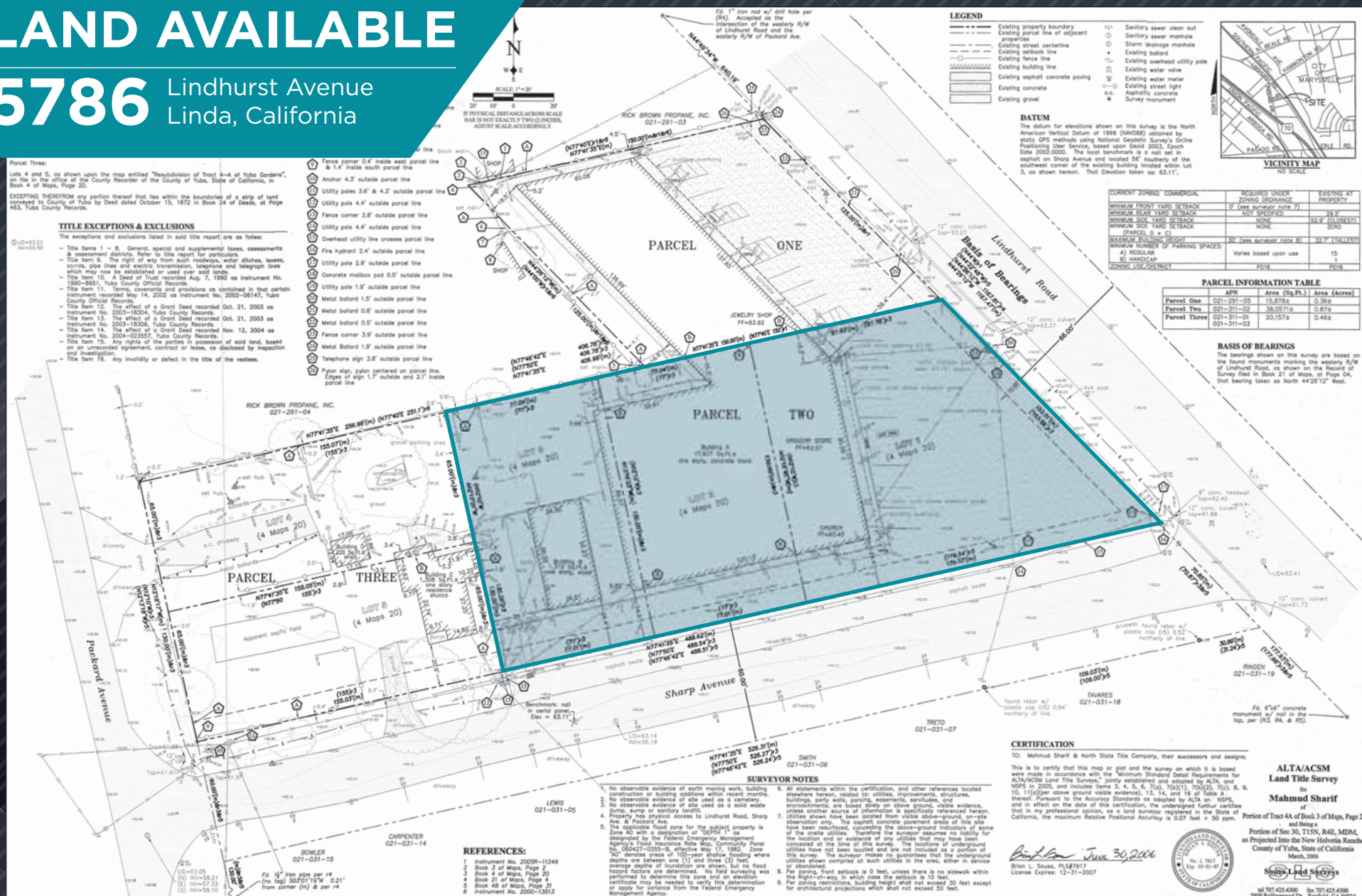


5786 Lindhurst Avenue
Linda, California

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NEWMARK

OVERVIEW



5786 Lindhurst Ave is a +/- .85 Acre land parcel located in close proximity to the largest retail redevelopment project in Yuba County's history. Adjacent properties may be made available to increase the opportunity to 1.67 acres of Neighborhood Mixed Use (NMX) zoned land.

Permitted and conditional uses in the NMX zone include but are not limited to: Multi Family Housing, Day Care, Medical Clinics, Financial Offices, Drive-in Restaurant, Retail Sales, Service Station, Auto and Truck Repair, among others. Check with Yuba County Planning for details.

Just down the street from the redevelopment of the Peach Tree Mall into a 400,000+ square foot power center to include Costco and FoodMaxx as its anchor tenants.

Construction is under way and Costco is slated to open in Q4 2023. Current Traffic counts at Lindhurst Road are in excess of 22,000 CPD which should increase with the opening of Costco at the end of 2023.

The land parcels are very easily accessed from Highway 70 via the Erle Road and Feather River Blvd freeway offramps. All utilities are stubbed to the pad and the opportunity is ready for a new tenant. Ownership will land lease or participate in a Build to Suit.

Local employment centers include Beale AFB with 4,500 military personnel, Rideout Hospital which is the only hospital in Yuba County, with 2,100 employees, and the Hard Rock Casino with over 1,300 employees.

AMENITIES



WAL*MART
SUPERCENTER

BURGER
KING

POPEYES

TACO
BELL

Pizza
Hut

Papa Murphy's
TAKE 'N BAKE PIZZA

COSTCO
WHOLESALE

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

DOLLAR TREE

Tires LES SCHWAB

food maxx

SITE