

CIVIC CENTER SALON SPACE | FOR SALE CONDO OR LEASE

1,334 SF AVAILABLE

SALON FURNITURE AND FIXTURES CAN BE INCLUDED IN PURCHASE OR NEW LEASE

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1547 STARR DR, STE K, YUBA CITY, CA 95991



PROPERTY OVERVIEW



Rental Rate: \$1.25 sf/mo Plus NNN Charges
Condo Sale: \$250 \$/sqft \$333,500

Space SF: 1,334 SF

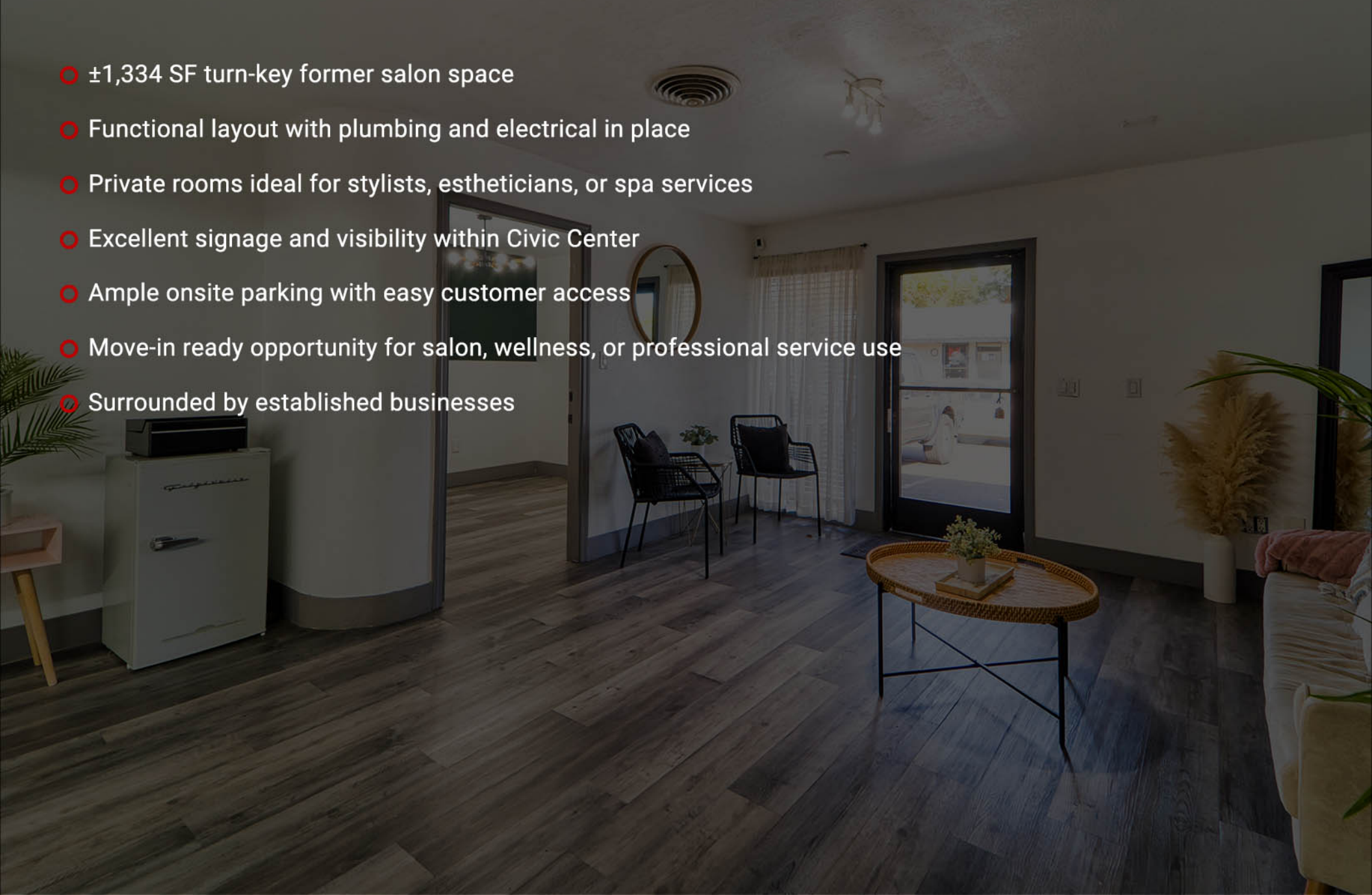
Zoning: C2 - Community Commercial District

All Salon Furniture and Fixing come with sale

1547 Starr Drive, STE K - Retail Salon

Furniture , Salon Chairs and fixings available

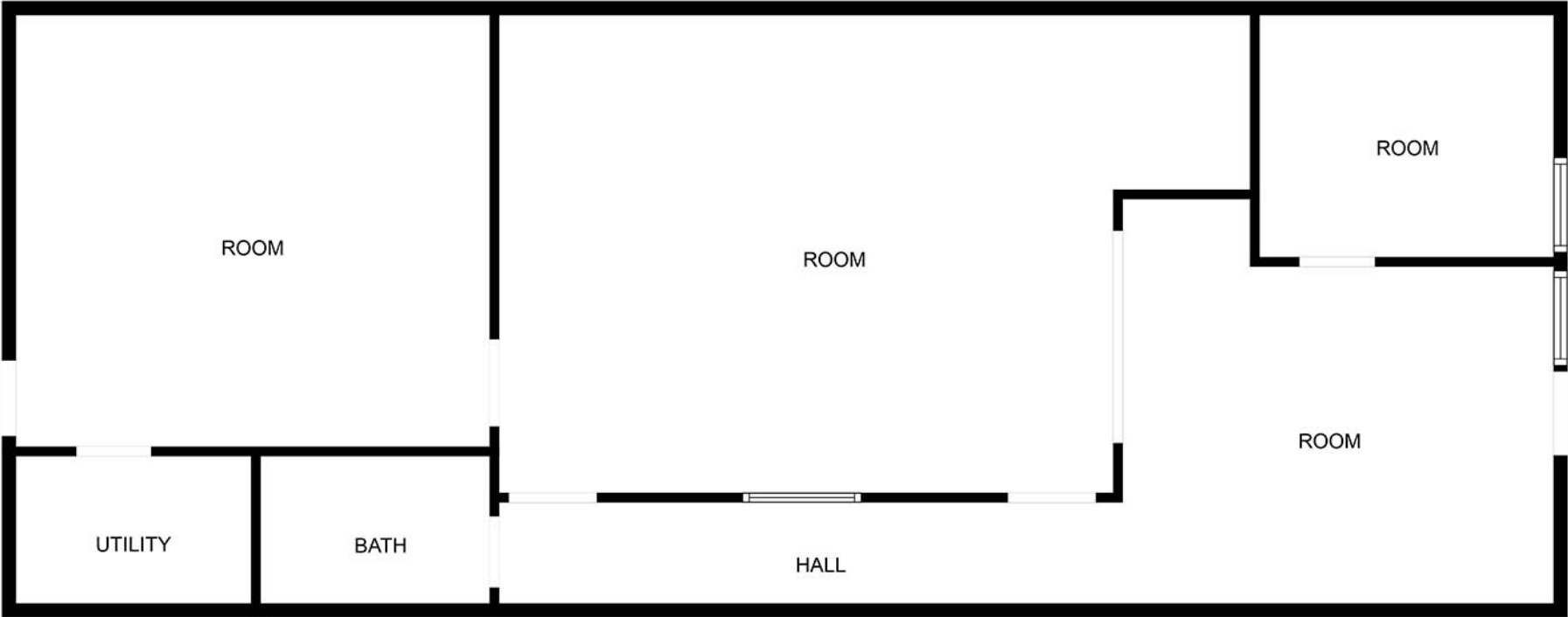
- ±1,334 SF turn-key former salon space
- Functional layout with plumbing and electrical in place
- Private rooms ideal for stylists, estheticians, or spa services
- Excellent signage and visibility within Civic Center
- Ample onsite parking with easy customer access
- Move-in ready opportunity for salon, wellness, or professional service use
- Surrounded by established businesses



Unit K - 1,334 SF



Unit K - 1,334 SF - Floor Plan



FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR WINGZONE

SUTTER CROSSROADS

BIG 5 RED ROBIN

goodwill Pollo Loco FOODMAX

TARGET

YUBA SUTTER MALL

Bank of America HOBBY LOBBY planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Foot Locker Jack in the box

usbank LumberJacks Burlington AMERICAN EAGLE

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT SPORTSMAN MARKET PETCO

ULTA DOLLAR TREE

Marshall's xfinity

McDonald's CHASE SportClips

crumbl Applebees

DEL TACO Jack Jockey

1547 STARR DR - STE K

COLUSA HIGHWAY 20 56,300 ADT

20

99

17,000 ADT HIGHWAY 99

PETSMART CENTER

PETSMART

O'Reilly AUTO PARTS

Chipotle

Walgreens

CARRIAGE SQUARE

PLUMAS BANK

Sourdough & Co

T Mobile Habit BURGER GRILL

SUNSWEET

KOHL'S

Pete's chilli's

Hampton Inn & Suites Sizzler

LOWE'S & SAMS CLUB

Lowe's Sams Club

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET

COOL HAND LUKES

Walgreens Wingstop Starbucks

YUBA RALEY'S CENTER

Raley's jiffy lube

Round Table

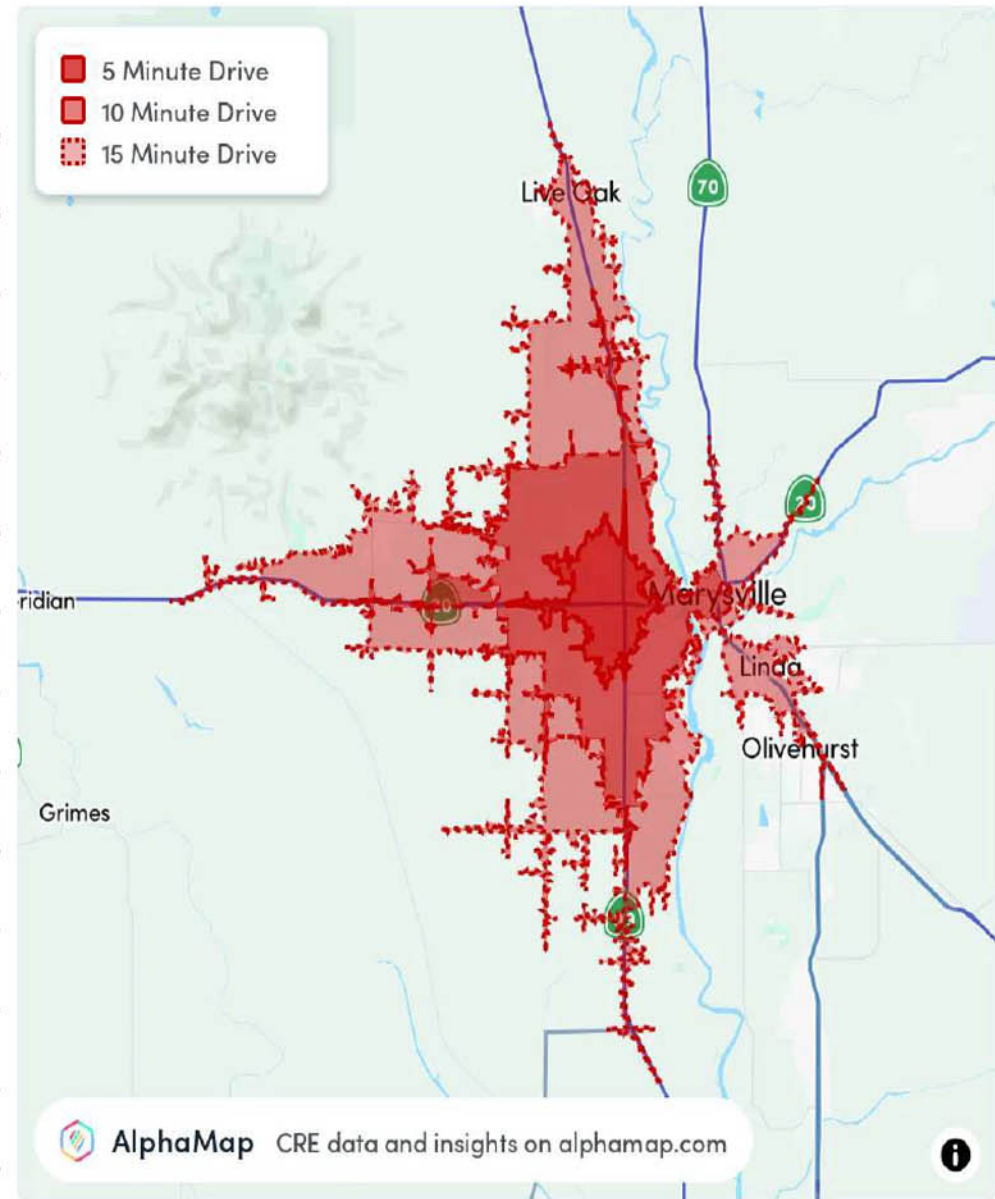
JO-ANN dds

LES SCHWAB TACO BELL

BRIDGE STREET

DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	4,174	43,213	79,012
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40
Total Households	1,528	14,699	26,441
Persons per HH	2.7	2.9	3
Average HH Income	\$74,328	\$89,852	\$92,229
Average House Value	\$445,830	\$451,790	\$449,378
Per Capita Income	\$27,528	\$30,983	\$30,743
Population White	1,851	18,356	34,833
Population Black	126	973	1,545
Population American Indian	81	1,000	1,589
Population Asian	1,048	10,304	16,303
Population Pacific Islander	12	108	238
Population Other	541	6,682	13,881





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