

#1 RESTAURANT SITE IN MARYSVILLE, CA

619 E ST MARYSVILLE CA 95901



AZTEC

FOR LEASE



ABOUT THE PROPERTY

The first floor of the property is 7,938 sq. ft. of open space. The second floor is 2,496 sq. ft. and could be used as additional storage, offices, or private events. It's close to highway's 65 and 70. It's 3 block from the intersection of highway 20. It has a drive thru. It could easily accommodate a large banquet room as well as booths or tables for seating guests.

PROPERTY FEATURES

- 70 on site parking spots
- Pylon sign
- Corner lot
- 45K daily traffic
- High Exposure
- 44,213.4 Sq Ft Lot
- Open area
- Lots foot traffic
- Easy truck access

JOHN P. OCHIPINTI

BROKER LICENSE
#00560647

 j@aztecred.com



469 Century Park
Drive, Yuba City
CA 95991



530-301-4422

*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

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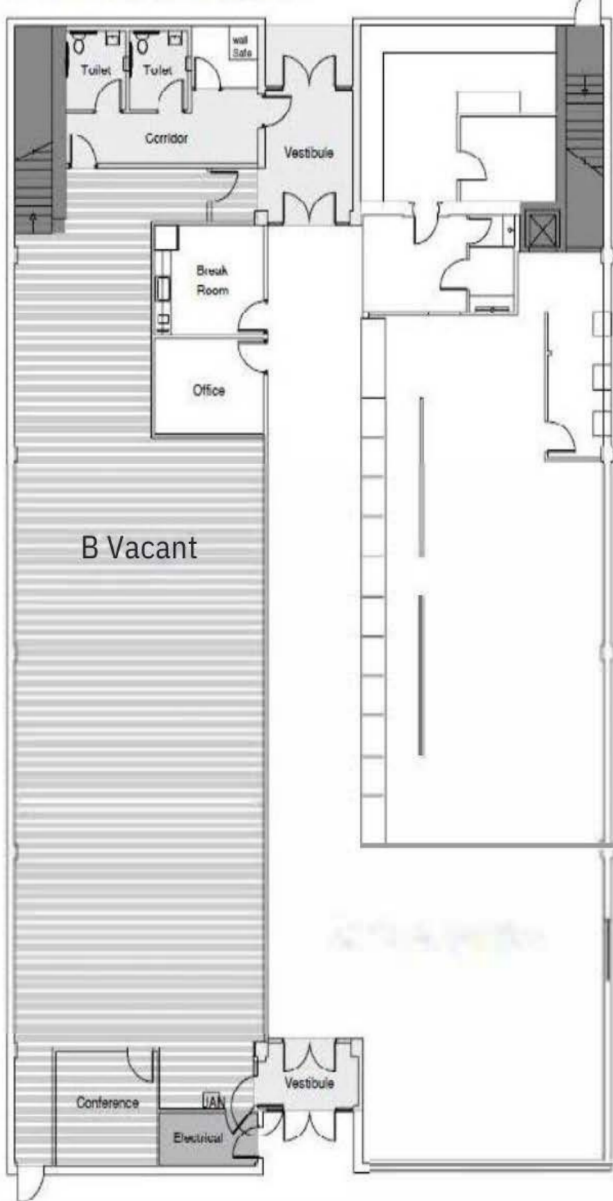
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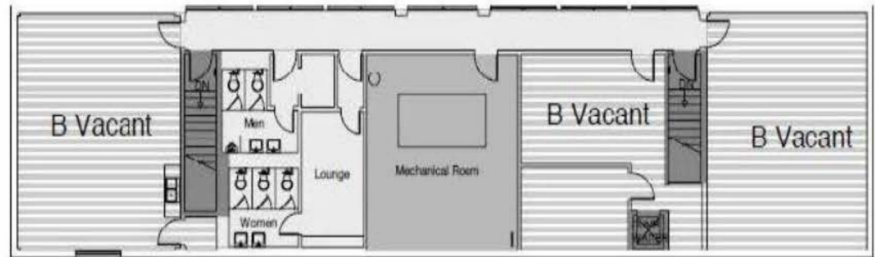


BUILDING FLOOR PLAN

1st Floor Floorplan



2nd Floor Floorplan




1ST FLOOR CALCULATIONS:
7,938 SQ. FT.

2ND FLOOR CALCULATIONS:
2,476 SQ. FT.

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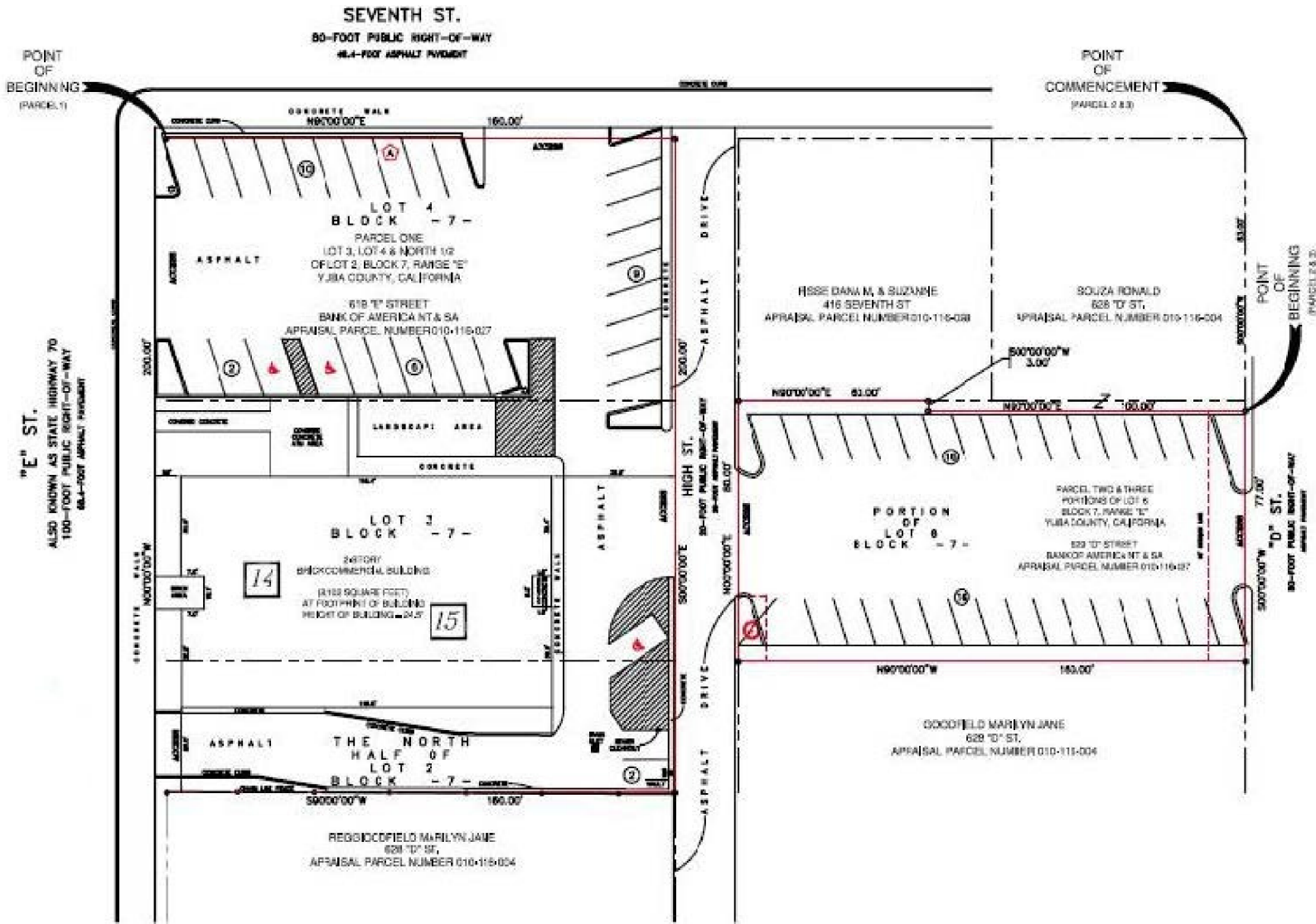
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PARKING LOT



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