



CA BRE #00357904

FOR LEASE

ANCHOR & NEW IN LINE SPACE AT YUBA RALEY'S SHOPPING CENTER HWY 99 & BRIDGE ST, YUBA CITY, CA

ANCHOR SPACE: 31,842

IN LINE: 1,400 to 6,818 of new space



ANCHOR - 130' OF FRONTAGE WITH PYLON SIGNAGE!



NEW 11,618 SF BUILDING— COMING SPRING 2019!



FOR MORE INFORMATION:

Michael Stone
mstone@raystoneinc.com
CA BRE #01156738

Natalie Hinkel
nhinkel@raystoneinc.com
CA BRE# 01346275

(916) 649-7500



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Yuba Raleys Shopping Center highlights include:

- JOANN FABRIC AND RALEY SUPER MARKET ANCHORED
- One of the busiest intersections in Yuba City!
- Great Visibility and Access
- Located at Traffic Signal.
- Excellent Highway 99 frontage.
- 1,400 - 6,818 sf available to be built with 14' ceilings!
- 5/1000 parking ratio
- NNN's: \$0.43 psf/month
- 30' PYLON SIGN AVAILABLE FOR ANCHOR
- REMODEL COMING SOON

ANCHOR : +/- 31,842 (call for pricing)

INLINE: +/- 1,400 - 6,818 SF (\$2.25 - \$2.45 psf/mo plus NNN)



YUBA RALEYS SHOPPING CENTER is a 137,943 square foot property that sits at the northwest corner of Hwy 99 and Bridge Street in Yuba City. The center is anchored by Raley's and JoAnn Fabric's. National/Regional Tenants include: Jiffy Lube, Round Table Pizza, Perko's. Sally's Beauty and Advance Amercia The is less than a mile from Highway 20 (East to West). Yuba City is 40 miles north of Sacramento, in Sutter County, and its trade area is over 168,000 people. The property is adjacent to the Cinemark Theaters (over 500,000 patrons a year), Dollar Tree & Kohl's, and it is located less than a mile from Winco, Walmart, Home Depot, Lowe's, Sam's Club and the Yuba Sutter Mall. We are renovating 11,600 square feet of an end cap to place a 4,800 square foot Round Table and provide up to 6,800sf of newly renovated space with 14' ceilings!

Demographics	1- Mile	3 Mile	5 Mile
Population (Yuba City)	15,428	77,558	108,394
Average HH Income	\$50,428	\$60,314	\$58,402
Traffic Count	68,000 Cars Per Day		

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SITE PLAN

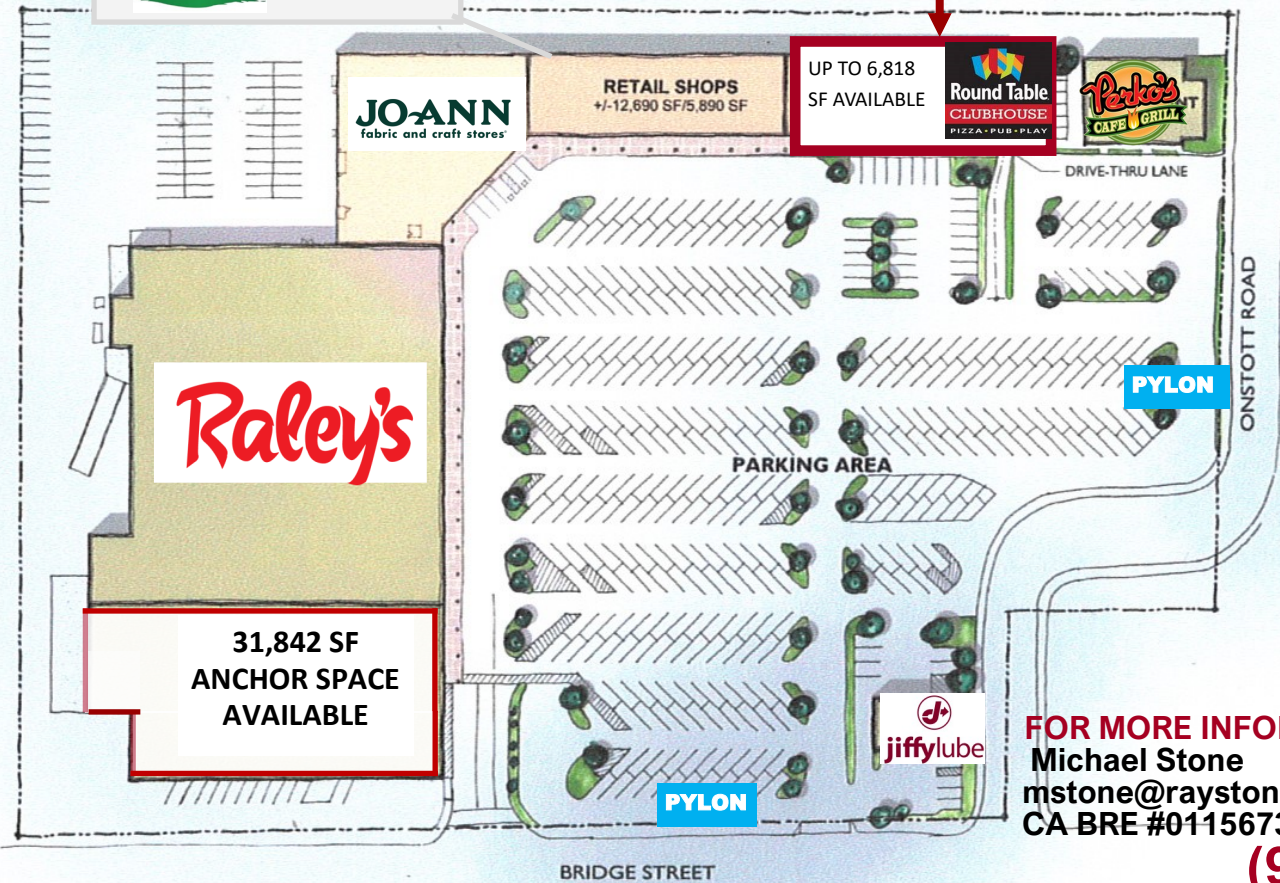
Current strip tenant's include:



Krinkle Donuts
Family Barbers

NEW 11,618 SF BUILDING TO BE BUILT WITH 14' CEILINGS.

TO BE COMPLETED SPRING 2019!



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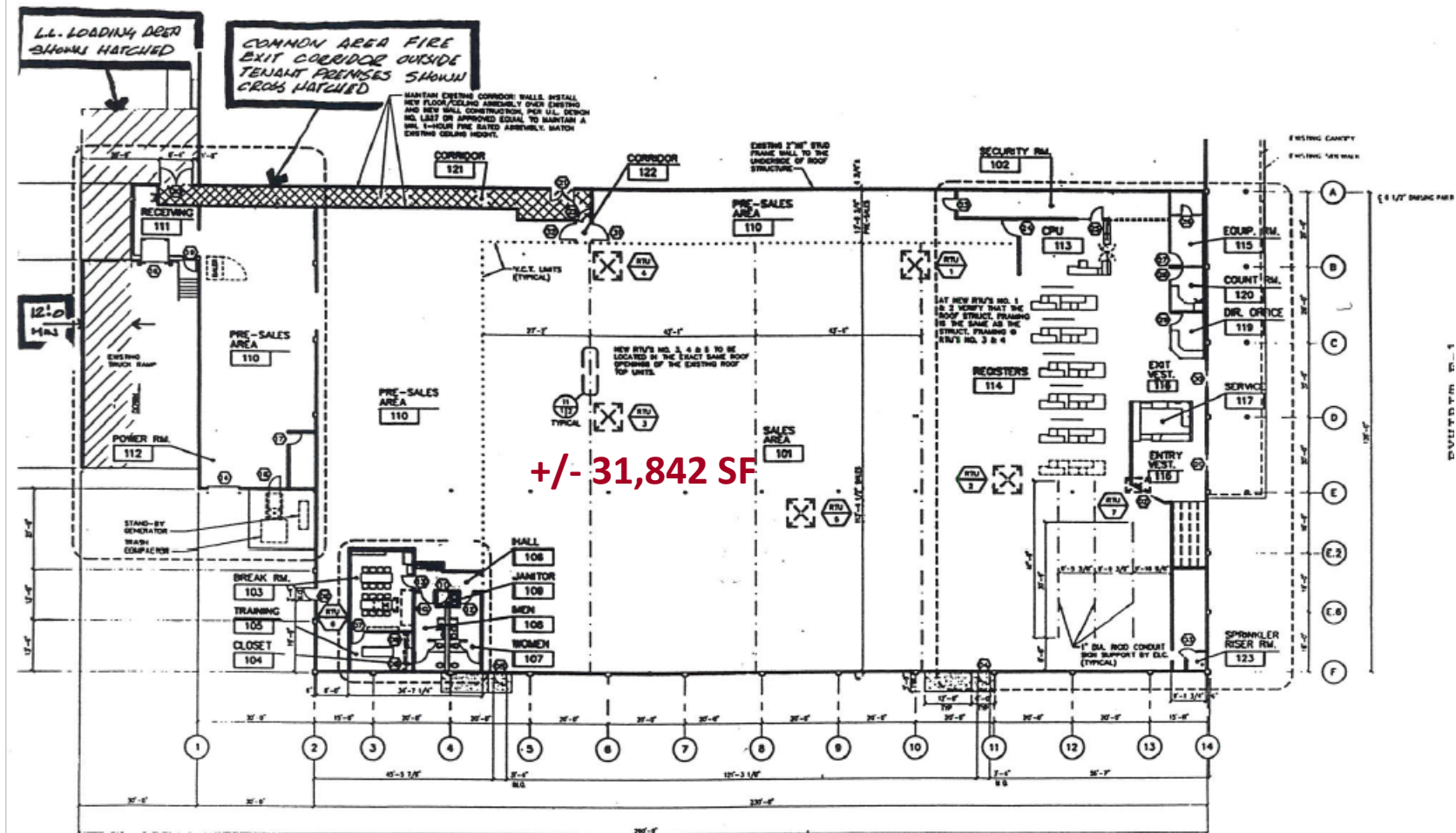
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FLOOR PLAN - ANCHOR SPACE

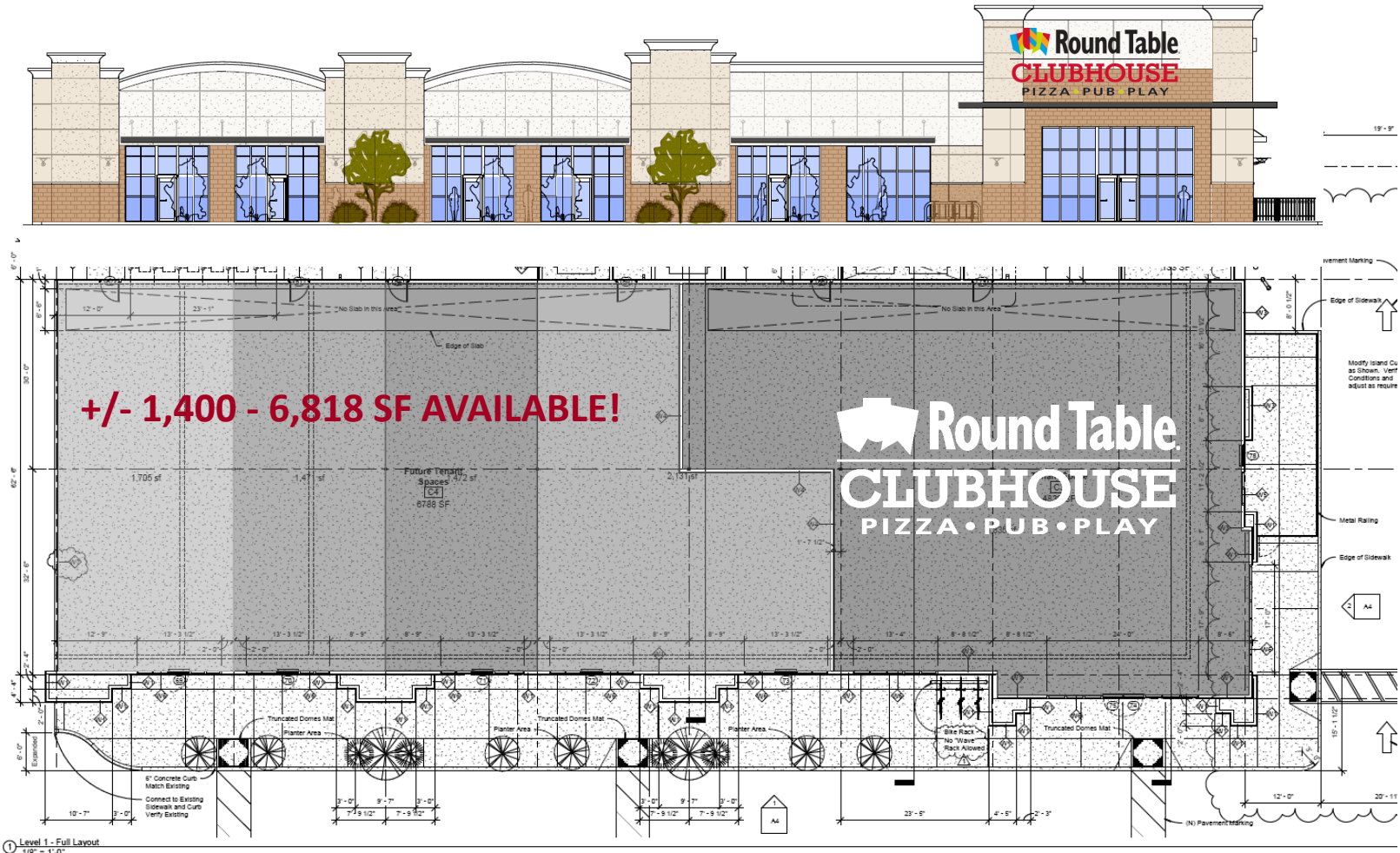




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FLOOR PLAN - NEW IN-LINE SPACE



*Not to scale and subject to change.