

YUBA CITY, CA

(HIGHWAY 99 VISIBILITY)

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TAKE ADVANTAGE OF THIS
PRIME RETAIL DEVELOPMENT
OPPORTUNITY AND JOIN:
KOHLS
HAMPTON INN
AND MANY MORE!



±2.76 ACRES FOR SALE

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PROPERTY HIGHLIGHTS



LOCATION: Southwest quadrant of Sunsweet Boulevard and State Highway 99 in Yuba City, California. The property is readily accessible for travelers from Marysville, Chico, Sacramento and surrounding areas.

The City of Yuba City is located within the Yuba City Metropolitan Statistical Area, which encompasses both Sutter and Yuba Counties and are situated in the northerly portion of the Sacramento Valley.

LISTING TYPE: For Sale, build-to-suit or ground lease.

PROPERTY TYPE: A finished pad comprised of approximately 2.76 acres and zoned for commercial development. All off-site improvements are in place. Additionally, the property has been leveled and all parking accommodations have been installed.

ASSESSOR PARCEL NUMBER: 058-060-032

HIGHLIGHTS:

- Retail development opportunity located in the well-established Geweke Crossing Shopping Center.
- Situated immediately adjacent to the highly patronized Kohl's Store.
- Available signage located immediately adjacent to Highway 99 on 35' tall pylon display.
- Area generators within close proximity to the property include In-N-Out, Chili's, Harley Davidson, Evans Furniture, Kohl's, Hampton Inn & Suites, Joann's Fabrics, Raley's, Toys R Us and many more!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a complete, independent investigation of the property to determine to your satisfaction the suitability.



HIGHWAY 99 FRONTAGE, YUBA CITY, CA

