

SUTTER BUTTES MARKETPLACE

YUBA CITY, CA

FOR LEASE



Location: 1641 Colusa Avenue, Yuba City, CA. The property is situated along the north side of Colusa Avenue (Highway 20), just east of Highway 99.

Traffic Count: 29,500+ ADT (Caltrans, 2017) Highway 20.

Other Retail In Area: Wal-Mart Superstore, Sam's Club, Home Depot, Michaels. Bed, Bath & Beyond, Ulta Beauty, Petco, Marshalls, Pier One, Bel-Air, CVS, Tractor Supply, Target, Walgreen's, JC Penney, Lowe's.

In Center: Grocery Outlet, River Valley Community Bank, Ballazio Salon & Spa, Kenzo's Sushi, Beach Hut Deli, Starbucks, Edible Arrangements, Wingstop, Cool Hand Lukes, Distinctive Eyes Optometry, Goodwill, VIP Pets and SNAP Fitness (coming soon).

Space Available: 2,800sf+/-.

Price Schedule:

Parcel 1- ~~20275sf~~ ~~\$20.00/sf/year~~ NNN ~~LEASED~~
Parcel 2A-C- ~~1300 to 5368sf~~ ~~\$21.00/sf/year~~ NNN ~~LEASED~~
Parcel 2D- ~~1520sf~~ ~~\$27.00/sf/year~~ NNN ~~LEASED~~
Parcel 3- ~~1300sf~~ ~~\$18.00/sf/year~~ NNN ~~LEASED~~
Parcel 4- ~~2800sf +/-~~ ~~AVAILABLE~~
Parcel 5- ~~6636sf~~ ~~\$36.00/sf/year~~ NNN ~~LEASED~~
Parcel 6- ~~6010sf~~ ~~\$33.00/sf/year~~ NNN ~~SOLD~~
Parcel 7- ~~1460sf~~ ~~\$18.00/sf/year~~ NNN ~~LEASED~~

FOR MORE INFORMATION CONTACT:

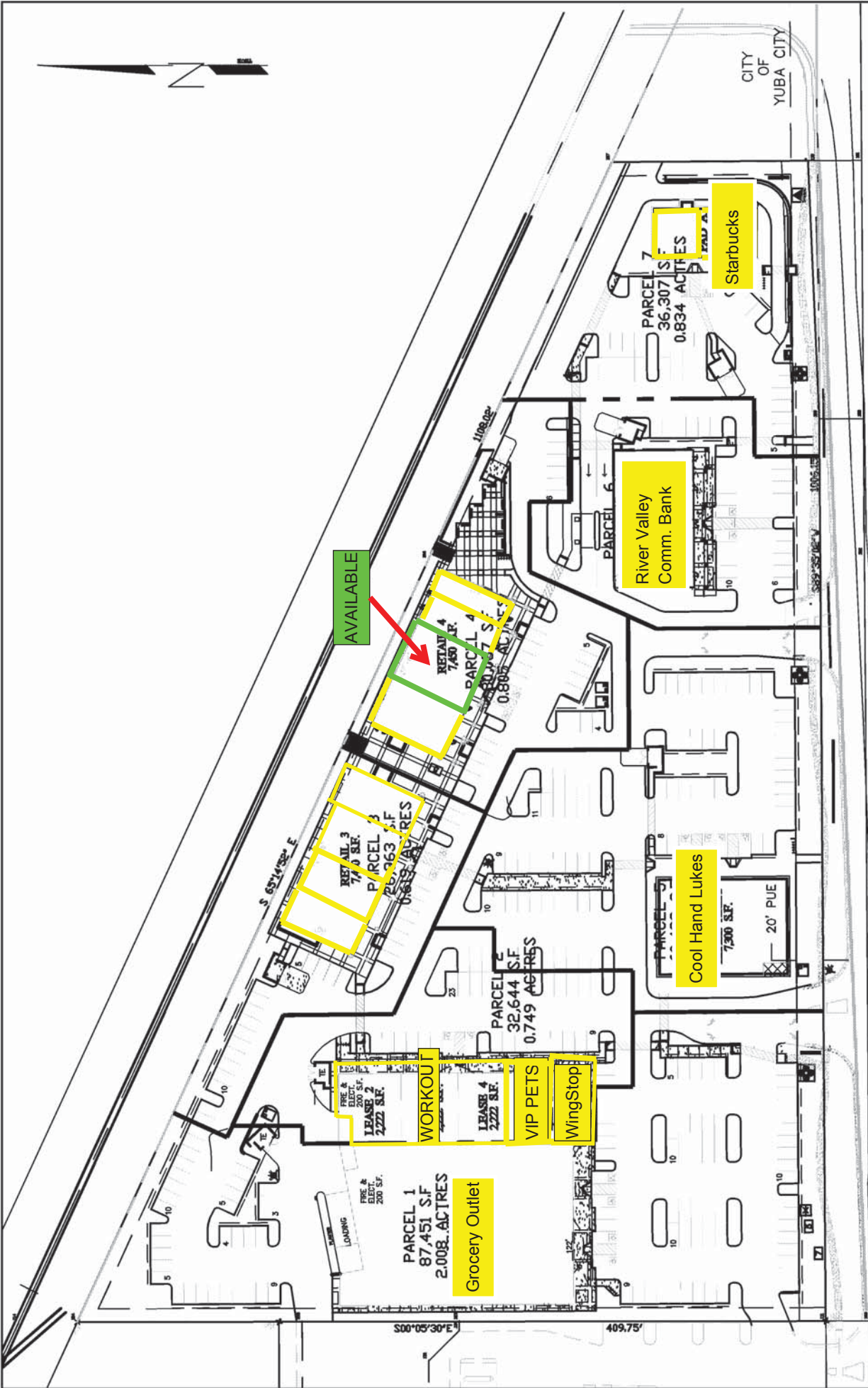
FRED NORTHERN

(530) 671-0000

CA RE Lic#01075027

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COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#0065378



SITE PLAN
N.T.S

SUTTER BUTTES MARKET PLACE
CITY OF YUBA CITY
SUTTER COUNTY

EXTERIOR WALL INSULATION SHALL BE
-19 BATT INSULATION.

ROOF INSULATION SHALL BE R-30 BATT
INSULATION.

ALL EXTERIOR SHALL BE 1/4" DUAL
LAYER GLAZING.

SEE DOOR SCHEDULE AND
HARDWARE SPECIFICATIONS,
SHEET A11

WOOD STUD WALL, SEE KEY
NOTE FOR SIZE, QUANTITY,
MATERIAL

1. ENTRY DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THE DOOR SHALL BE OPENED BY TURNING A HANDLE OR A KNOB. IF THERE IS A SECURITY VISIBLE GLASS PANEL, THERE SHALL BE AN ADJACENT TO THE DOOR STATION TO THE DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
2. MANUALLY OPERATED DOOR OR SURFACE MOUNTED LOCKS AND HANDLES SHALL NOT BE PROHIBITED.
3. NOT MORE THAN ONE LOCKING MECHANISM SHALL BE USED FOR ANY TYPE OF LOCKING.
4. THE UNLATCHING OF ANY LOCK SHALL BE EASY.
5. HANDLES, PULLS, LATCHES AND LOCKS SHALL HAVE A MAXIMUM FORCE OF 15 LBS. TO OPERATE. THERE SHALL BE NO NEED TO REQUIRE THAT OPERATING THAT PUSHING OR PULLING OF THE MECHANISM TO OPERATE.
6. MAXIMUM RAILING OF 30 INCHES SHALL BE PROVIDED TO THE MAXIMUM TRAIL DISTANCE OF NO MORE THAN 75 FEET TO THE NEXT DOOR OR EXIT.
7. FINISHER WALLS OF THE BUILDING ARE TO BE FRAMED FACE OF SHEATHING TYP.
8. BUILD-OUT, FURRED COLUMNS, AND FURRED SPACES HORIZONTALLY AND VERTICALLY 10'-0" INTERVALS BOTH INSIDE AND OUTSIDE.
9. SEE HANGING SHEETS FOR CLEAN OUT LOCATIONS, ANY CLEANOUT BROUGHT UP THROUGH SLAB SHALL BE FLUSH WITH TOP OF SLAB.

1	2-6	WOOD STUDS AT 16" O.C.			
2		ELECTRIC SWITCH GEAR, SEE ELECTRICAL			
3		FIRE SPRINKLER RISER, SEE CIVIL AND PLUMBING			
4		FIRE SPRINKLER, SEE ELECTRICAL			
5		TELEPHONE TERMINAL BOARD, PROVIDE 3/4" PL WOOD SHALTING			
6		ROOF ACCESS LADDER, SEE DETAIL 1/44			
7		HOUSE PANEL, SEE ELECTRICAL			
8		FIRE SPRINKLER ALARM PANEL			
9		#0 CLEAR LEVEL LANDING			
10		GAGE AT OUTSIDE DOOR TO BE FLOOR LEVEL			
11		LINE OF CANOPY ABOVE			
12		4" CONCRETE SLAB SIDEWALK, SEE SHEET 501			
13		R-18 BATT INSULATION			
14		IRRIGATION CONTROL PANEL, SEE LANDSCAPE & ELECTRICAL DRAWINGS			
15		GAS METERS, PAINT TO MATCH ADJACENT PLASTER WALL COLOR, SEE PLUMBING 50WS.			
16		5/8" O.P.D. BD. FROM FLOOR TO GROUND FLOOR, 8" IN PL WOOD FROM			
17		5/8" O.P.D. BD. FROM FLOOR TO GROUND FLOOR, 8" IN PL WOOD FROM			
18		5/8" O.P.D. BD. FROM FLOOR TO GROUND FLOOR, 8" IN PL WOOD FROM			
19		PROVIDE "ACTILE DET. SIGN AT 80" A.F.F. AS REQUIRED BY CDC 1003.23.6.1 & 1178.5.1			

Architect's
Signature

**SUTTER BUTTES
MARKETPLACE
RETAIL 4**

Sheet Title

WJLA-TV
WJLA-TV

Revisions

	PLAN	CHECK	COMMENTS
2-06-06			

Job Number

Date Drawn

Checked	
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Sheet

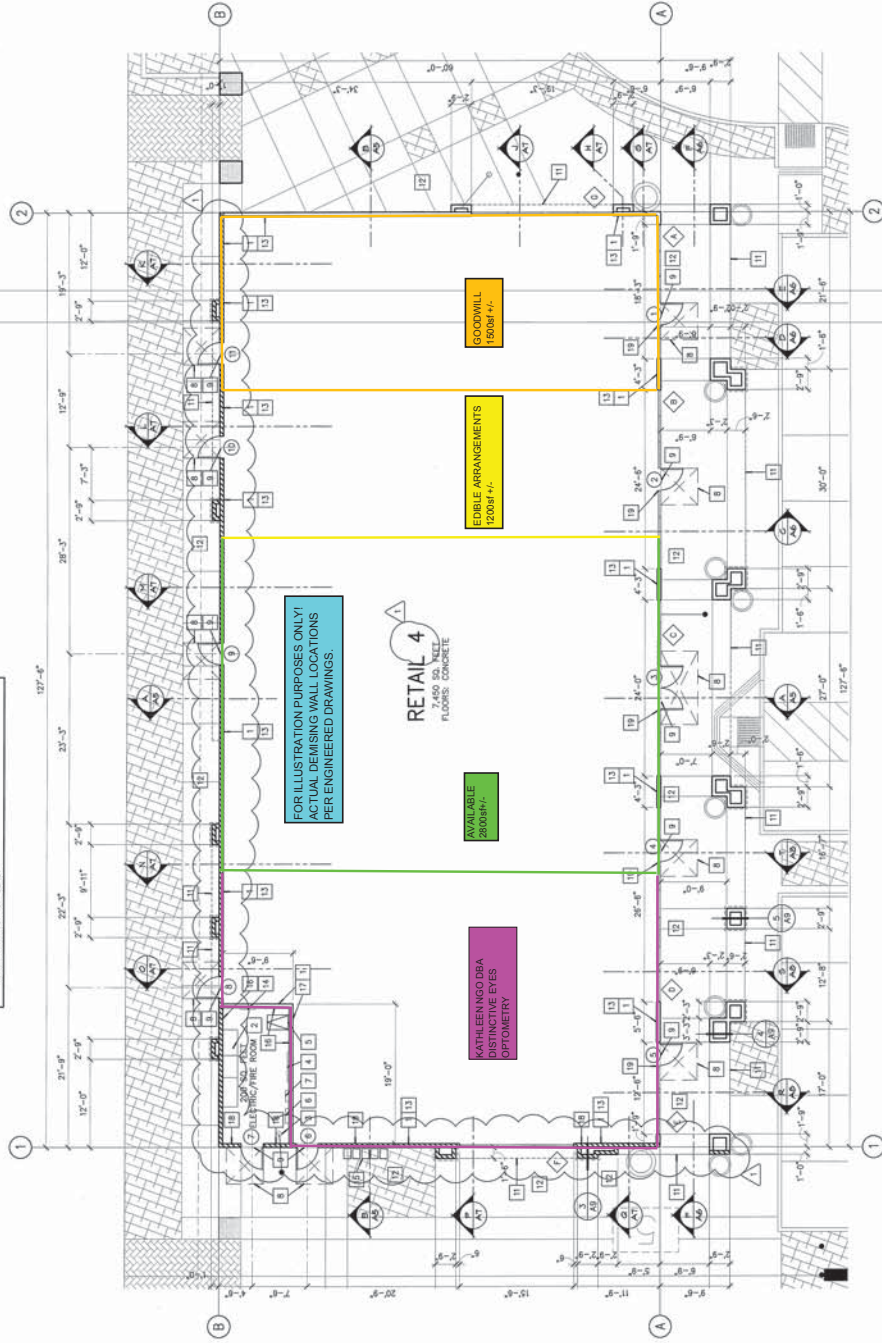
Rauschenbach
Marvelli
Becker

2277 Watt Ave. • Second Floor • Sacramento, CA 95825
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FLOOR PLAN

SCALE: 1/8" = 1'-0"	FLOOR AREA	7,650 SQ. FT.
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RETAIL #4 SBMP

1641 Colusa Highway, Suites #200 & #300, Yuba City, CA

