

YUBA CITY MARKETPLACE

NEC of Colusa Highway and Harter Rd.
Yuba City, California



Elevation Subject To Change

JOIN:

WAL-MART®

Marshalls

Michaels

PETCO



Office DEPOT



BED BATH & BEYOND



Property Details:

Yuba City Marketplace is situated at the northeast corner of Harter Road and Highway 20 in the western trade area of Yuba City. This ±360,000 square foot regional power center is anchored by Super Wal-Mart. Home Depot is located adjacent to the center.

The center is ideally located along Highway 20, a four-lane expressway with strong daily traffic volumes of ±25,500. This major east-west route serves Yuba City and Marysville and is the main connector between Highways 70 and 99. Highway 20 is currently proposed to be widened to six lanes and has access limited to signalized intersections.

The City of Yuba City is experiencing unprecedented growth and continues to be California's fourth fastest growing city. New home development and annexation efforts have expanded the City's sphere of influence. As a result, its population showed an increase of 13.5 percent in 2004.

As the area's newest retail center, Yuba City Marketplace will draw from the surrounding communities of Marysville, Wheatland, and Live Oak. These cities' housing growth is expected to increase by approximately 2,800 units. In addition, the center will serve nearly 4,000 civilians and military personnel from nearby Beale Air Force Base.

Major companies that have recently settled in the Yuba City/Marysville area include Sysco Technologies, CALPINE and Cal Trans. Existing employers include Fremont Ride-Out Health Group, Sutter Health, Sunsweet Foods, Shoei Foods and Beale AF.

Available: 1,235– 2,800 SF AVAILABLE

Demographics

2005 Estimated Average Household Income
2005 Estimated Population
2010 Projected Population

1 mile

\$56,301
5,803
6,351

3 miles

\$59,744
59,694
65,217

5 miles

\$57,653
85,696
93,173

Traffic Counts

RH Johnson Blvd ±19,477 VPD (East of Camino Del Sol)
RH Johnson Blvd ±19,623 VPD (West of Camino Del Sol)
Camino Del Sol ±9,734 VPD (South of RH Johnson Blvd)

More Information:



W.M. GRACE COMPANIES

Direct: 602-956-8254

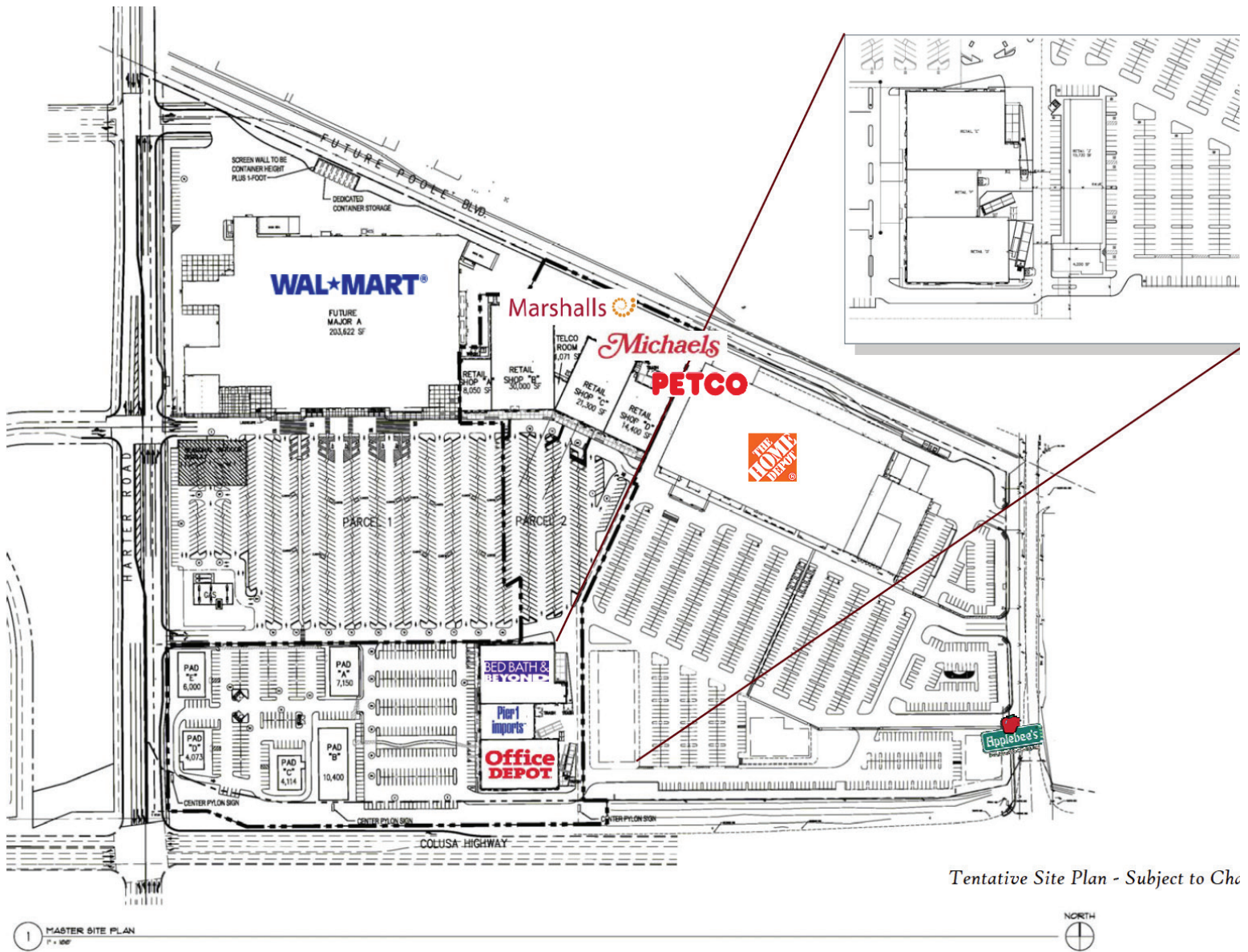
Email: info@wmgraceco.com

7575 N. 16th St., Suite #1, Phoenix, AZ 85020

The information contained herein 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 careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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