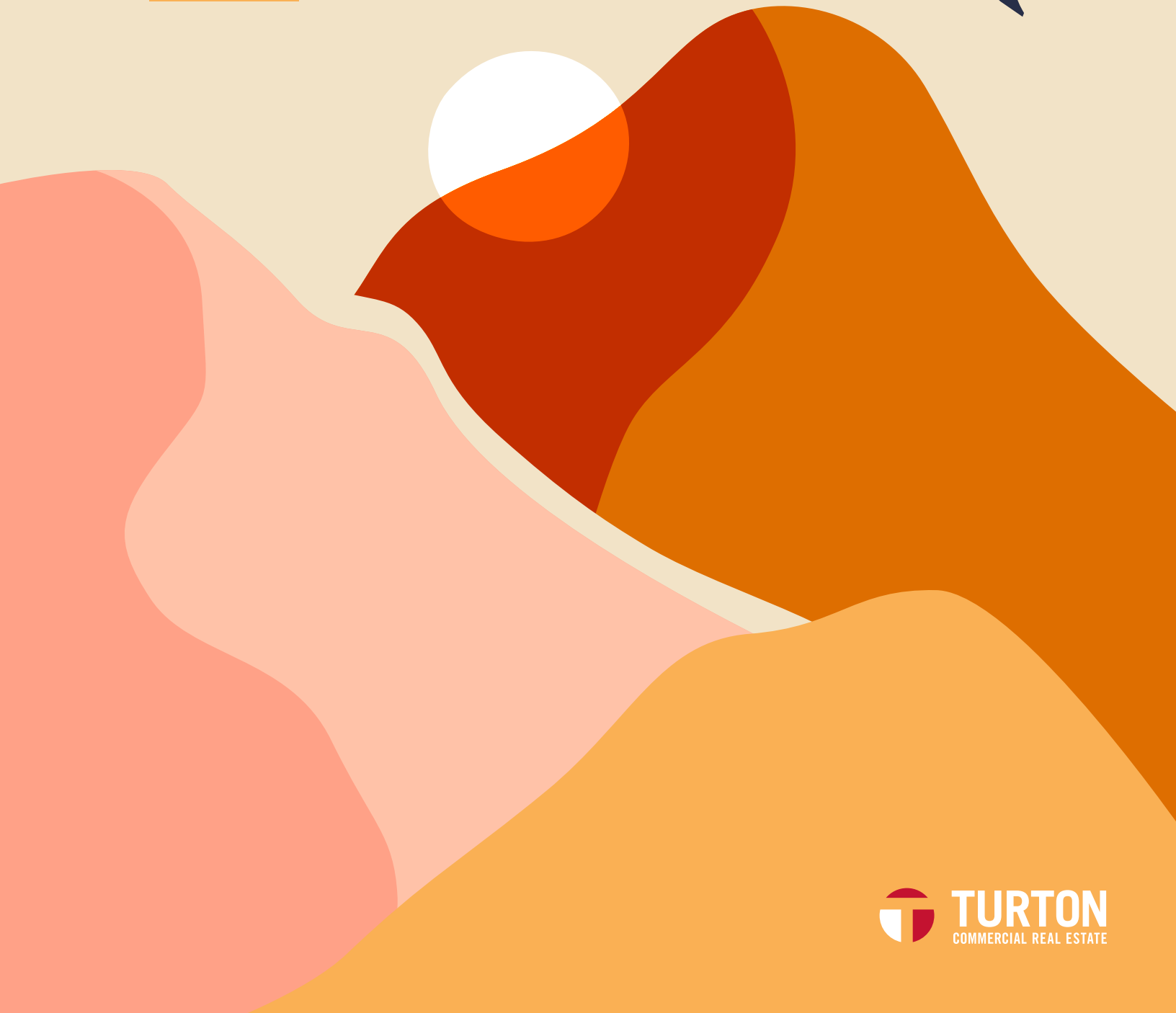


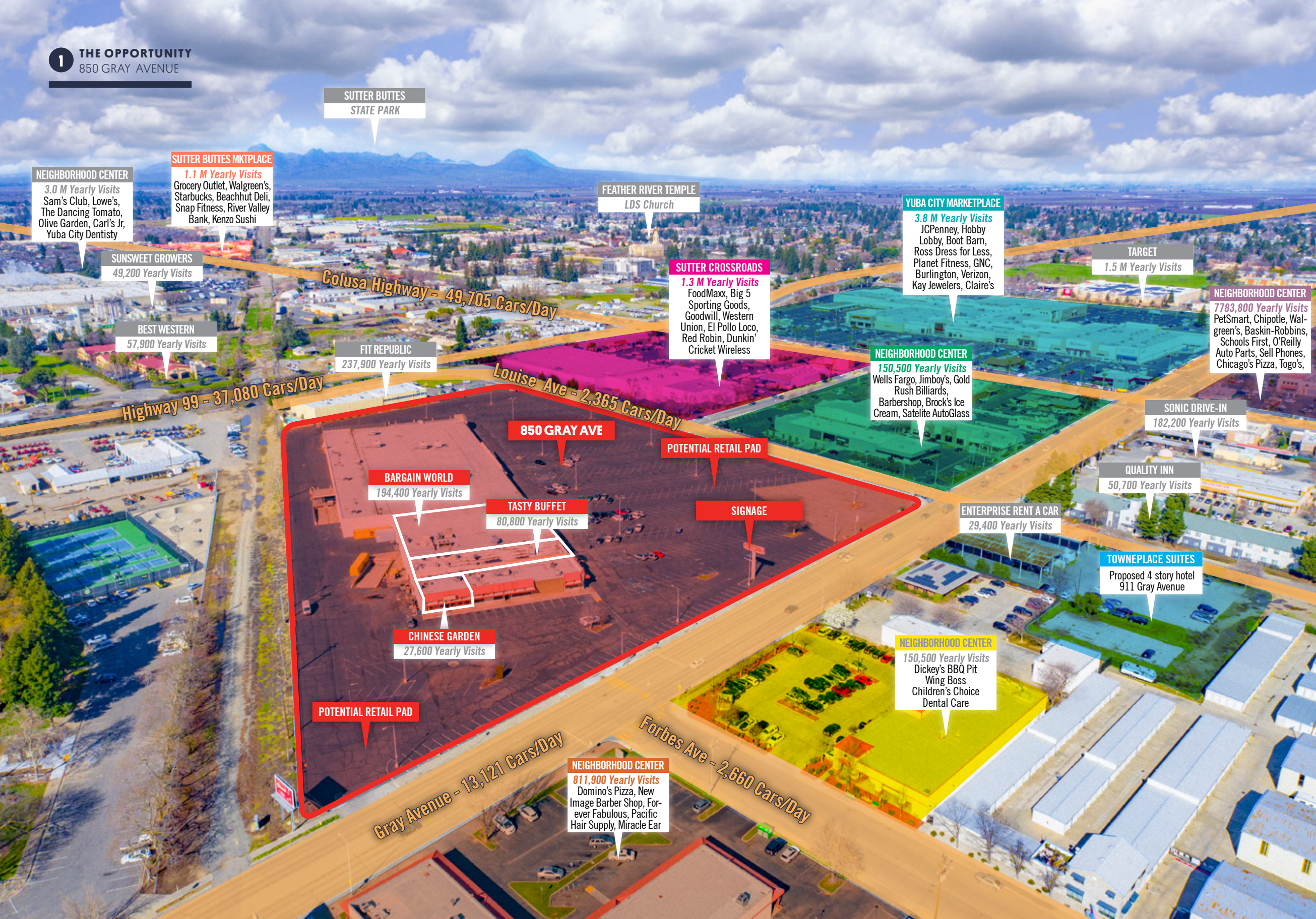
850 GRAY AVENUE
YUBA CITY, CA

REDEVELOPMENT OPPORTUNITY

FOR SALE



1 THE OPPORTUNITY
850 GRAY AVENUE



NEIGHBORHOOD CENTER
3.0 M Yearly Visits
Sam's Club, Lowe's, The Dancing Tomato, Olive Garden, Carl's Jr, Yuba City Dentistry

SUTTER BUTTES MKTPLACE
1.1 M Yearly Visits
Grocery Outlet, Walgreen's, Starbucks, Beachhut Deli, Snap Fitness, River Valley Bank, Kenzo Sushi

SUNSWET GROWERS
49,200 Yearly Visits

BEST WESTERN
57,900 Yearly Visits

SUTTER BUTTES STATE PARK

FEATHER RIVER TEMPLE
LDS Church

SUTTER CROSSROADS
1.3 M Yearly Visits
FoodMaxx, Big 5 Sporting Goods, Goodwill, Western Union, El Pollo Loco, Red Robin, Dunkin', Cricket Wireless

YUBA CITY MARKETPLACE
3.8 M Yearly Visits
JCPenney, Hobby Lobby, Boot Barn, Ross Dress for Less, Planet Fitness, GNC, Burlington, Verizon, Kay Jewelers, Claire's

TARGET
1.5 M Yearly Visits

NEIGHBORHOOD CENTER
7783,800 Yearly Visits
PetSmart, Chipotle, Walgreen's, Baskin-Robbins, Schools First, O'Reilly Auto Parts, Sell Phones, Chicago's Pizza, Togo's,

FIT REPUBLIC
237,900 Yearly Visits

NEIGHBORHOOD CENTER
150,500 Yearly Visits
Wells Fargo, Jimboy's, Gold Rush Billiards, Barbershop, Brock's Ice Cream, Satellite AutoGlass

SONIC DRIVE-IN
182,200 Yearly Visits

Highway 99 - 37,080 Cars/Day

Louise Ave - 2,365 Cars/Day

850 GRAY AVE

POTENTIAL RETAIL PAD

BARGAIN WORLD
194,400 Yearly Visits

TASTY BUFFET
80,800 Yearly Visits

SIGNAGE

ENTERPRISE RENT A CAR
29,400 Yearly Visits

QUALITY INN
50,700 Yearly Visits

TOWNEPLACE SUITES
Proposed 4 story hotel
911 Gray Avenue

CHINESE GARDEN
27,600 Yearly Visits

POTENTIAL RETAIL PAD

NEIGHBORHOOD CENTER
150,500 Yearly Visits
Dickey's BBQ Pit, Wing Boss, Children's Choice, Dental Care

Gray Avenue - 13,121 Cars/Day

Forbes Ave - 2,660 Cars/Day

NEIGHBORHOOD CENTER
811,900 Yearly Visits
Domino's Pizza, New Image Barber Shop, Forever Fabulous, Pacific Hair Supply, Miracle Ear



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1 THE OPPORTUNITY
850 GRAY AVENUE



THE OPPORTUNITY

122,078
SF BUILDING

13.4
ACRES

C-3
ZONING

\$12.9M
PURCHASE PRICE

\$106
PER SF

DEVELOPMENT OPPORTUNITY HIGHEST AND BEST USE: RETAIL CENTER WITH PADS

As exclusive advisor to the County of Sutter ("the County"), Turton Commercial Real Estate is pleased to share for sale 850 Gray Avenue (the "Property"), possibly the best undeveloped retail site in Sutter or Yuba Counties.

This premier retail site is 13.4 acres located within a quarter mile of both Highway 99 and Highway 20 in the heart of Yuba City. The 122,078 square foot ("SF") building built in 1975 consists of two sections: One 34,866 SF portion consisting of 5 retail spaces and one single space of approximately 90,000 SF formerly occupied by K-Mart.

The 13.4 acre site is actually an assemblage of three separate parcels of which the east-

ernmost parcel includes 456 SF of Gray Avenue frontage affording the likely possibility of two or three separate pad sites for quick service restaurants ("QSR"s).

The Property enjoys an outstanding retail location with marquee signage easily visible from Highway 99 and its healthy vehicle counts of 37,080 per day. The site is also located within a quarter-mile of the Sutter Avenue/Hwy 99 off and on-ramp.

The property also enjoys generous Gray Avenue frontage with traffic accounts in excess of 13,100 vehicles per day.

Just a few hundred yards north of the Property Yuba Sutter Marketplace with retailers such as

Burlington, Ross, JC Penney and Verizon boasting 3,600,000 visits per year. These visits do not even include other national retailers immediately surrounding the site like Target, Panera, Bank of America and Chipotle.

In addition, the Property has several modest size leases providing approximately \$20,000 in monthly income plus pro-rata NNN reimbursements while the buyer completes the planning process.

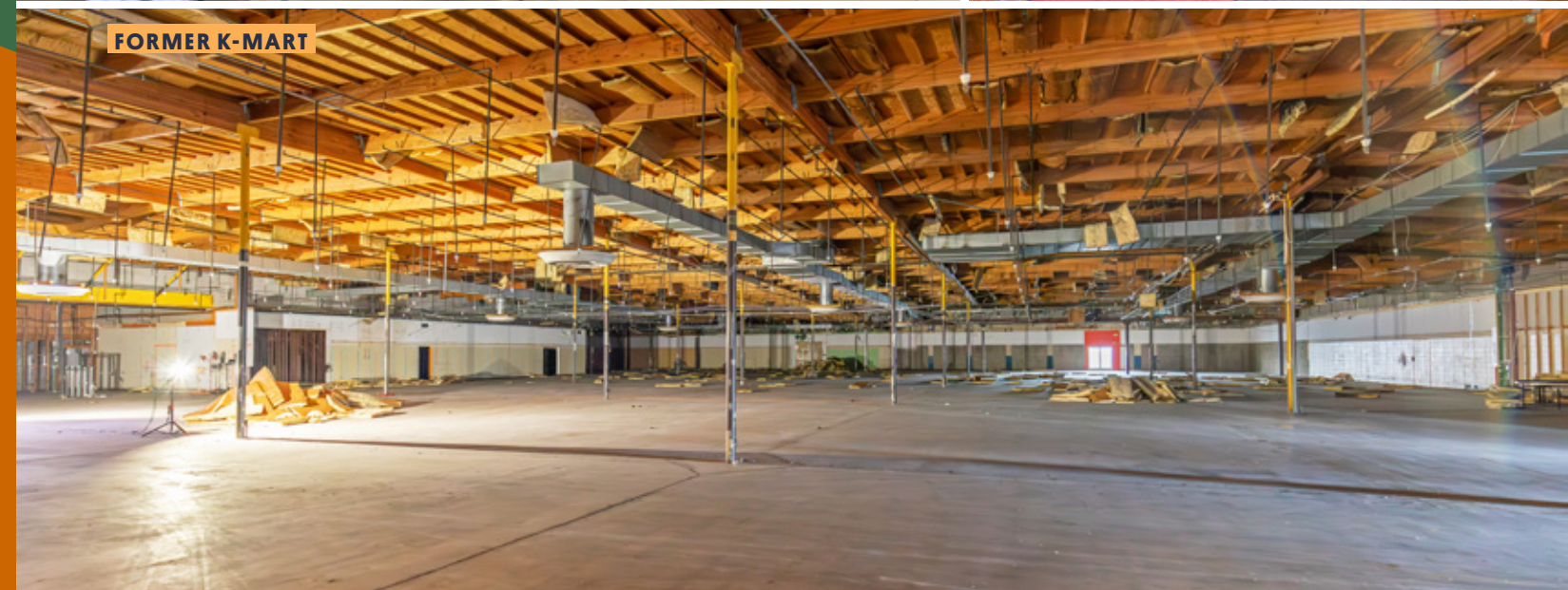
The Property represents a true "value-add" retail development opportunity and is being offered at the price of \$12,600,000 representing \$103 per SF for the building or approximately \$21.50 per SF for the land.



BARGAIN WORLD THRIFT STORE



CHINESE GARDEN



FORMER K-MART



TASTY BUFFET



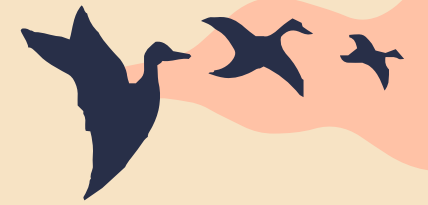
TASTY BUFFET

2 THE OPPORTUNITY
850 GRAY AVENUE



DOES IT GET ANY BETTER?

- Potential 13 acre retail site situated close to Highway 99 with Marque visible signage
- Within a quarter mile of an existing retail site along Gray Avenue featuring over 3.8 M visits per year
- Over 37,000 vehicles per day on Highway 99 and over 13,100 vehicles per day on Gray Avenue
- Likely potential for 2 or 3 retail pad sites fronting Gray Ave
- Priced at approximately \$106/SF for building and \$22.10 for the land
- Modest in-place cash flow from some existing tenants



THE PROPERTY

OVERVIEW:

Address: 812-850 Gray Avenue, Yuba City, CA 95991
Parcel Numbers: 52-014-002, 52-020-021 and 52-020-022
Land Area (SF): 583,705 Square Feet
Land Area (AC): 13.38 Acres
Building Size: 122,078 Square Feet
Zoning: General Commercial (C-3)
General Plan Designation: Regional Commercial

ECONOMICS:

Price: \$12,900,00.00
Price Per Building SF: \$106
Price Per Land SF: \$22.10
Occupancy: ± 29,500 SF - approximately 24%

UTILITY DETAILS:

Electricity: PG&E
Gas: PG&E
Water: City of Yuba City
Sewer/Trash: City of Yuba City, Recology
Storm Drain: City of Yuba City
Fiber: No fiber currently installed but Comcast, AT&T can provide fiber connectivity
Internet Provider: Comcast
Security: Multiple vendors available (County uses Alarm.com systems and Pride Security for patrol)

SEISMIC/FLOOD/ENVIRONMENTAL:

Fault Zone: EQ Zapp - Not within Zone. PCA - Seismic Zone 3, an area with moderate to high probability of damaging ground motion
Flood Zone: Zone C - defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains
Environmental Status: 2021 Phase 1 Environmental Report completed with no further action required

BUILDING OVERVIEW:

Year built 1975
Gross building area 122,078 SF
Net rentable area 122,078 SF
Number of tenant spaces Five (5)
Foundation / Substructure Concrete slab-on-grade with perimeter and interior footings under load bearing structures
None - below grade portions not present
Superstructure Single story construction with interior pipe columns
CMU block exterior walls, wood glulam beams
Exterior shell is concrete masonry unit load bearing walls with steel framing
Roof Low pitched plywood roof
Was evaluated by a roof contractor through the County and determined to have an additional 15-20 years of useful life
Façade Concrete masonry units and stucco
Brick masonry and metal panels
Roof type Low-slope roof covered with built-up roofing with mineral-surfaced cap sheet
Parking area Asphalt paved surface lots
Parking space count 390
HVAC system Eight (8) Rooftop package units:
5 - 32 ton units
1 - 20 ton unit
1 - 7 ton unit
3 - 5 ton units
Water supply piping Copper
Electrical branch wiring PG&E 277/480V
1000 Ampere service that supplies a main switchboard in the main electrical room near the back of the building.
There are three spare breakers available
Pad mounted PG&E transformer is located outside, adjacent to the building
Fire suppression Wet-pipe sprinkler system serviced by an 8" fire water main
Additional chemical fire suppression system

THE LOCATION

83,486
POPULATION

\$316,292
MEDIAN HOME VALUE

4,375
BUSINESSES

\$56,151
MEDIAN HOUSEHOLD INCOME

2024 COSTAR
3-MILE RADIUS
OF PROPERTY

YUBA CITY - AGRICULTURAL, ECONOMIC & SOCIAL HUB OF THE YUBA-SUTTER REGION

850 Gray Avenue enjoys one of, if not, the most ideal development locations in the entire Yuba City region. Situated just a few blocks and two right-turns from the Highway 99/Sutter Avenue exit, 850 Gray Avenue is true diamond in the rough for an experienced retail developer.

Centrally located in the heart of Yuba City with immediate access to both Highway 99 and Highway 20, any development would easily benefit from the 83,486 residents located within a 3 mile radius of the Property.

Yuba City boasts a plethora of amenities that cater to the diverse needs of its residents and businesses alike. From shopping centers and recreational facilities to educational institutions and healthcare services, the city offers a comprehensive

array of amenities that enhance its quality of life and economic appeal.

It is highly likely the 13 acre site, with marquee signage easily visible from Highway 99, would enjoy visitation numbers that rival, or even exceed, neighboring retail centers.

Retail establishments ranging from local boutiques to national chains dot the cityscape, providing residents with convenient access to a wide variety of goods and services. Additionally, Yuba City's vibrant dining scene offers a diverse culinary experience, with restaurants, cafes, and eateries serving up flavors from around the world. For recreation and leisure, the city offers numerous parks, sports facilities, and cultural attractions. Whether it's enjoying a picnic in the park,

hitting the trails for a hike, or catching a performance at the local theater, there's no shortage of activities to suit every interest and age group. Yuba City is also home to reputable educational institutions, including schools, colleges, and vocational training centers, providing residents with access to quality education and lifelong learning opportunities. Furthermore, the city's healthcare infrastructure, comprising hospitals, clinics, and medical specialists, ensures residents have access to comprehensive healthcare services close to home.

With its abundance of amenities, Yuba City offers a desirable lifestyle that attracts residents and businesses alike, making it an ideal place to live, work, and thrive.



2 THE LOCATION
850 GRAY AVENUE

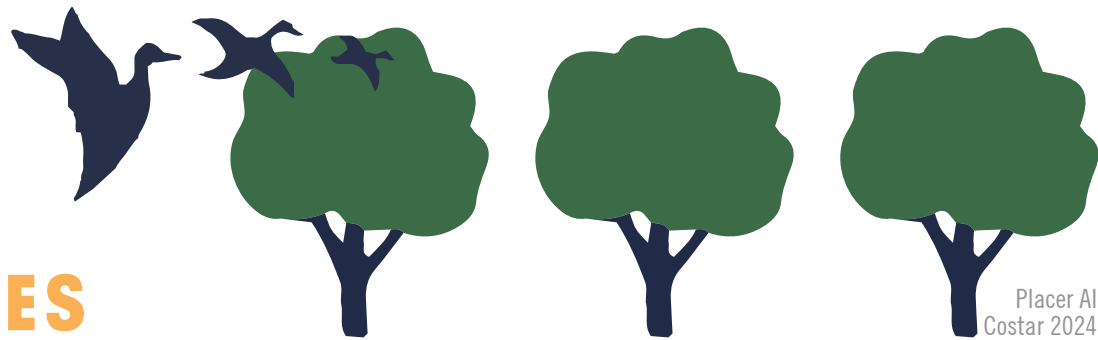


NEARBY AMENITIES

- | | | | | |
|------------------------------|-------------------------|---------------------|------------------------------|--------------------------|
| 7-Eleven | CVS Pharmacy | Lowe's | Rue21 | Verizon |
| Ace Hardware | Dancing Tomato Café | Macy's | Sally Beauty | Victoria's Secret |
| Adidas Outlet | Dick's Sporting Goods | Marshalls | Sears | Walgreens |
| Aldi | Dhillon's Pizza Factory | McDonald's | Sephora | Walmart |
| American Eagle Outfitters | Dollar General | Men's Wearhouse | Sherwin-Williams | Wendy's |
| Applebee's | Dollar Tree | Michaels | Shortstop Market | Wet Seal |
| AT&T Store | Dunkin' | Napa Auto Parts | Sperbeck's Nursery | White House Black Market |
| AutoZone | Express | Nordstrom | Sportsman's Warehouse | WinCo Foods |
| Banana Republic | Famous Footwear | Office Depot | Starbucks | Wingstop |
| Barnes & Noble | Foot Locker | Oishi Sushi & Grill | Subway | Wireless World |
| Bath & Body Works | Forever 21 | Old Navy | Sunrise Health Foods | World Market |
| Best Buy | GameStop | Olive Garden | Sutter Street Taqueria | Xfinity Store |
| Big Lots | Gaia House of Healing | O'Reilly Auto Parts | Sri Sai Fresh Indian Grill | Xpress Lube |
| Brewbakers Brewing | Gap | PacSun | Target | Yankee Candle |
| Butcher Boy Meats | H&M | Panda Express | The Children's Place | Yogurtland |
| Burlington | Harley's Pub & Casino | Panera Bread | The Cookie Tree | Yuba City Cyclery |
| Carter's | HomeGoods | Party City | The Dog House Grill | Zales |
| Casa Lupe Mexican Restaurant | JCPenney | Petco | The Home Depot | |
| Chick-fil-A | Jimmy John's | PetSmart | The Peach Tree Health Clinic | |
| Chipotle Mexican Grill | Jo-Ann Fabric and Craft | Pier 1 Imports | The UPS Store | |
| Claire's | Kay Jewelers | Pizza Hut | Tillys | |
| Costco Wholesale | Kohl's | Red Robin | Top That Frozen Yogurt | |
| | Lane Bryant | Ross Dress for Less | Ulta Beauty | |



2 THE LOCATION
850 GRAY AVENUE

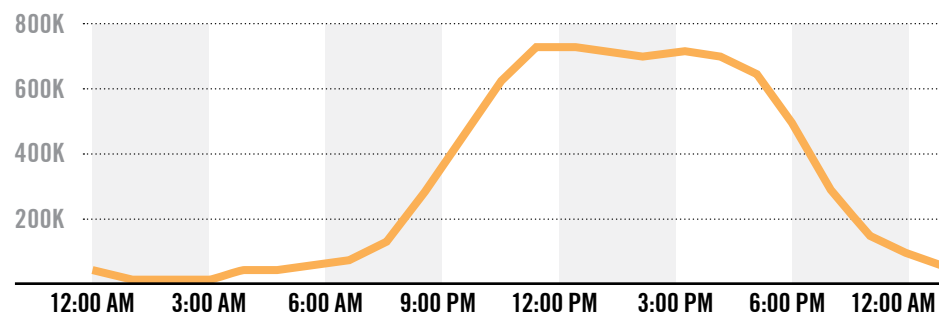


NEARBY DATA BITES

Placer AI
Costar 2024

Heart of Yuba City Surrounded by Retail & Residents

Potential Customers at Nearby Yuba Sutter Marketplace - Total 2023 Visits by hour



⇒ **\$81,468** ⇐

Average Household Income
5-mile radius of property

Nearby Psychographic Profile

Bourgeois Melting Pot
Middle-aged, established couples living in suburban homes

Singles & Starters
Young singles starting out and some starter families living a city lifestyle

Family Union
Middle income, middle-aged families living in homes supported by solid blue-collar occupations

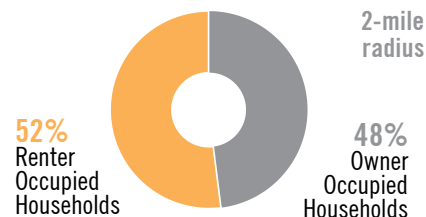
Experian Mosaic (Customer Segmentation)

Nearby Population

5-mile radius of property



2010: 139,747
2023: 155,350
2028: 162,291
Projected



Annual Consumer Spending in billions



\$1.223

5-mile radius of property

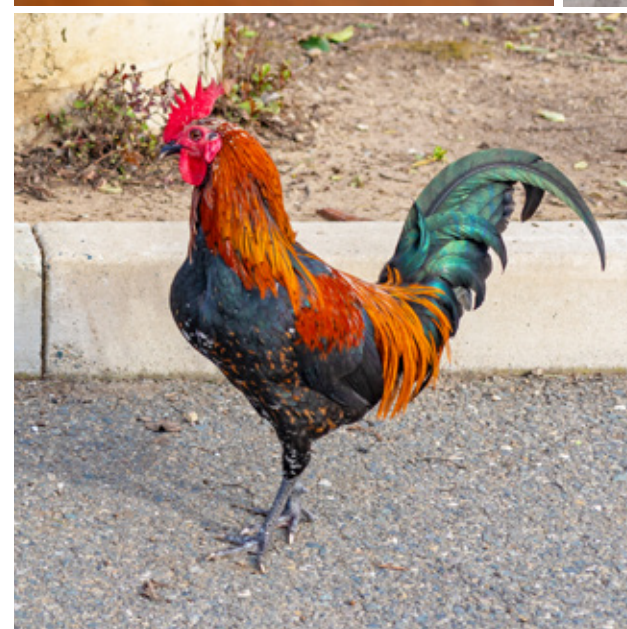


Education Levels

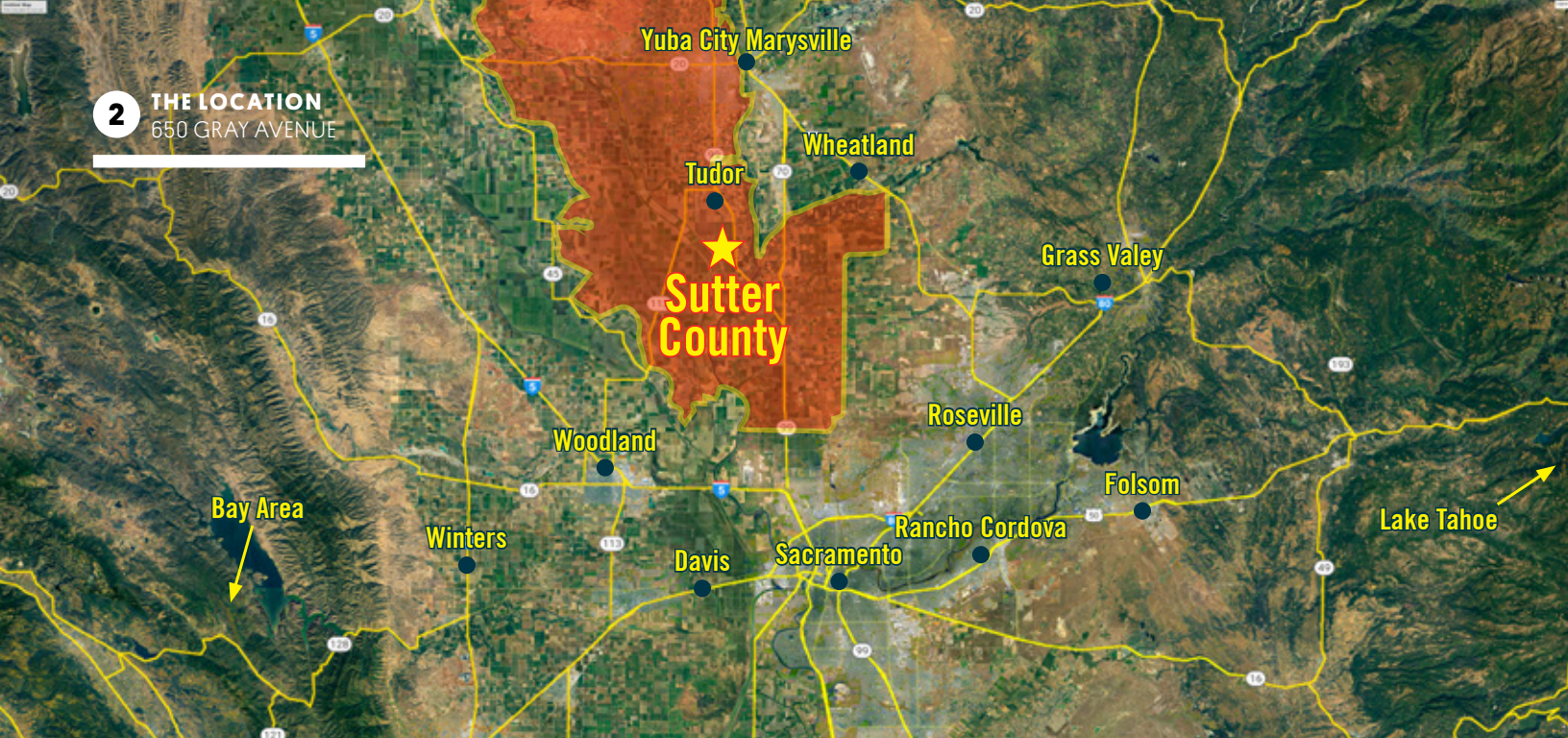
36%	Some College
11%	Bachelor Degree
5%	Advanced Degree

1,759
Nearby Businesses

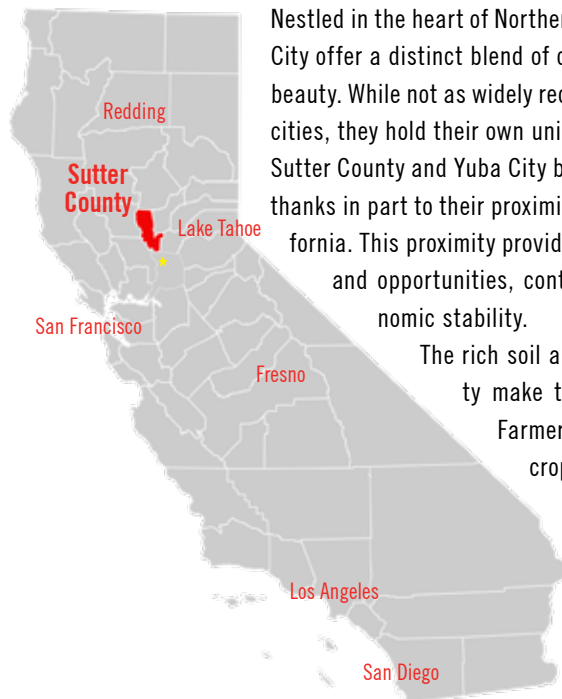
1-mile radius of property



2 THE LOCATION
650 GRAY AVENUE



SUTTER COUNTY'S CENTRAL LOCATION



Nestled in the heart of Northern California, Sutter County and Yuba City offer a distinct blend of charm, economic vitality, and natural beauty. While not as widely recognized as some of the state's larger cities, they hold their own unique appeal.

Sutter County and Yuba City boast a stable economic environment, thanks in part to their proximity to Sacramento, the capital of California. This proximity provides access to governmental resources and opportunities, contributing to the region's overall economic stability.

The rich soil and favorable climate of Sutter County make them ideal for agricultural pursuits.

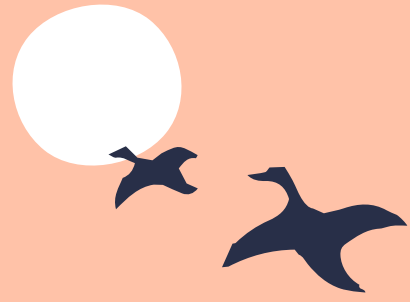
Farmers in the region cultivate a variety of crops, including rice, almonds, walnuts, and peaches. Agriculture not only provides a significant source of income and employment but also supports related industries such

as food processing and distribution.

But what truly sets Sutter County and Yuba City apart is their natural surroundings. Surrounded by picturesque landscapes and recreational opportunities, they appeal to outdoor enthusiasts seeking adventure in the nearby Sierra Nevada mountains, serene escapes to Lake Tahoe, or exploration in the natural beauty of Yosemite National Park.

Affordability is also a significant draw. Unlike neighboring regions with exorbitant housing costs, Sutter County and Yuba City offer more reasonable living expenses without sacrificing access to cultural and entertainment amenities. This affordability, coupled with job growth in sectors like professional services, hospitality, and healthcare, has attracted newcomers seeking a high quality of life without the high price tag.





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