

Exclusive Retail Offering

Palisade Plaza

971 Gray Avenue
Yuba City, CA 95991

Offering Highlights

Unique Building Design

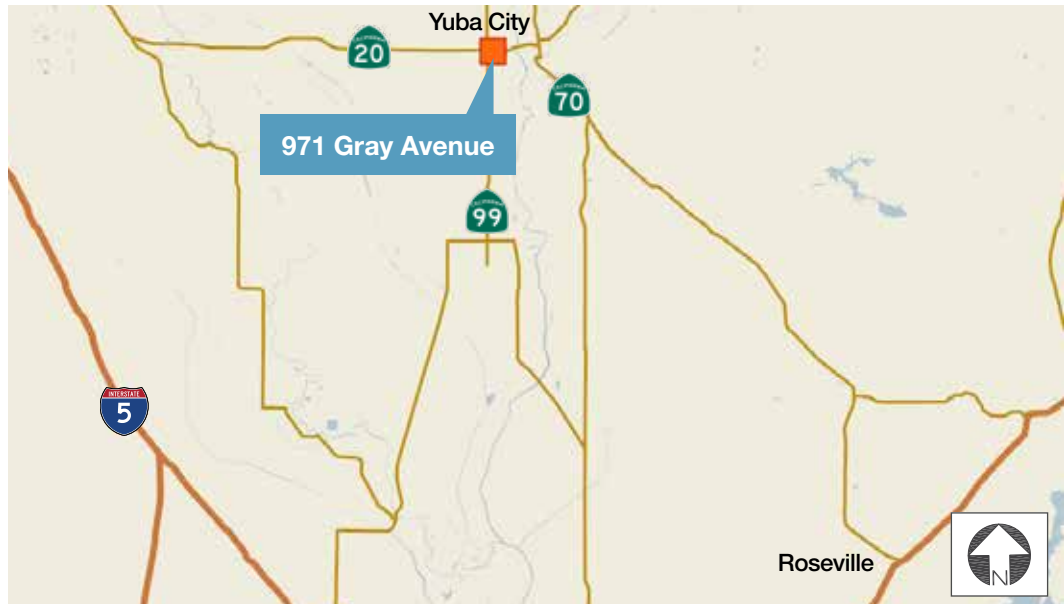
Strong Retail Area

Stable Occupancy



INVESTMENT SUMMARY

Offering Price	\$4,200,000
Cap Rate	7%
Leasable SF	16,000
Land SF	54,014 (1.24 acres)



Exclusively Listed by

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Palisade Plaza

PROPERTY SUMMARY

Palisade Plaza is an attractive single story multi-tenant strip center that is located in the major retail corridor of Yuba City. The ±16,000 square foot center was built in 2006 with a very unique design. Sitting perpendicular to the street, the front has rounded corners, with each corner topped with a distinctive dome.

OCCUPANCY

The center is presently occupied by five tenants and has one small vacancy. Several of the tenants have been there since the center opened, one of which, the Armed Forces Career Center, just renewed for another five year term.

LOCATION

The center is located on Gray Avenue, just off Colusa Avenue (Highway 20), a commercial boulevard that connects Yuba City and Marysville. The Yuba Sutter Mall is located at the NWC of Colusa and Gray Avenues. Major retailers in the area include Target, Food Maxx, JC Penny, Forever 21, PetSmart and Rite Aid.



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INCOME & EXPENSES	Current
Gross Income	\$431,964
Vacancy (5%)	\$21,598
Expenses	
- Insurance	\$44,000
- Insurance	\$6,895
- Cam	\$40,927
- Management	\$16,000
- R&M (est.)	\$10,000
Total Expenses	\$117,822
Net Income	\$292,544