



Located in the Historic Commercial District of Old Town Marysville

FOR SALE | 400 - 406 D STREET, MARYSVILLE, CA

- » ±14,635 SF two-story office building
- » Easy access to Highways 70 and 20
- » Central to national and local retail amenities
- » On-site parking

Sale Price

\$750,000

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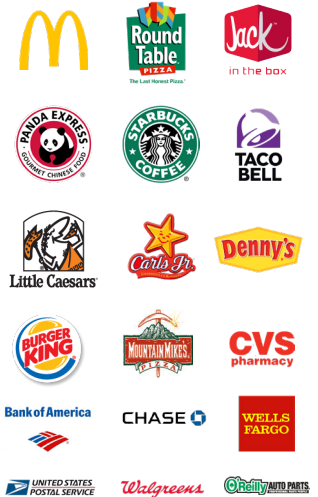
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AMENITIES WITHIN 1 MILE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,027	68,092	117,447
AVE. HH INCOME	\$41,689	\$55,192	\$66,677
WHITE COLLAR JOBS	48%	45%	60%
BLUE COLLAR JOBS	28%	30%	28%
SERVICES	25%	25%	28%
AVERAGE DAILY TRAFFIC			
±45,000 vehicles on Highway 70, ±38,000 Vehicles on Highway 20			

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