



**HOBBY LOBBY** Burlington  
**BOOT BARN** **TURNER'S** five BEL<sup>OW</sup>  
OUTDOORSMAN  
**LESSEES SIGNED!**

**ETHAN CONRAD**  
 PROPERTIES INC.

**INLINE SUITES AVAILABLE**

**387 SF - 16,142 SF**

1125-1265 COLUSA AVE

YUBA CITY, CA

**YUBA SUTTER MARKETPLACE**

**MAJOR REMODEL NOW UNDERWAY**

FOR MORE INFORMATION CONTACT

**Ethan Conrad**  
 DRE: #01298662  
 ethan@ethanconradprop.com

**Ravjeet Basi**  
 DRE: #02087094  
 basi@ethanconradprop.com



**NEW PYLON SIGN**

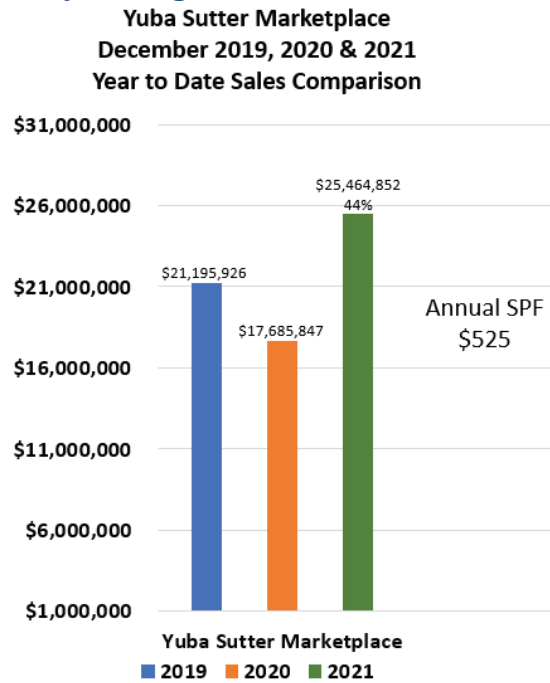
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
 www.ethanconradprop.com

**YUBA SUTTER MARKETPLACE SALES**

The sales throughout Yuba Sutter Marketplace have increased significantly over the past three years. We are excited to report the following strong sales figures:

**Yuba Sutter Marketplace 2021 Inline Tenant Sales were very strong at \$525 PSF.**



The above sales for 2020 during the time period the property was closed due to COVID-19 are based on pro forma sales for the same 2019 closed time period.

**YUBA SUTTER MARKETPLACE INFORMATION:**

- Yuba Sutter Marketplace is well positioned on the corner of Highway 99 and Colusa Avenue directly serving Yuba City and Marysville CA.
- Ideally situated a significant distance from the nearest enclosed malls: Roseville Galleria 36 miles to the south and Chico Marketplace 45 miles to the north.
- The Milken Institute awarded Yuba City in the top 10 small metros in national economic ranking.
- Retailers include Ross, Planet Fitness, JCPenney, Sears, American Eagle, Aeropostale, Bath & Body Works, Finishline, Foot Locker, Journeys and more.

**Yuba Sutter Marketplace** offers free marketing support for all our tenants and traffic building events throughout the year.

**Marketing Programs**

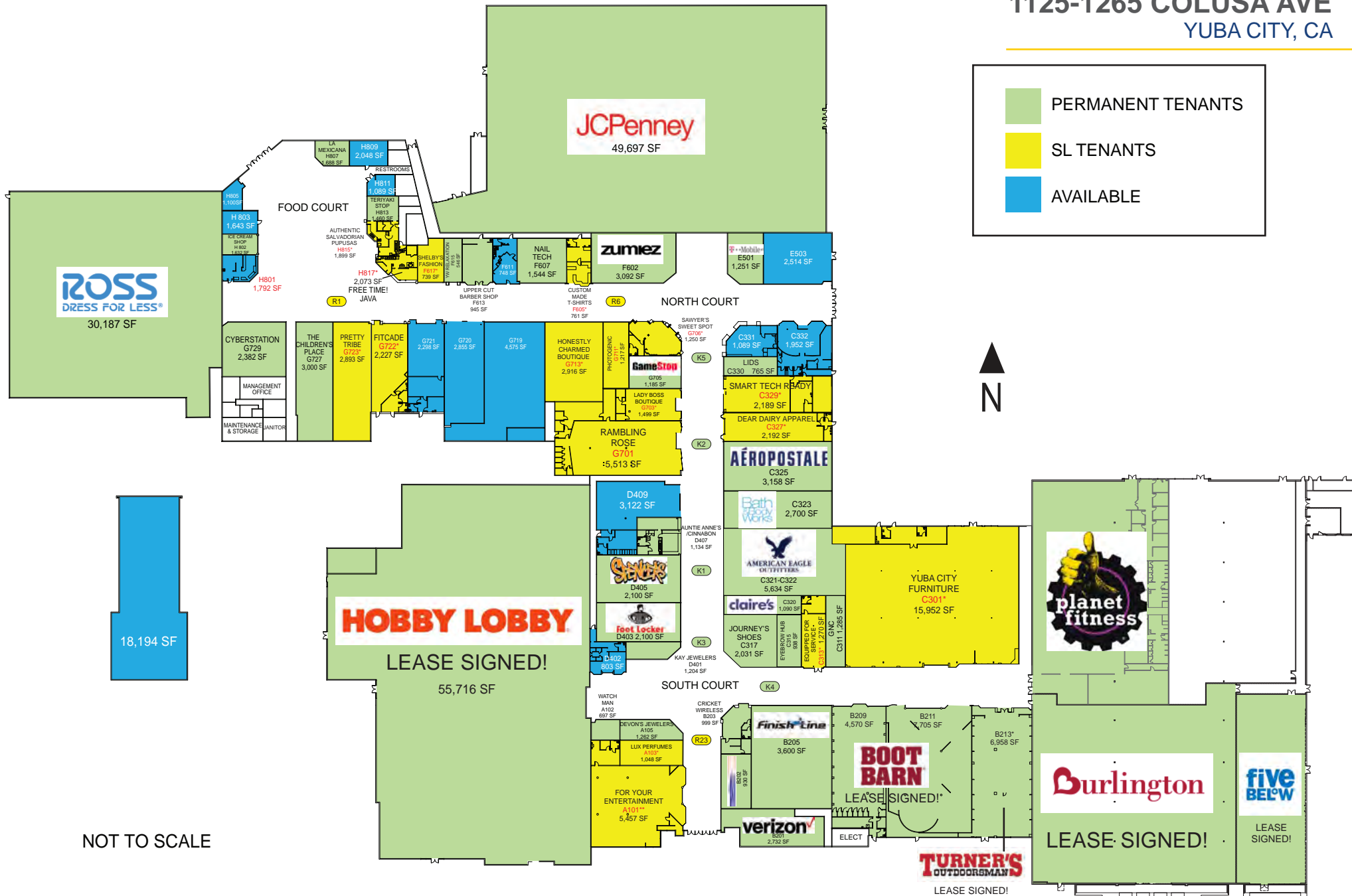
- Facebook Promotions: 8,120 followers (up 7% over LY)
- Instagram Promotions: 1,125 followers (up 5% over LY)
- Traffic building events with opportunities for tenant participation and exposure
  - o Monthly Kids Club
  - o Easter Promotions & Events
  - o Back to School Events
  - o October Harvest and Halloween Events
  - o Santa Photos and Holiday Events including Black Friday promotion.
  - o Play Area sponsorship opportunities
  - o Community Events throughout the year including health fairs and hiring events
  - o Fundraising Events

FOR LEASE

# YUBA SUTTER MARKET PLACE | INLINE SUITES

## 1125-1265 COLUSA AVE

YUBA CITY, CA



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

YUBA SUTTER MARKET PLACE | INLINE SUITES

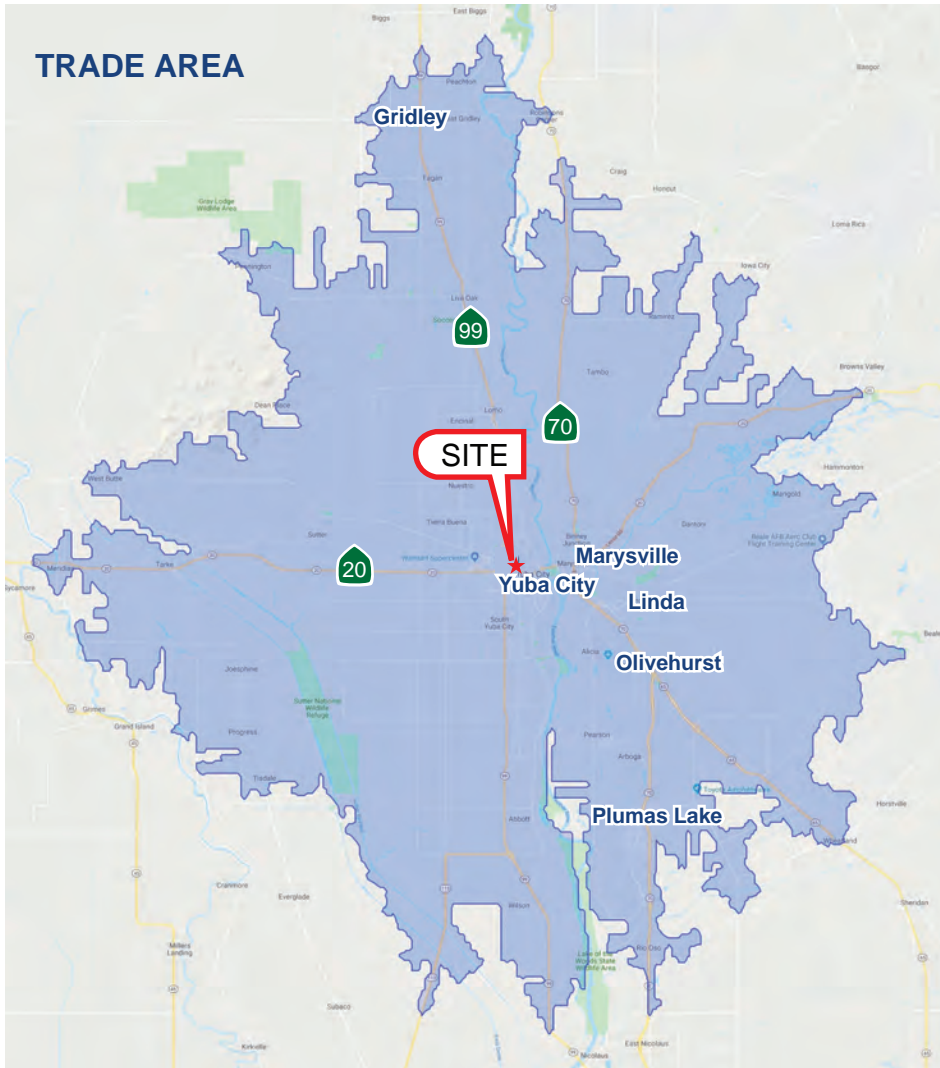
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SITE PLAN



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DEMOGRAPHIC REPORT

	10 MIN	20 MIN	30 MIN
 2019 POPULATION 2024 PROJECTED POPULATION	83,567 84,038	140,305 142,313	165,705 168,257
 2019 HOUSEHOLDS 2024 PROJECTED HOUSEHOLDS	28,442 28,624	46,154 46,801	54,491 55,302
 2019 AVG INCOME	\$67,440	\$67,032	\$69,041
 2019 MEDIAN HOME VALUE	\$448,924	\$431,222	\$437,312
 2019 UNEMPLOYMENT RATE	10.9%	10.0%	9.7%

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