



FOR LEASE

1019 5th St
Marysville, CA 95901

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For Lease - Retail Suites in Marysville

RETAIL / OFFICE SUITES FROM 1,400 SF UP TO 3,400 SF

GQNorth
real estate

HIGHLIGHTS

- Retail / Office Suites Need a Little Love and Fresh Start. Abatement Rent Incentives Available For The Perfect User
- Open to New Configurations to Suit Your Needs
- Units Are Each Equipped With Their Own Restrooms
- Convenient On-site Parking Available
- High Visibility: Located on 5th / J Street, The Property Benefits From Significant Foot and Vehicle Traffic, Ensuring Maximum Exposure.
- Fantastic Location!! • Motivated To Lease, Call/ Text For Details
- Perfect Restaurant Site and Other Ideal Uses

LU ANN HENDERSON

SENIOR VICE PRESIDENT

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Commercial Real Estate Sales And Leasing

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Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
500	AVAILABLE	1	3,400	\$16.20	Modified Gross	Street Facing Retail Unit with two restrooms and very large open floor plan. Equipped with water.
508	AVAILABLE	1	1,440	\$16.20	Modified Gross	Built out office space but open to new Office or Retail configuration. Can be continuous with suite 510 for up to 2,880 SF.
510	AVAILABLE	1	1,440	\$16.20	Modified Gross	Built out office space but open to new Office or Retail configuration. Can be continuous with suite 508 for up to 2,880 SF.

PROPERTY FEATURES

TOTAL TENANTS	7
BUILDING SF	15,010
GLA (SF)	6,280
LAND ACRES	0.97
YEAR BUILT	1963
ZONING TYPE	C-3
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	57 Spaces
PARKING RATIO	3.39 Spaces per 1,000 SF Leased
CORNER LOCATION	YES

NEIGHBORING PROPERTIES

NORTH	The Yuba Bridge
SOUTH	76 Gas Station
EAST	Resturaunt
WEST	Automotive House And Paint

TENANT INFORMATION

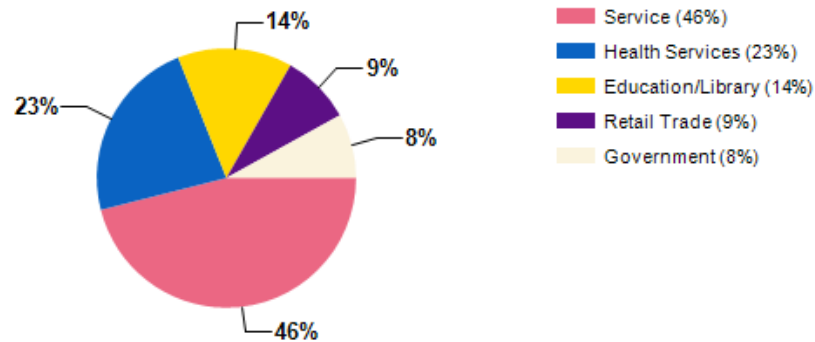
PRICE PER SQUARE FOOT	\$1.35
LEASE TYPE	Modified Gross



Location

- Situated on bustling 5th Street/State Route 20, this high-visibility corner property is at the heart of Marysville's commercial corridor. With heavy daily traffic, excellent access to Highway 70 and Highway 20, and close proximity to retail, dining, and community services, the site offers unmatched exposure and convenience.

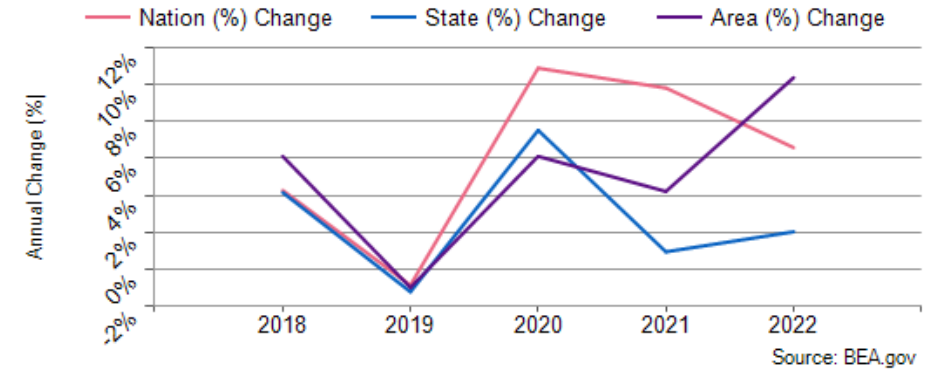
Major Industries by Employee Count



Largest Employers

Yuba City Unified School District	1,358
Sutter County	959
Rush Personnel Services, Inc	661
Sunsweet Growers	600
Sutter North Medical Group	475
Walmart	400
City of Yuba City	321
Home Depot	300

Yuba County GDP Trend





Traffic Count Legend

ADT (Average Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds







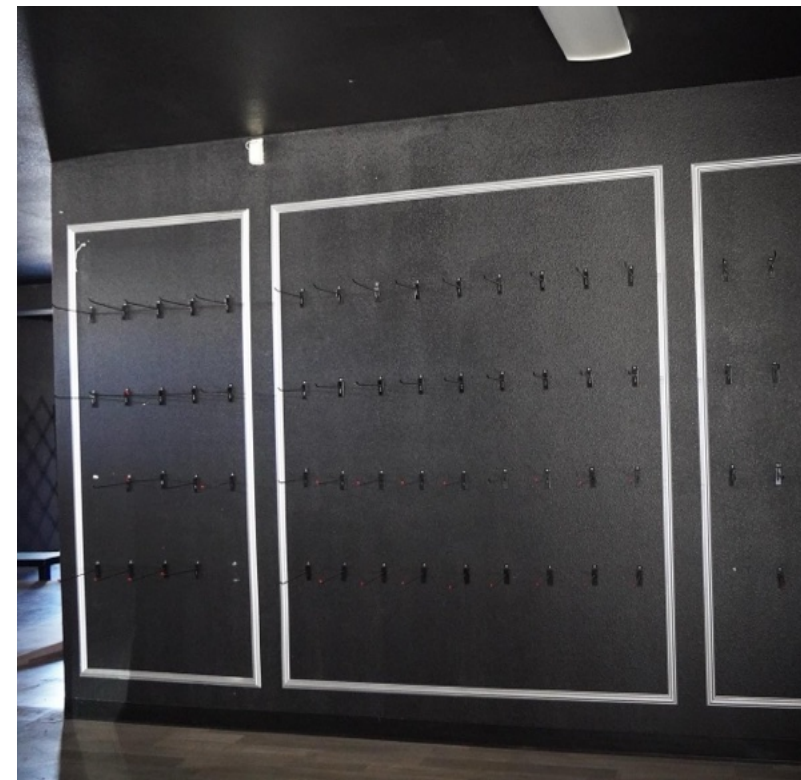
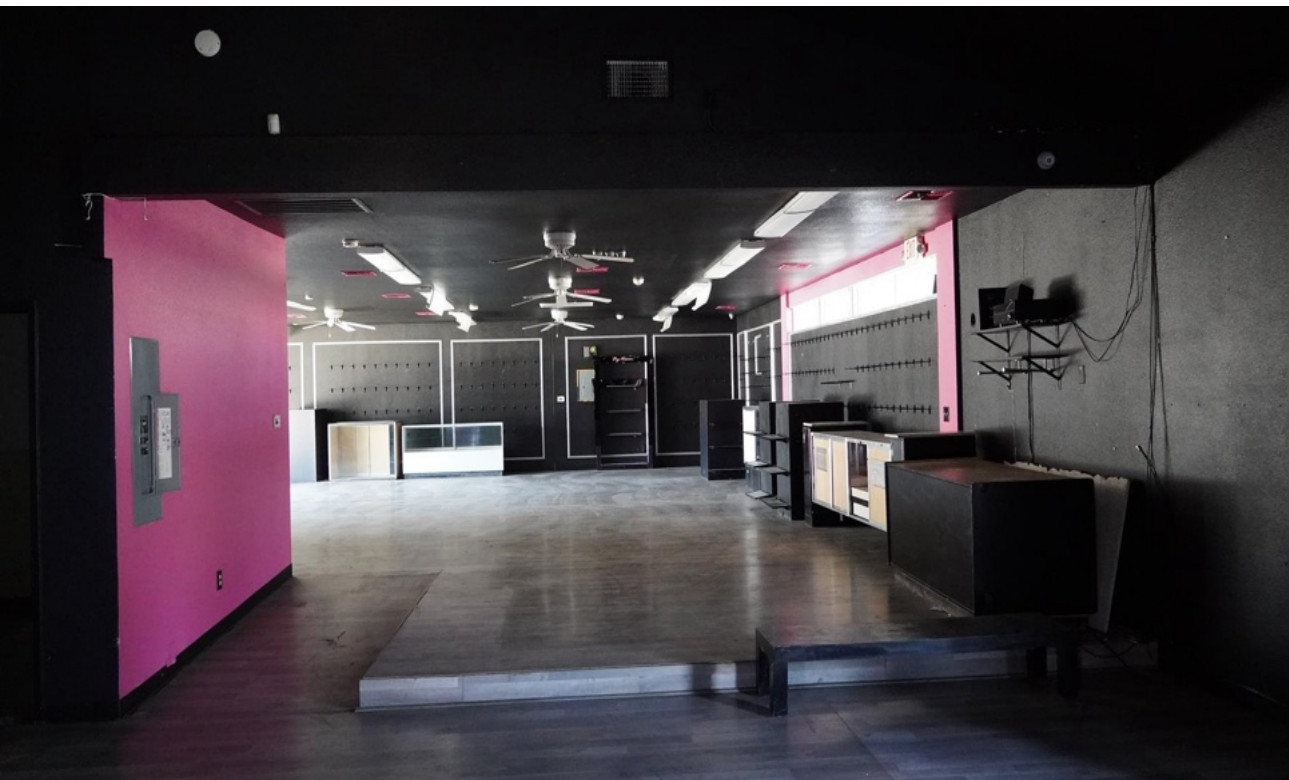
Almost 40,000 Daily Traffic Count. Located Right at the Yuba / Marysville Bridge.



Fantastic Street Signage



Cool Industrial Vibe







Suites 508- 510 Open to new Floorplans

- **Old Town Marysville, 400 D Street, Marysville, CA 95910**

- Suites 402 & 406 (Old comic/toy store): 2,000 SF each, 4,000 SF continuous

- **409 Center Street, Yuba City, CA 95609**

- Entire building for lease: 4,732 SF
- Two-story, separate entrances, small courtyard

- **1019 5th Street, Marysville, CA 95901**

- Corner of J Street
- Suite 500 (facing J): 3,400 SF
- Suites 508 & 510: 1,440 SF each or 2,880 SF continuous



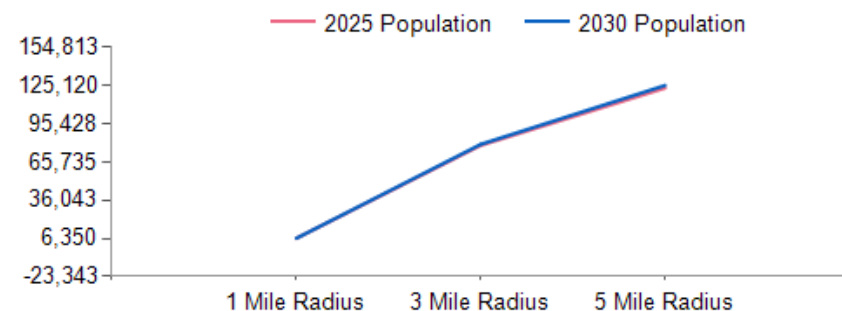
Other Local Properties For Lease



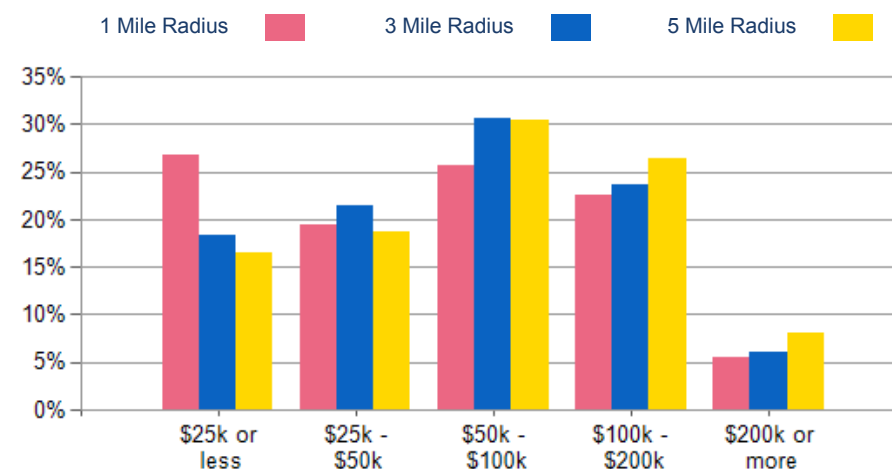
**Other Marysville Locations
(Modified Gross Lease, \$1.35 PSF)
MatrixCRE.ai for details and videos.**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,187	64,881	93,897
2010 Population	6,277	73,306	112,663
2025 Population	6,350	78,505	123,085
2030 Population	6,440	79,412	125,120
2025 African American	372	2,719	3,923
2025 American Indian	183	1,817	2,590
2025 Asian	310	11,830	21,629
2025 Hispanic	2,732	28,905	42,170
2025 Other Race	1,676	16,654	23,942
2025 White	2,968	34,038	53,373
2025 Multiracial	815	11,116	17,120
2025-2030: Population: Growth Rate	1.40%	1.15%	1.65%

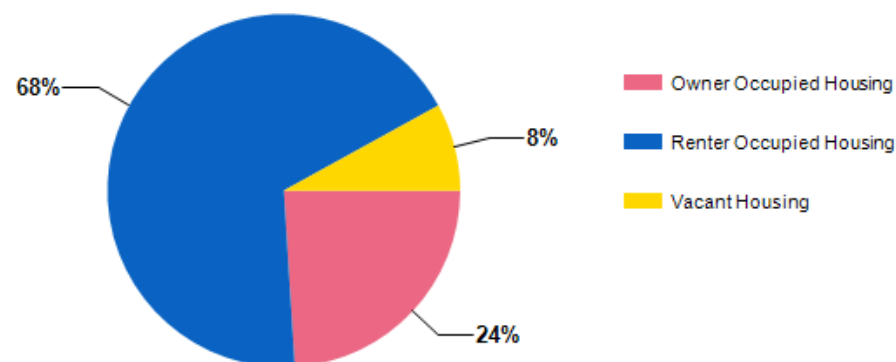
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	462	3,211	4,522
\$15,000-\$24,999	183	1,734	2,231
\$25,000-\$34,999	196	2,029	2,569
\$35,000-\$49,999	272	3,752	5,107
\$50,000-\$74,999	372	4,545	6,468
\$75,000-\$99,999	249	3,683	6,008
\$100,000-\$149,999	378	4,025	6,768
\$150,000-\$199,999	166	2,339	4,040
\$200,000 or greater	133	1,626	3,270
Median HH Income	\$55,898	\$64,795	\$73,218
Average HH Income	\$74,688	\$83,578	\$93,281



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

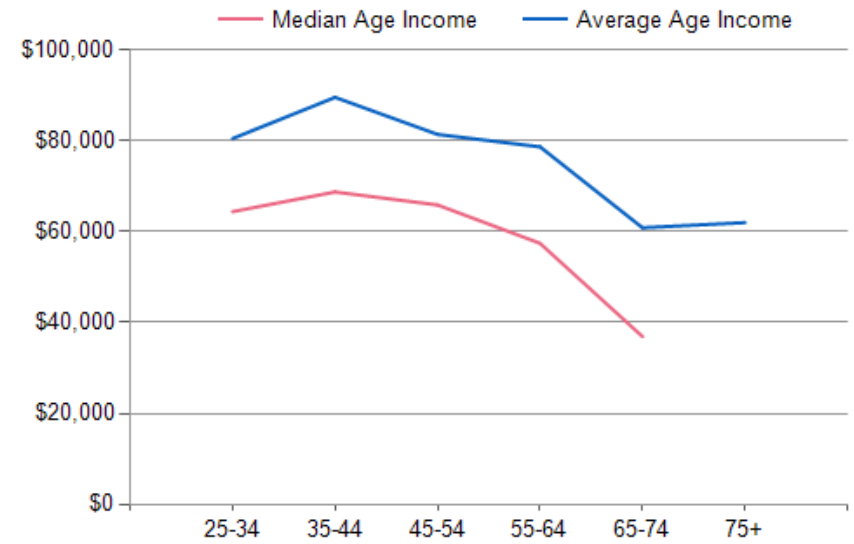
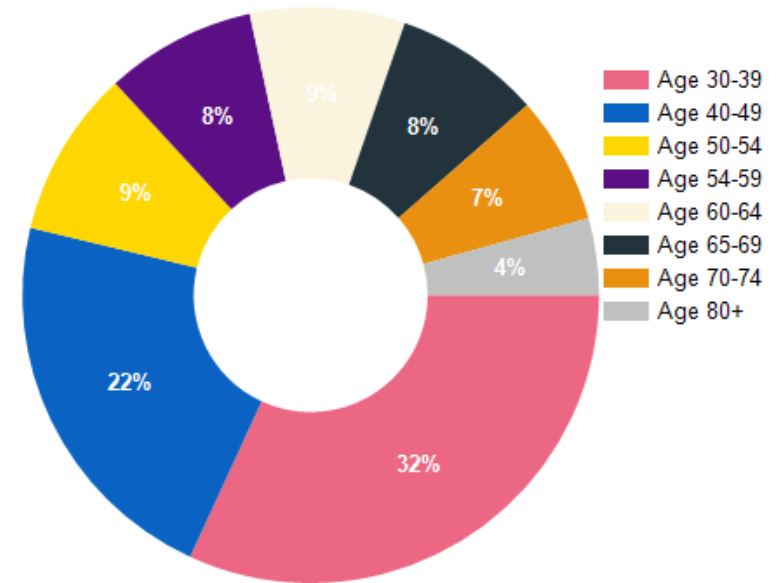


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	632	6,285	9,515
2025 Population Age 35-39	515	5,664	8,747
2025 Population Age 40-44	403	4,960	7,829
2025 Population Age 45-49	385	4,555	7,281
2025 Population Age 50-54	338	4,052	6,598
2025 Population Age 55-59	304	4,004	6,447
2025 Population Age 60-64	313	4,122	6,643
2025 Population Age 65-69	296	3,783	6,027
2025 Population Age 70-74	258	3,162	4,957
2025 Population Age 75-79	155	2,301	3,786
2025 Population Age 80-84	78	1,411	2,302
2025 Population Age 85+	76	1,401	2,102
2025 Population Age 18+	4,909	58,901	92,490
2025 Median Age	35	35	36
2030 Median Age	36	36	37

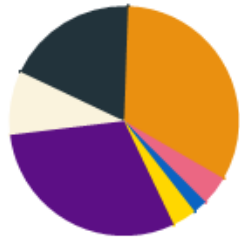
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,427	\$68,224	\$77,090
Average Household Income 25-34	\$80,530	\$86,547	\$94,669
Median Household Income 35-44	\$68,769	\$76,542	\$86,410
Average Household Income 35-44	\$89,600	\$96,035	\$107,862
Median Household Income 45-54	\$65,902	\$80,690	\$91,176
Average Household Income 45-54	\$81,444	\$98,576	\$111,519
Median Household Income 55-64	\$57,445	\$67,073	\$78,805
Average Household Income 55-64	\$78,711	\$87,172	\$99,014
Median Household Income 65-74	\$36,912	\$51,146	\$56,404
Average Household Income 65-74	\$60,878	\$72,212	\$80,101
Average Household Income 75+	\$62,011	\$60,073	\$62,526

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	84	85	85
Diversity Index (2020)	82	84	83
Diversity Index (2010)	77	76	76

POPULATION BY RACE



1 MILE



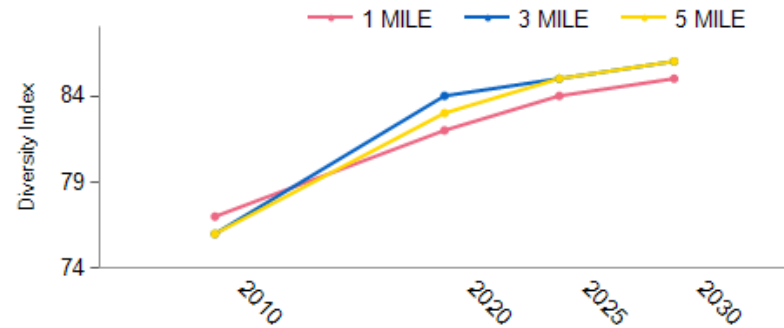
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	2%
American Indian	2%	2%	2%
Asian	3%	11%	13%
Hispanic	30%	27%	26%
Multiracial	9%	10%	10%
Other Race	19%	16%	15%
White	33%	32%	32%

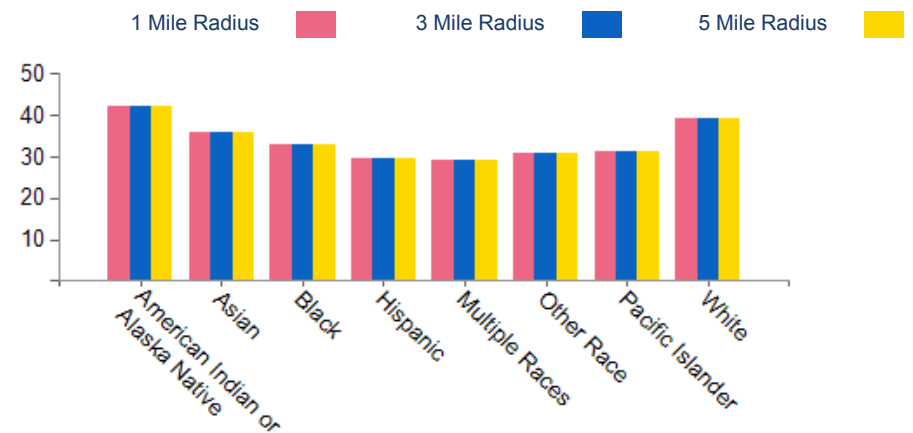
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	35	35
Median Asian Age	36	36	36
Median Black Age	33	34	35
Median Hispanic Age	29	28	28
Median Multiple Races Age	29	28	28
Median Other Race Age	31	30	30
Median Pacific Islander Age	31	34	35
Median White Age	39	41	42

2025 MEDIAN AGE BY RACE





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

For Lease - Retail Suites in Marysville

California's
Oldest
Little City

VISIT HISTORIC
D STREET MARYSVILLE

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The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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