

# For Lease - Affordable Pricing Old Town Marysville

400-406 D St, Marysville CA 95991

FOR LEASE

Historical Retail Suites Downtown Marysville



**Lu Ann Henderson**  
GQ North  
Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
01912126

**Beau Henderson**  
GQ North Real Estate  
Commercial Real Estate Agent  
(415) 982-9496  
Beau@GQNorth.com  
02254863



# HIGHLIGHTS

- ✓ In The Heart Of Old Town Marysville
- ✓ Ongoing Events on This Popular D Street.
- ✓ One Suite 2,000 SF and a Corner Suite 4,000 SF
- ✓ Retail Suites Need a Little Love and Fresh Start
- ✓ Abatement Rent Incentives Available For The Perfect Use
- ✓ Front Door Glass Displays for Each Unit For A Unique Touch!
- ✓ Ample Downtown Street Parking
- ✓ Lots of Storage for Each Unit and So Much More
- ✓ Fantastic Location!!
- ✓ Motivated To Lease, Call/ Text For Details

## LU ANN HENDERSON

### SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

San Francisco (415) 982-9496

Sacramento (916) 798-8559

info@matrixcre.ai

Suite	Space	Size	Rent Per SF (Annual)	Lease Type	Notes
400	400 D Street	4,000 SF	\$0.85 PSF (Monthly)	NNN	Corner Suite large open Floor Plan, see Youtube Video. Two Story Unit for ample storage.
402	402 D Street	2,000 SF	\$0.85 PSF (Monthly)	NNN	Suite 406 is a unique open space with a second floor for office or storage.
406	LEASED	2,000 SF	\$11.40 PSF (Yearly)	NNN	LEASED

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	1.00%
TOTAL TENANTS	3
BUILDING SF	8,000
GLA (SF)	6,000
LAND ACRES	0.17
YEAR BUILT	1935
ZONING TYPE	C-2
BUILDING CLASS	C
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Street Parking
CORNER LOCATION	Yes

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## NEIGHBORING PROPERTIES

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SOUTH	Martial Arts
EAST	VIP Pets
WEST	Restaurants

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	No

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## TENANT INFORMATION

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NEIGHBORING TENANT	Billy's Thrift
NEIGHBORING TENANT	VIP Pets
NEIGHBORING TENANT	Restaurant

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Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>



## Located

- ✓ Old Town where all events are held. Busy neighborhood

Old Town Marysville is a historic district in Marysville, California, recognized as "California's Oldest 'Little' City," known for its Gold Rush-era architecture and its history as a vital supply hub for gold miners traveling along the Yuba River. Key landmarks include the Silver Dollar Saloon, the Mary Aaron Memorial Museum, the Bok Kai Temple, and St. Joseph Catholic Church, reflecting the city's rich and diverse past.

- ✓ Downtown stroll: Walking through the area offers a chance to see historic brick and Victorian-style buildings, which once housed everything from shops and mills to hotels and newspapers.

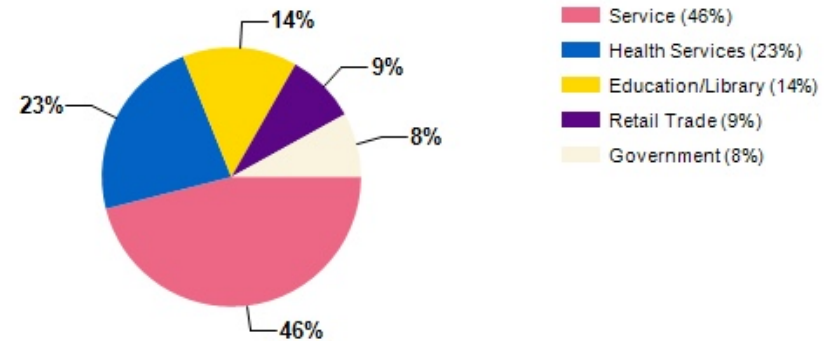
Levee walk: The historic district is situated along the Yuba River levee, providing scenic views.

Historic commercial district: The National Register-listed district covers a 23-acre area, bounded roughly by First, Sixth, C, and E streets.

## Regular Community Events

- ✓ Regular Community Events
  - First Saturdays in Historic Marysville: A recurring monthly event where antique and specialty shops in the historic district are open for visitors to explore.
  - Community Cruise & Bicycle Rodeo: A Facebook event page for a community event with a cruise and bicycle rodeo, often held in the historic district.
  - Historic Downtown Marysville Car & Bike Show: A Facebook event for a car and bike show, sometimes held in the historic area.

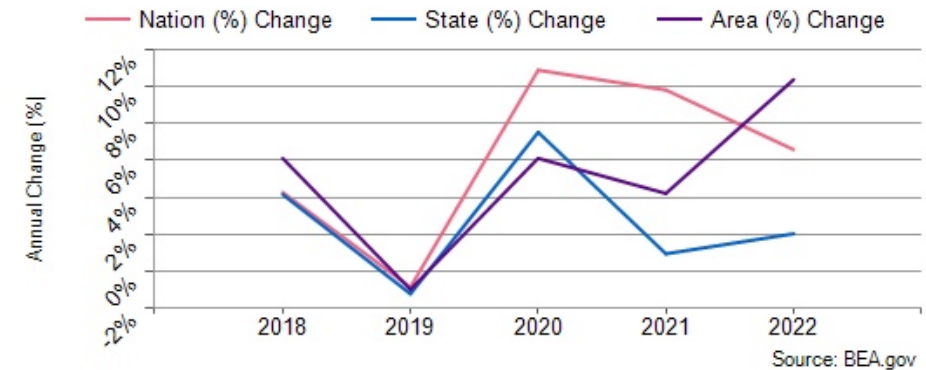
## Major Industries by Employee Count

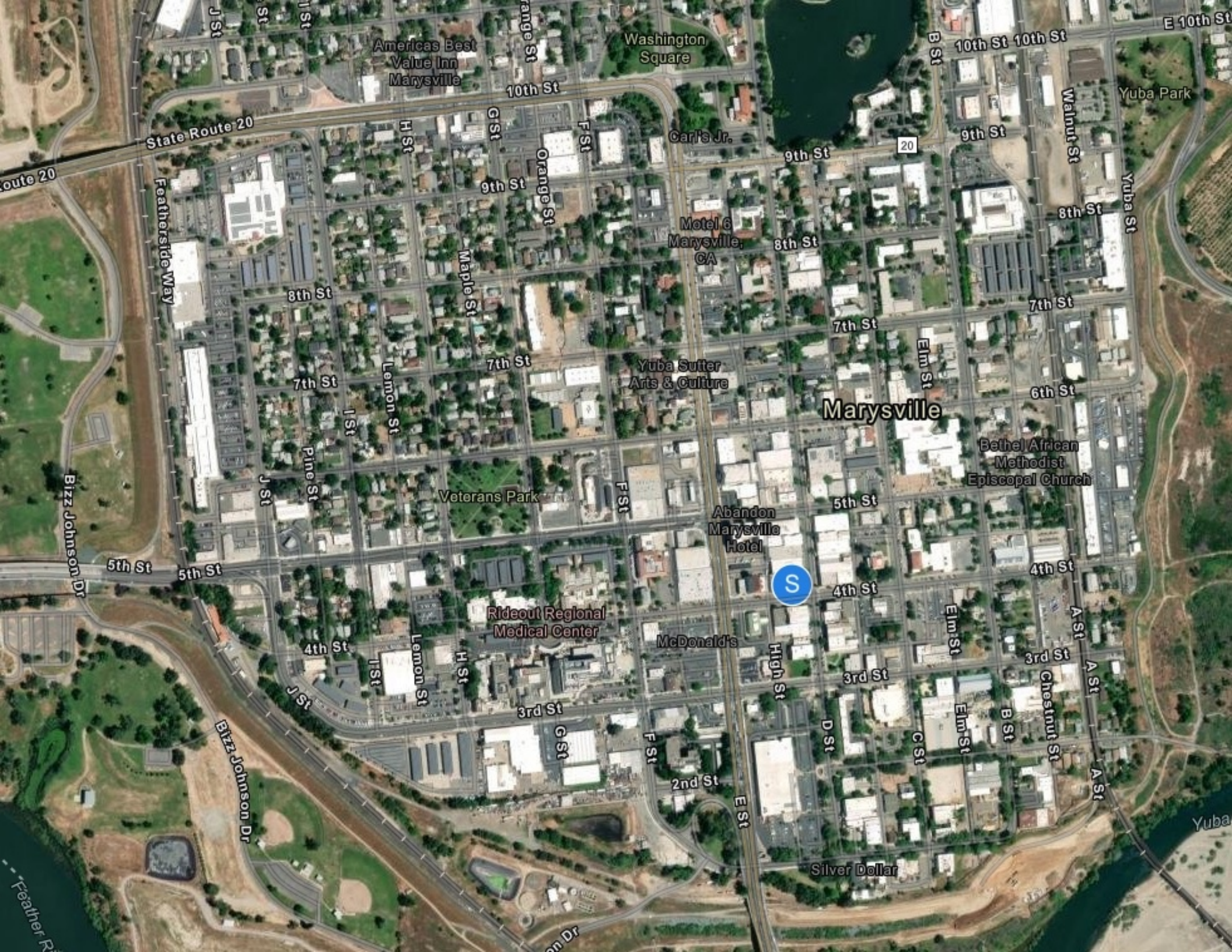


## Largest Employers

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





Marysville

S

Americas Best Value Inn Marysville

Washington Square

Motel 6 Marysville, CA

Yuba Sutter Arts & Culture

Veterans Park

Rideout Regional Medical Center

McDonald's

Abandon Marysville Hotel

Silver Dollar

Bethel African Methodist Episcopal Church

State Route 20

10th St

9th St

8th St

7th St

6th St

5th St

4th St

3rd St

2nd St

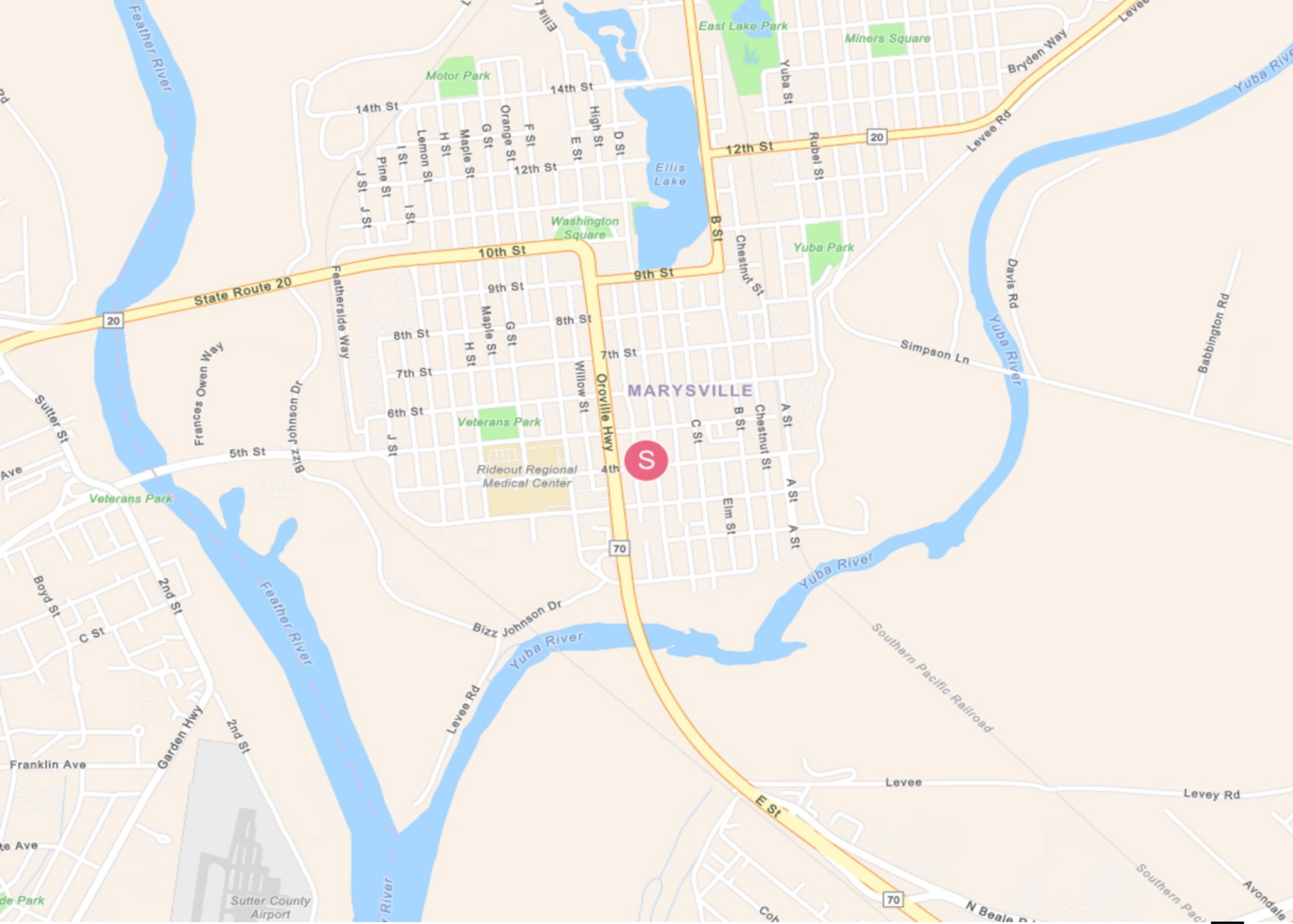
1st St

Bizz Johnson Dr

Featherside Way

Bizz Johnson Dr

Feather R





In the Heart Of Old Town Marysville





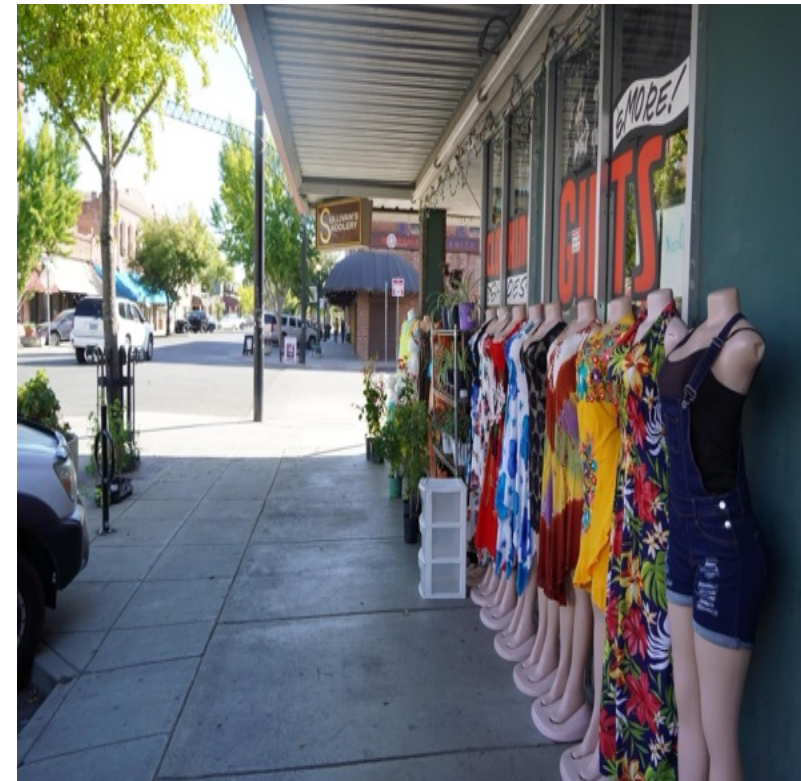




**Open To Rent Abatement Incentives!**



**BEST MARYSVILLE LOCATION!**



- **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 Available**

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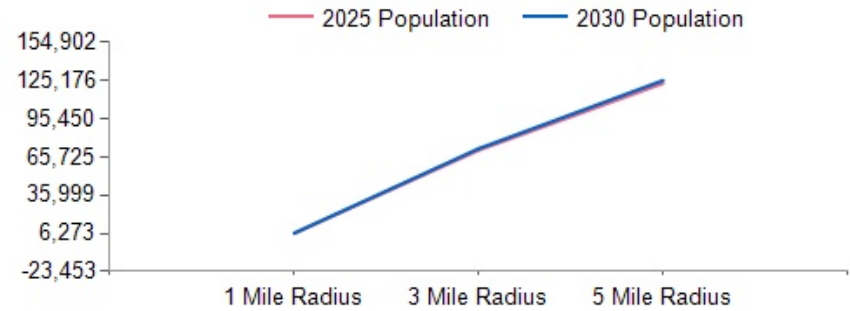
Sacramento (916) 798-8559



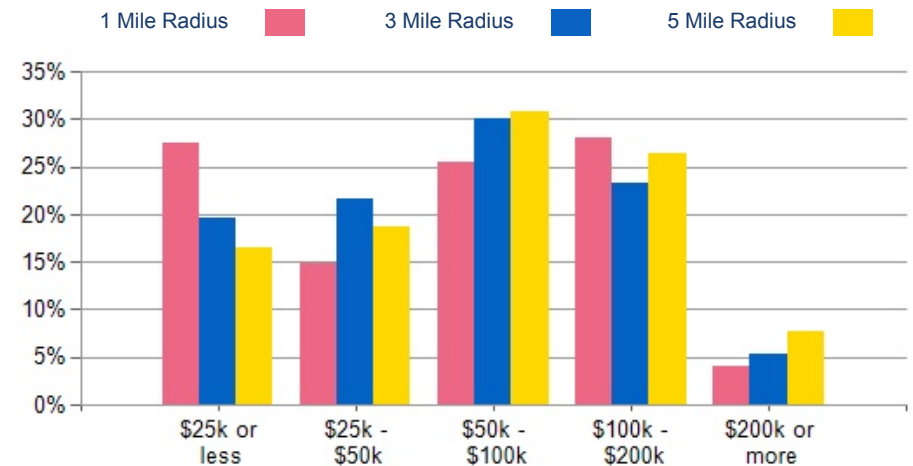
info@matrixcre.ai

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,872	60,036	94,286
2010 Population	5,826	66,005	112,228
2025 Population	6,273	70,950	122,962
2030 Population	6,497	72,172	125,176
2025 African American	403	2,777	3,954
2025 American Indian	180	1,732	2,596
2025 Asian	380	8,285	20,944
2025 Hispanic	2,338	28,001	42,770
2025 Other Race	1,381	16,219	24,332
2025 White	3,091	31,097	53,354
2025 Multiracial	808	10,517	17,271
2025-2030: Population: Growth Rate	3.50%	1.70%	1.80%

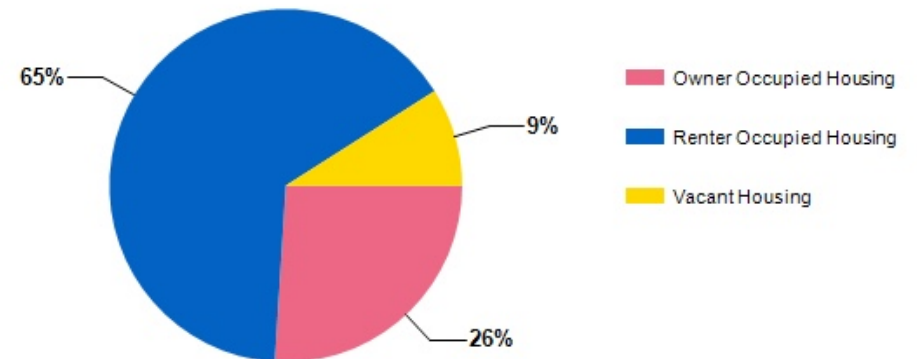
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	456	3,127	4,521
\$15,000-\$24,999	208	1,660	2,219
\$25,000-\$34,999	157	1,894	2,564
\$35,000-\$49,999	202	3,350	5,109
\$50,000-\$74,999	452	4,093	6,535
\$75,000-\$99,999	162	3,250	6,072
\$100,000-\$149,999	460	3,739	6,818
\$150,000-\$199,999	218	1,933	4,034
\$200,000 or greater	96	1,301	3,145
Median HH Income	\$61,701	\$63,131	\$73,087
Average HH Income	\$76,980	\$80,713	\$92,509



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

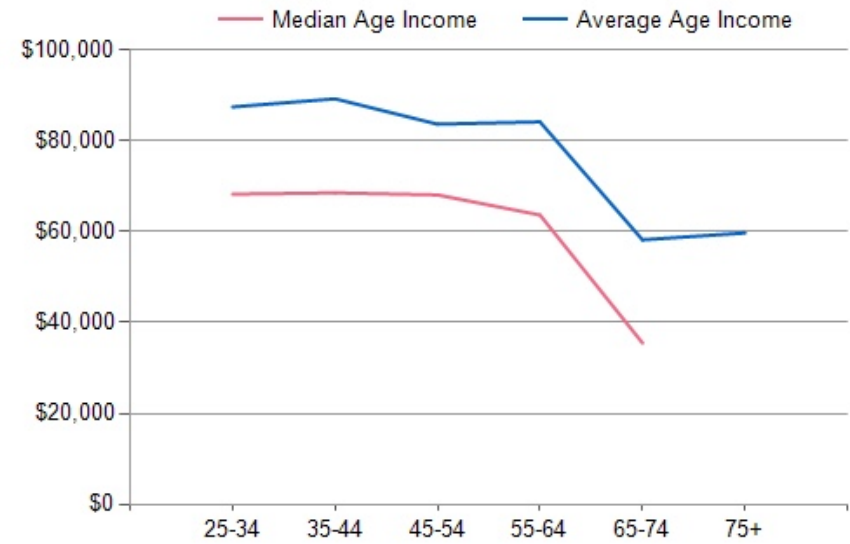
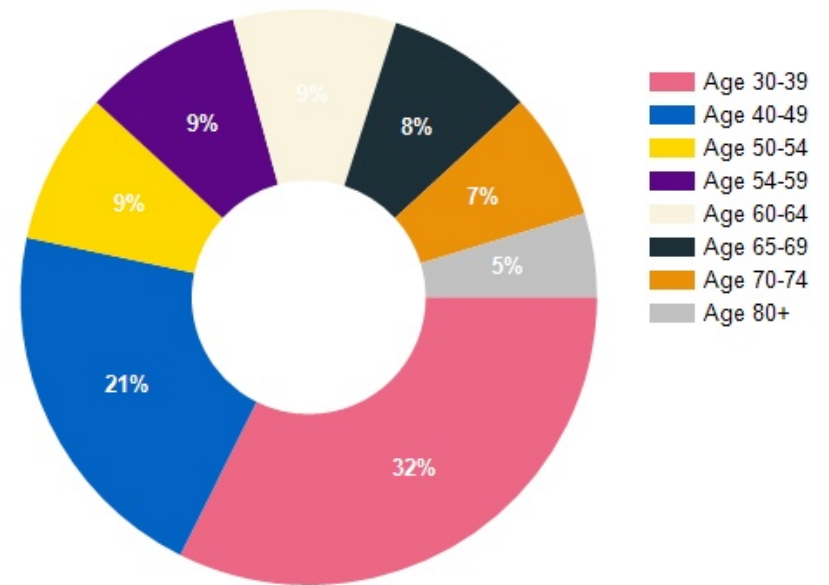


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	641	5,880	9,525
2025 Population Age 35-39	531	5,280	8,742
2025 Population Age 40-44	401	4,591	7,817
2025 Population Age 45-49	359	4,101	7,282
2025 Population Age 50-54	308	3,521	6,585
2025 Population Age 55-59	324	3,478	6,440
2025 Population Age 60-64	331	3,561	6,617
2025 Population Age 65-69	299	3,264	6,035
2025 Population Age 70-74	259	2,645	4,935
2025 Population Age 75-79	170	1,859	3,765
2025 Population Age 80-84	102	1,118	2,263
2025 Population Age 85+	92	1,137	2,068
2025 Population Age 18+	4,949	52,553	92,343
2025 Median Age	35	34	36
2030 Median Age	37	36	37

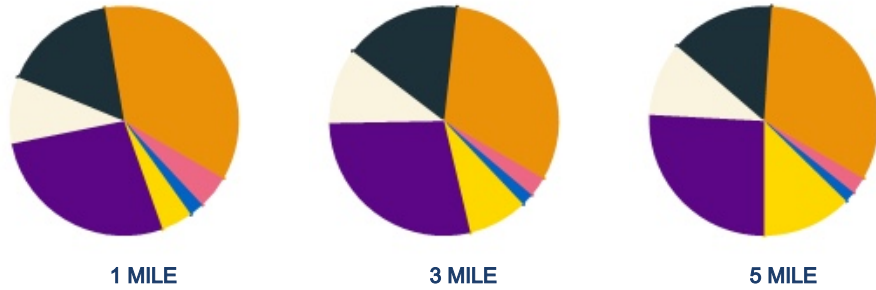
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,287	\$66,930	\$76,995
Average Household Income 25-34	\$87,484	\$84,378	\$93,904
Median Household Income 35-44	\$68,563	\$74,229	\$86,172
Average Household Income 35-44	\$89,282	\$92,912	\$106,933
Median Household Income 45-54	\$68,115	\$76,439	\$90,574
Average Household Income 45-54	\$83,698	\$92,723	\$110,217
Median Household Income 55-64	\$63,685	\$61,756	\$78,296
Average Household Income 55-64	\$84,203	\$81,741	\$97,764
Median Household Income 65-74	\$35,490	\$48,926	\$56,663
Average Household Income 65-74	\$58,220	\$70,106	\$79,762
Average Household Income 75+	\$59,735	\$59,738	\$62,705

Population By Age



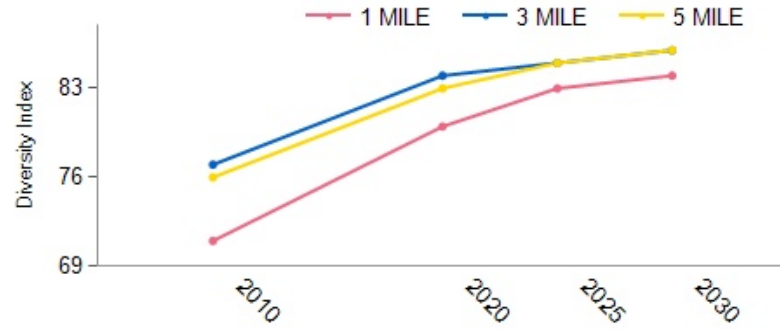
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	86	86
Diversity Index (current year)	83	85	85
Diversity Index (2020)	81	84	83
Diversity Index (2010)	71	77	76

### POPULATION BY RACE



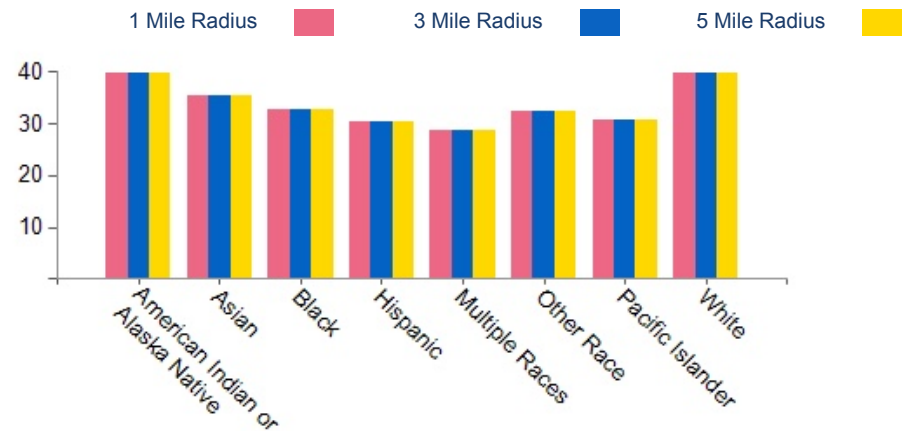
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	3%	2%
American Indian	2%	2%	2%
Asian	4%	8%	13%
Hispanic	27%	28%	26%
Multiracial	9%	11%	10%
Other Race	16%	16%	15%
White	36%	32%	32%

### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	35	35
Median Asian Age	35	34	36
Median Black Age	33	34	35
Median Hispanic Age	30	28	28
Median Multiple Races Age	29	28	28
Median Other Race Age	32	30	30
Median Pacific Islander Age	31	33	35
Median White Age	40	39	41

### 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](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).



**MatrixCRE.AI**

Beau Philip  
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

# For Lease - Affordable Pricing Old Town Marysville

California's  
Oldest  
Little City



Exclusively Marketed by:



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**GQ**North  
real estate

Brokerage License No.: Dre#:01942200

10018 Fair Oaks Blvd., Fair Oaks, CA 95762

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