

For Lease - Old Town Marysville

400-406 D St, Marysville CA 95991

FOR LEASE

Historical Retail Suites Downtown Marysville



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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

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San Francisco (415) 982-9496



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info@matrixcre.ai

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

PROPERTY FEATURES

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

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No

TENANT INFORMATION

NEIGHBORING TENANT	Sullivan's Saddlery
NEIGHBORING TENANT	VIP Pets
NEIGHBORING TENANT	Restaurant



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.

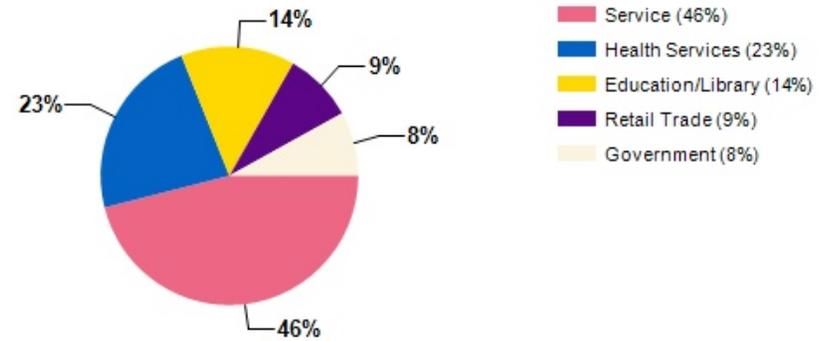
Levee walk: The historic district is situated along the Yuba River levee, providing scenic views.

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.

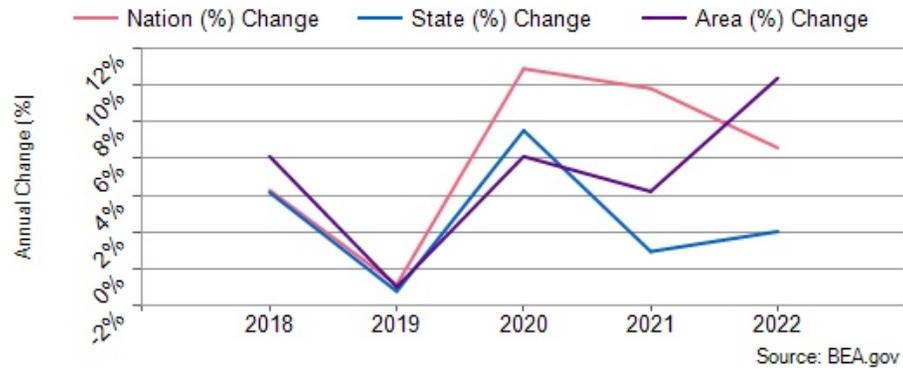
Major Industries by Employee Count

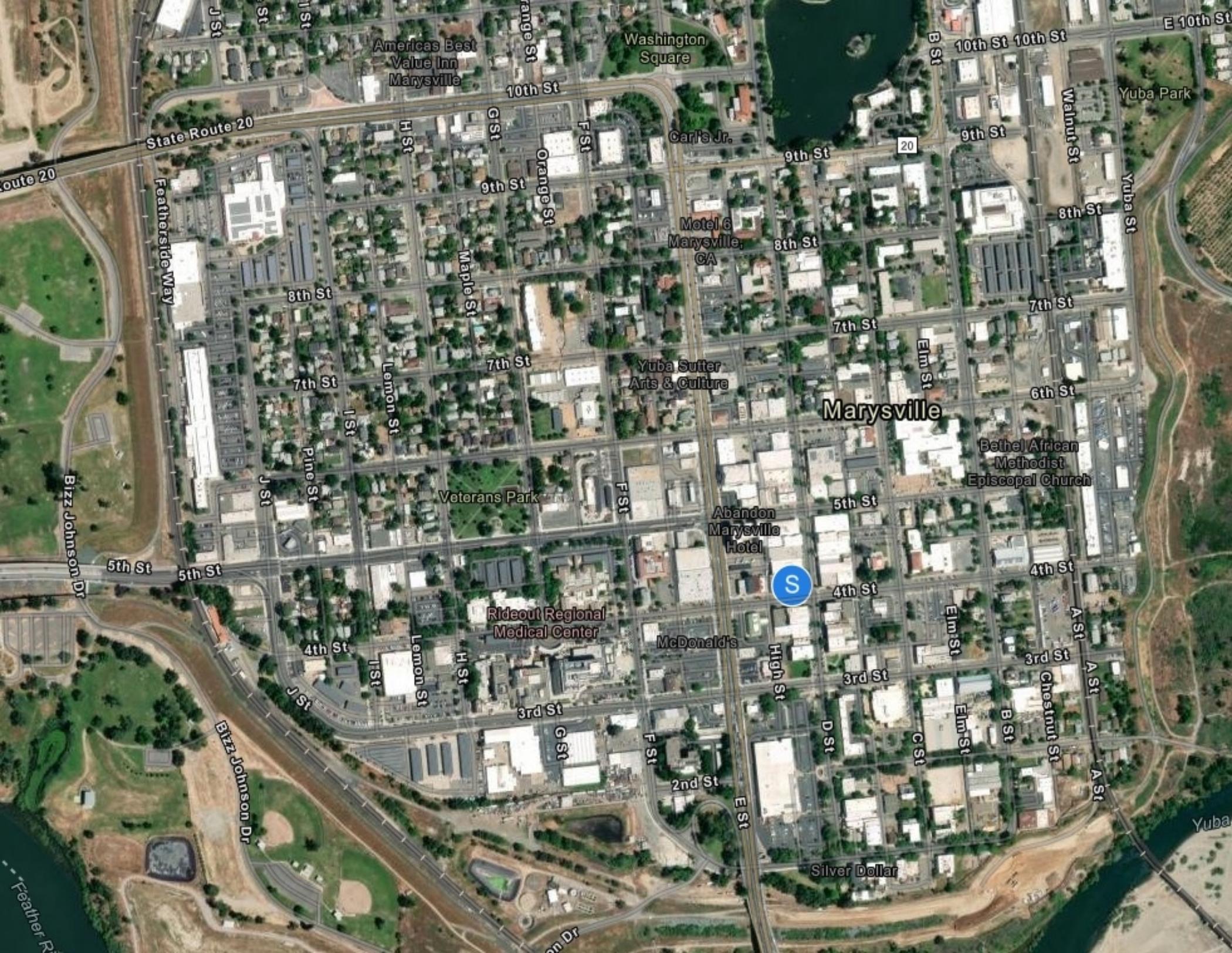


Largest Employers

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

Rideout Regional Medical Center

Yuba Sutter Arts & Culture

Abandon Marysville Hotel

Bethel African Methodist Episcopal Church

McDonald's

Silver Dollar

State Route 20

Featherside Way

Bizz Johnson Dr

Bizz Johnson Dr

Americas Best Value Inn Marysville

Motel 6 Marysville, CA

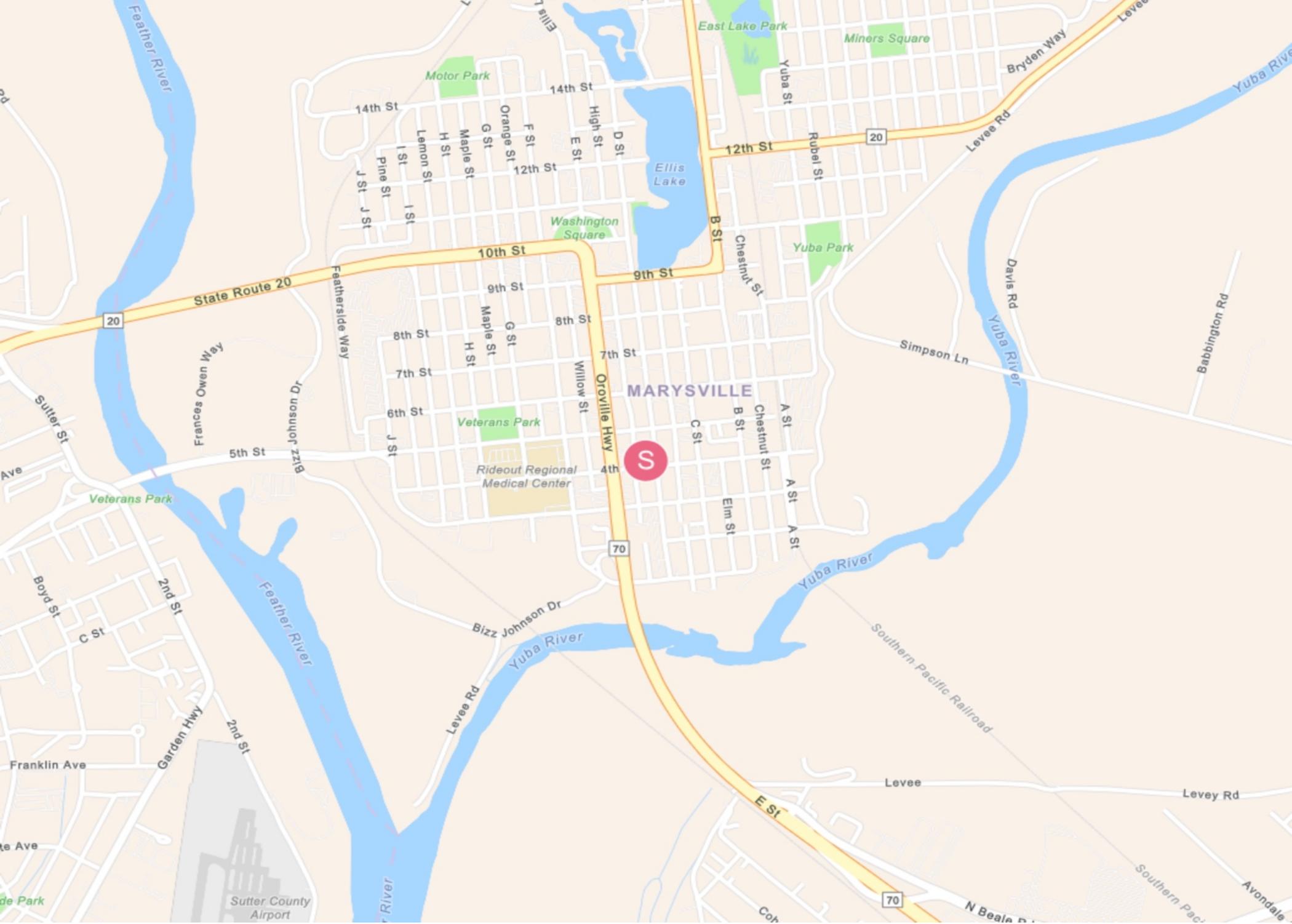
Veterans Park

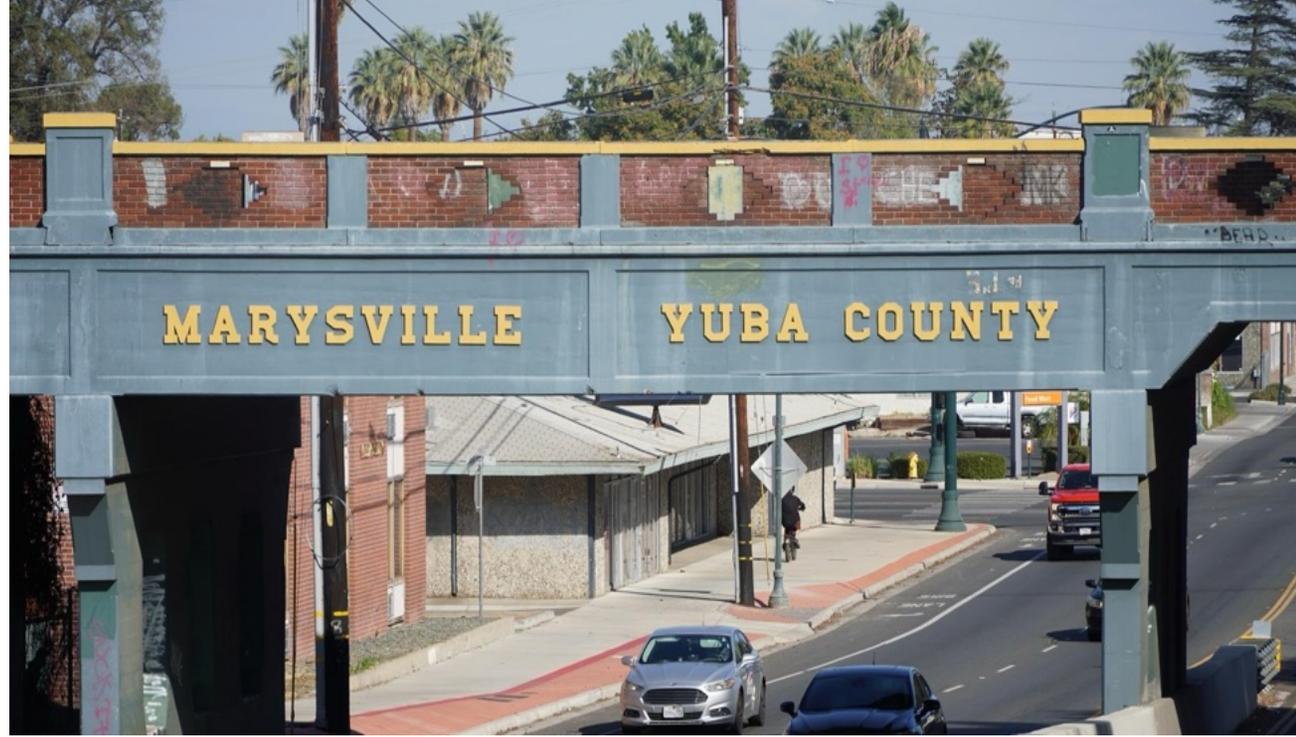
Washington Square

Carl's Jr.

Yuba Park

Yuba



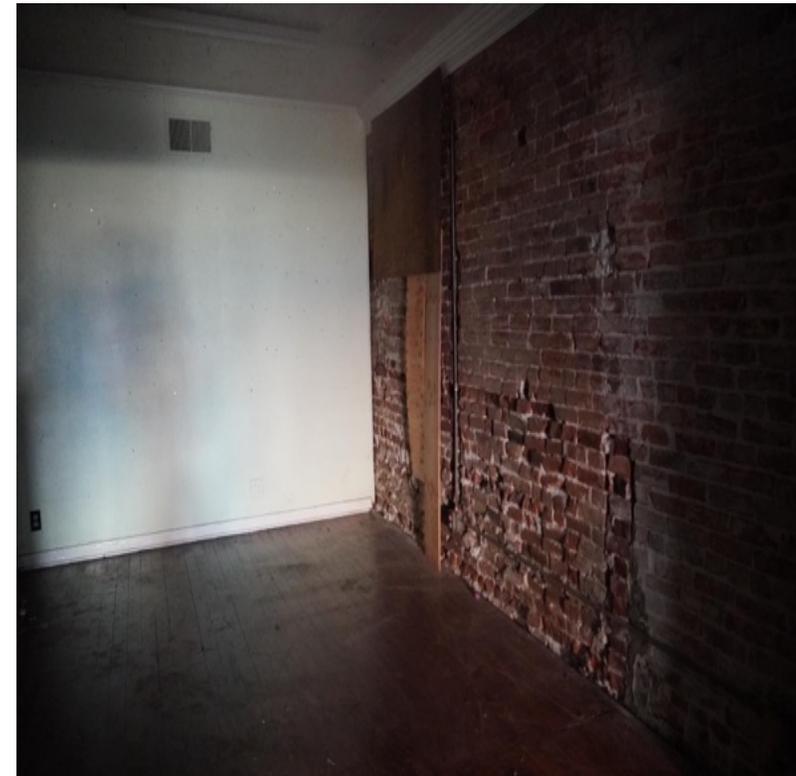


In the Heart Of Old Town Marysville

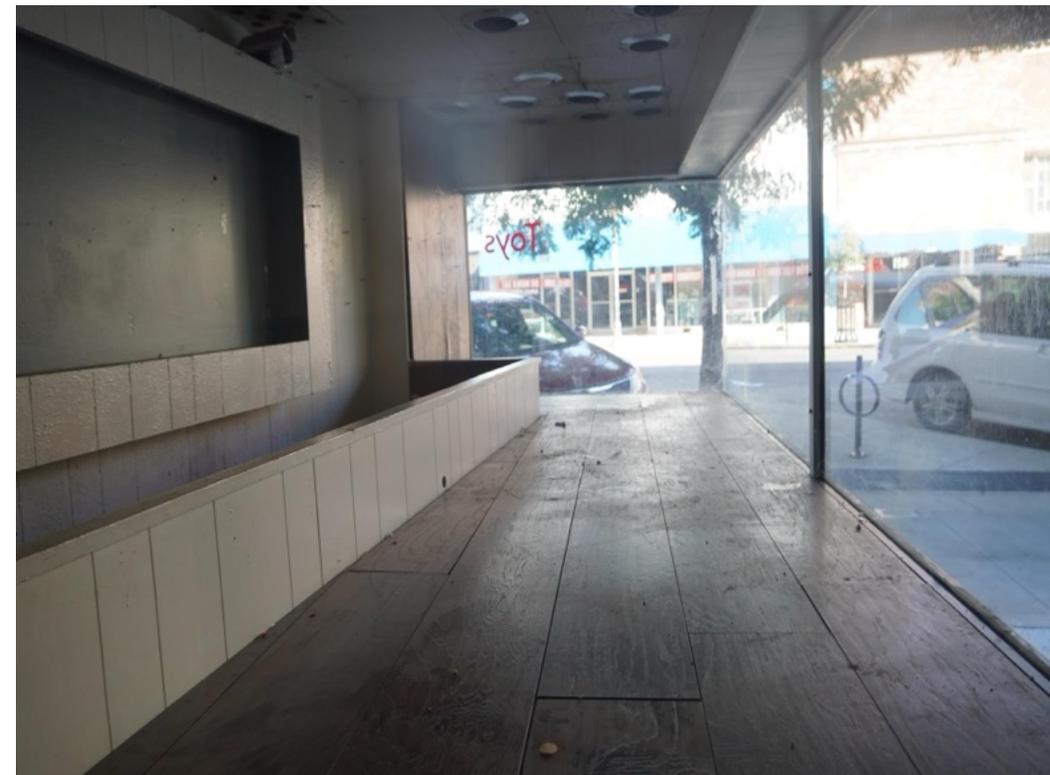
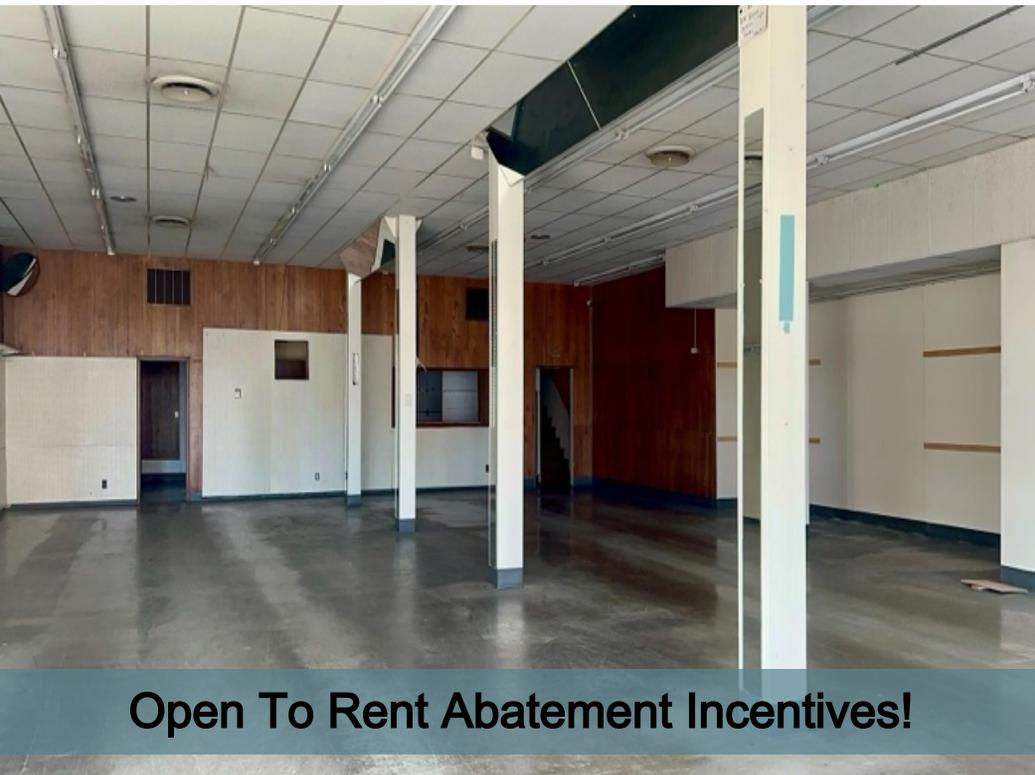




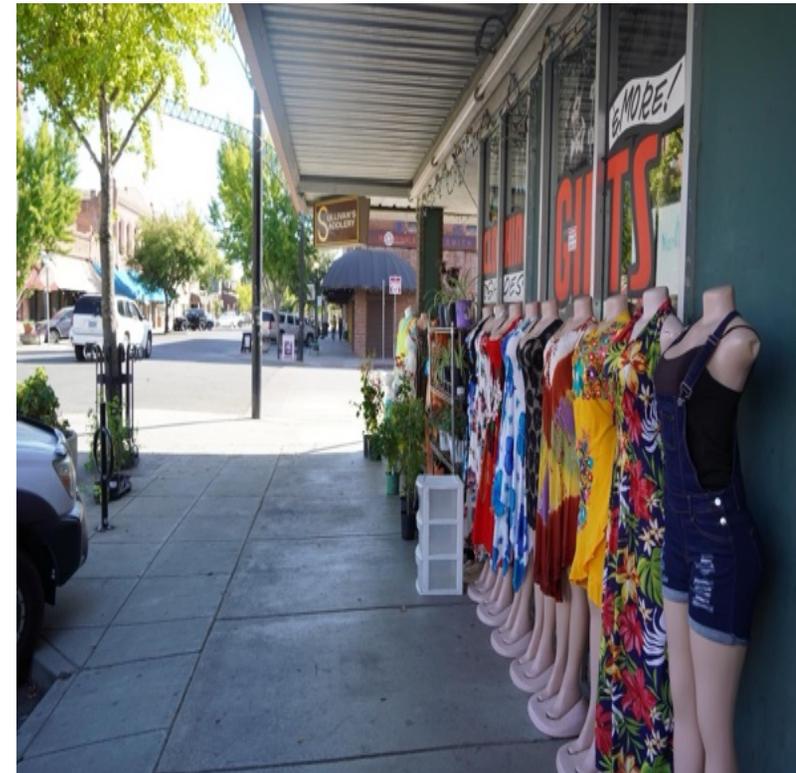
Adorable Store Fronts







Open To Rent Abatement Incentives!



- **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

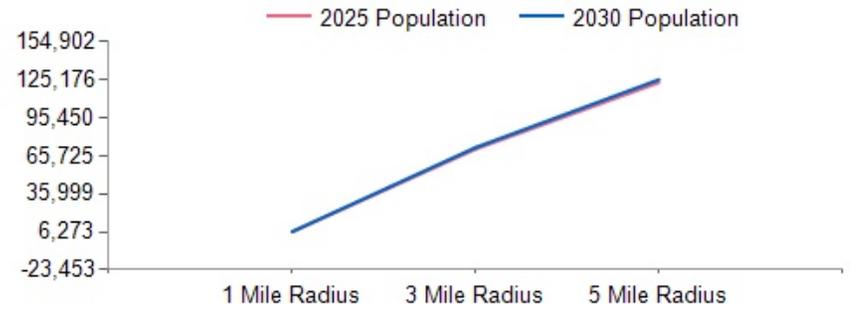


Other Local Properties Available

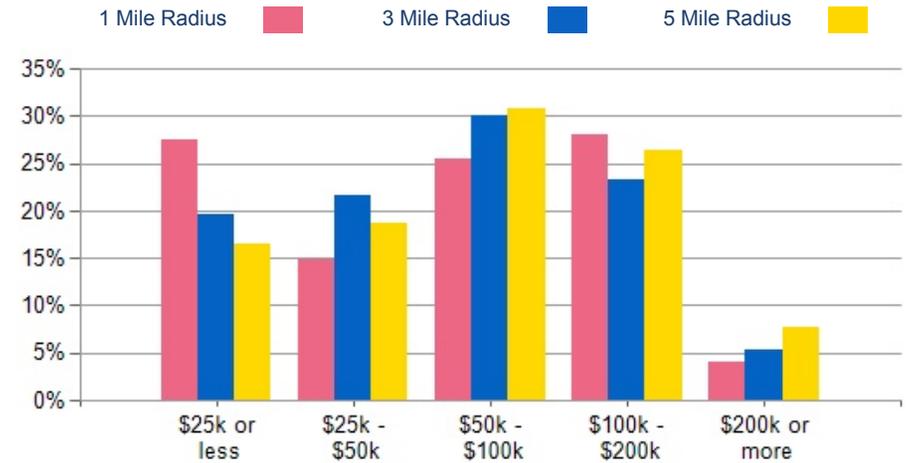
**Other Marysville Locations
(Modified Gross Lease, \$1.35 PSF)
MatrixCRE.ai for details and videos**

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%

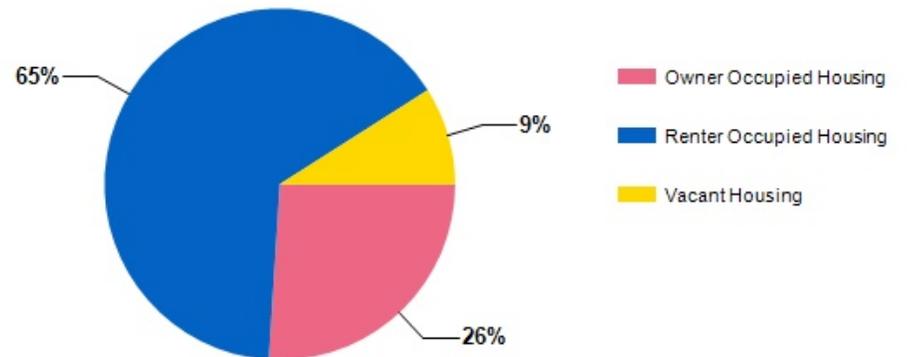
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	456	3,127	4,521
\$15,000-\$24,999	208	1,660	2,219
\$25,000-\$34,999	157	1,894	2,564
\$35,000-\$49,999	202	3,350	5,109
\$50,000-\$74,999	452	4,093	6,535
\$75,000-\$99,999	162	3,250	6,072
\$100,000-\$149,999	460	3,739	6,818
\$150,000-\$199,999	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

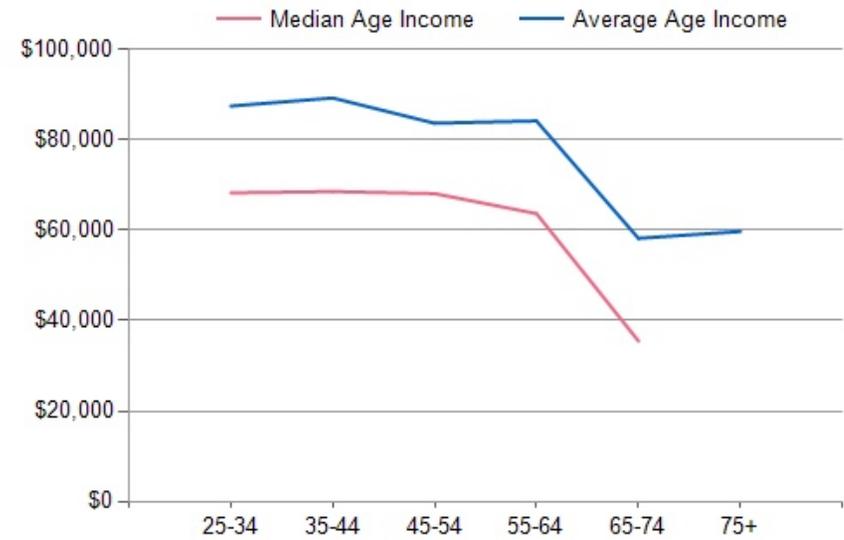
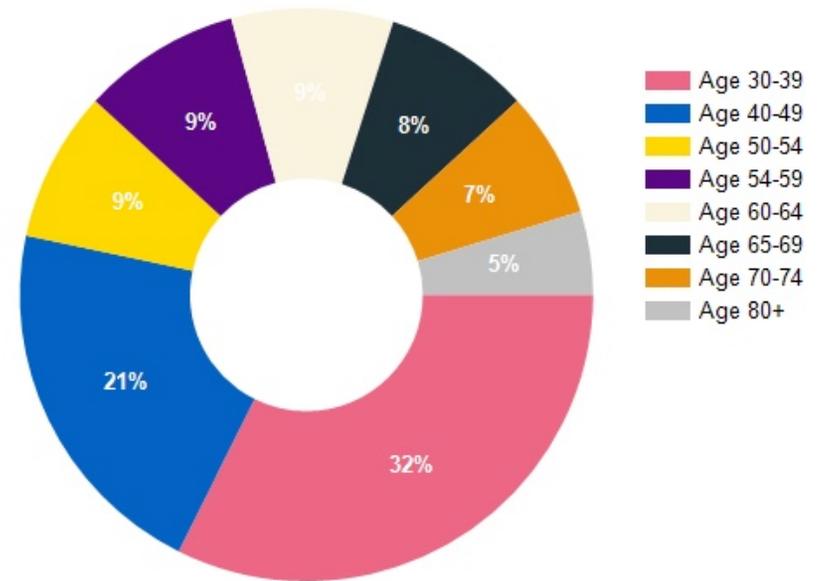


Source: esri

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

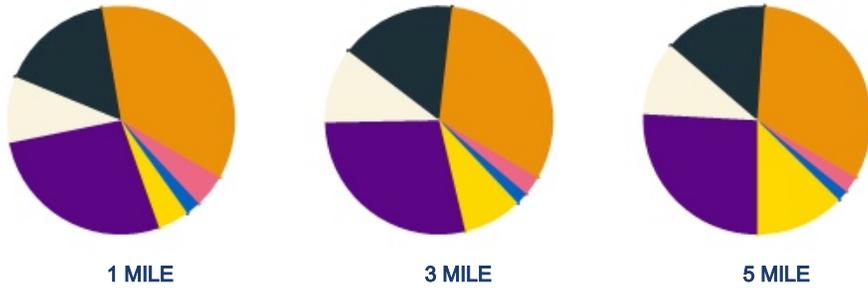
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,287	\$66,930	\$76,995
Average Household Income 25-34	\$87,484	\$84,378	\$93,904
Median Household Income 35-44	\$68,563	\$74,229	\$86,172
Average Household Income 35-44	\$89,282	\$92,912	\$106,933
Median Household Income 45-54	\$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



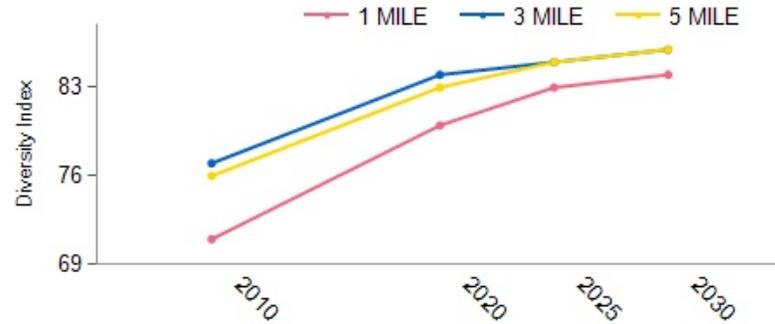
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	86	86
Diversity Index (current year)	83	85	85
Diversity Index (2020)	81	84	83
Diversity Index (2010)	71	77	76

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%

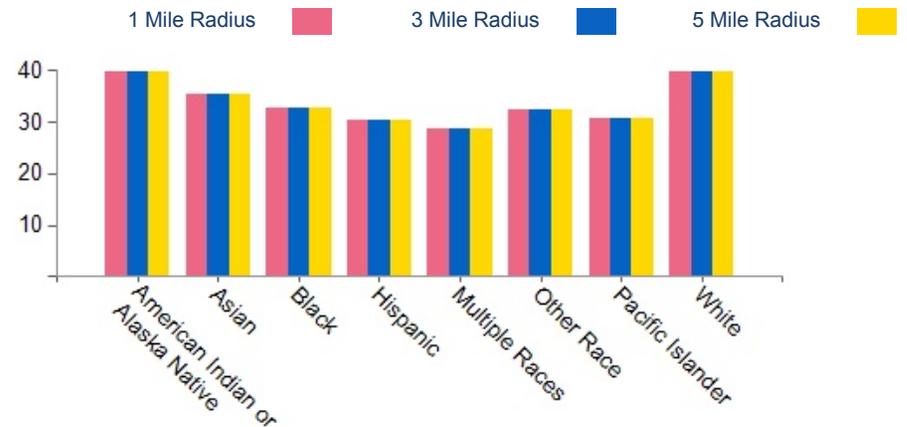
POPULATION DIVERSITY



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 and visit the website at 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 - Old Town Marysville

California's
Oldest
Little City

VISIT HISTORIC
D STREET MARYSVILLE

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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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