

DOWNTOWN NEXT TO SUTTER BUTTES BREWING



For Lease - Yuba City Retail Space

409 Center St  
Yuba City CA 95991

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# THE SPACE

Location	409 Center St Yuba City , CA 95991
County	Sutter
APN	052-242-011-000
Cross Street	Bridge Street

 **PROPERTY VIDEO**

## HIGHLIGHTS

- **High Visibility:** Located on Center Street, the property benefits from significant foot and vehicle traffic, ensuring maximum exposure for tenants. On-site parking lot available, convenience for tenants and clientele.
- **This two-story building features distinct retail and office units, some with their own entrance for added privacy and convenience.** The property boasts flexible suite layouts that can be tailored to accommodate a wide range of business needs, from retail storefronts to professional office spaces.
- **This building requires minor renovations and offers attractive free rent incentives for tenant improvements.** Open to renovations and leasing to one or multiple tenants. Previously, it housed a music studio, salon, spa, medical offices, and insurance offices, and is open to a variety of tenants.
- **Surrounding Amenities:** The area boasts a variety of nearby amenities, including restaurants, banks, and shops, enhancing the overall appeal for businesses and their customers.
- **Historic Charm:** The building's architecture adds character and appeal, contributing to the unique charm of downtown Yuba City.
- **Easy Access:** Proximity to major highways and public transportation options makes the location convenient for both employees and customers.

## LU ANN HENDERSON

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### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	12,453	83,710	120,711

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$70,073	\$89,880	\$93,800

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,484	28,604	40,270

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## PROPERTY FEATURES

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TOTAL TENANTS	5
BUILDING SF	4,732
LAND ACRES	0.1
YEAR BUILT	1941
ZONING TYPE	C2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	14 Spaces
PARKING RATIO	(3.87 Spaces per 1,000 SF)

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## TENANT INFORMATION

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NEIGHBORING TENANT	Sutter Buttes Brewing /
NEIGHBORING TENANTS	Adventist Health Educational Resource
PRICE PER SQUARE FOOT	Modified Gross \$1.35

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Take an Instant Walkthrough

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



## Prime Downtown Location

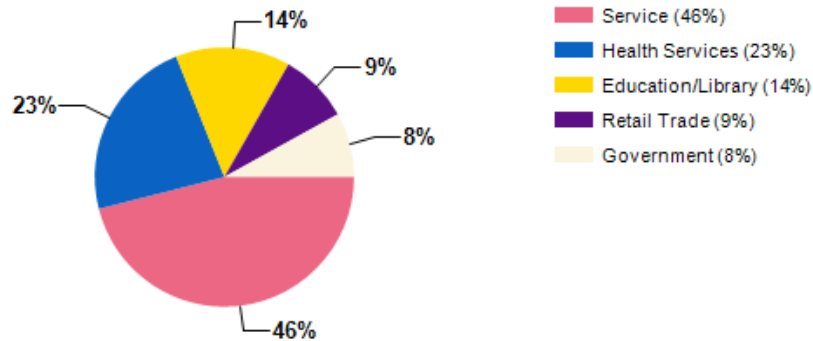
- Situated in the heart of Yuba City’s bustling commercial district, 409 Center Street offers excellent visibility and accessibility for businesses. The property is conveniently located near Highway 99 and State Route 20, providing easy access for commuters and regional traffic. Surrounded by thriving retail, dining, and professional services, the location benefits from steady vehicular and pedestrian activity, making it an ideal spot for tenants seeking exposure and a central presence in the city’s core market.

## Ongoing Developments

- Elmer West Subdivision: The Yuba City Planning Commission is reviewing a proposal for a 55-home subdivision on the west side of Elmer Avenue, aiming to enhance residential options in the region. CitizenPortal

Bogue-Stewart Master Plan: This comprehensive plan guides the development of 741.5 acres along the southern side of Yuba City, incorporating residential, commercial, and recreational spaces to foster community growth.

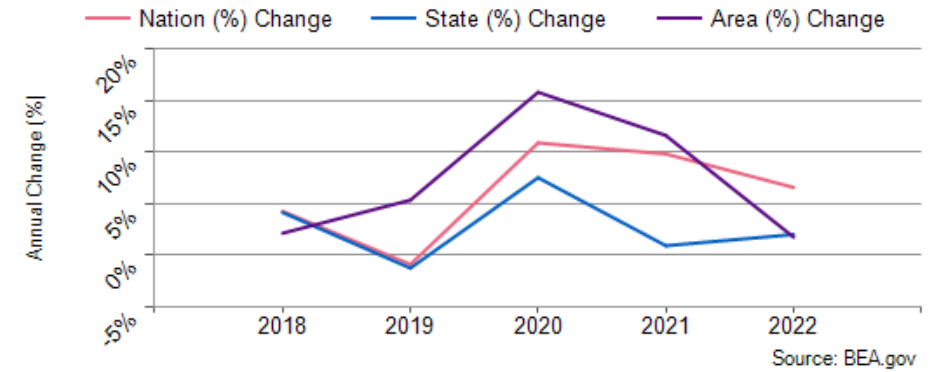
## Major Industries by Employee Count

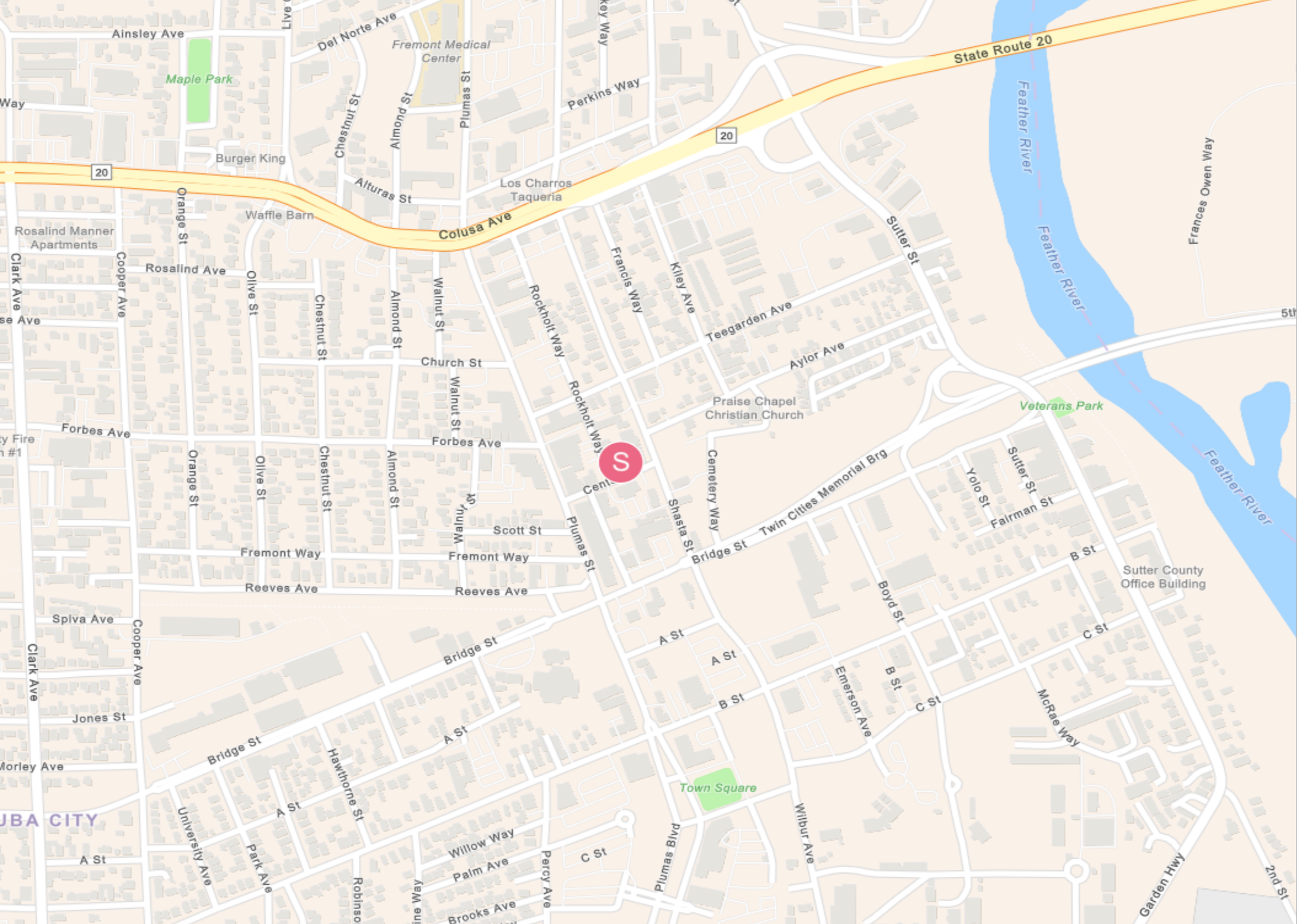


## Largest Employers

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

## Sutter County GDP Trend







**Sutter Buttes Brewing Right Next Door**



409 CENTER STREET  
YUBA CITY, CA 95991



PARCEL NO.  
(APN) 52-231-019

**Private Parking Lot Across The Street**



**Open to New Configurations and Uses**



Previous Hair Salon In One Of The Suites





**Retail And Office Uses**



**With Great Move In Incentives**

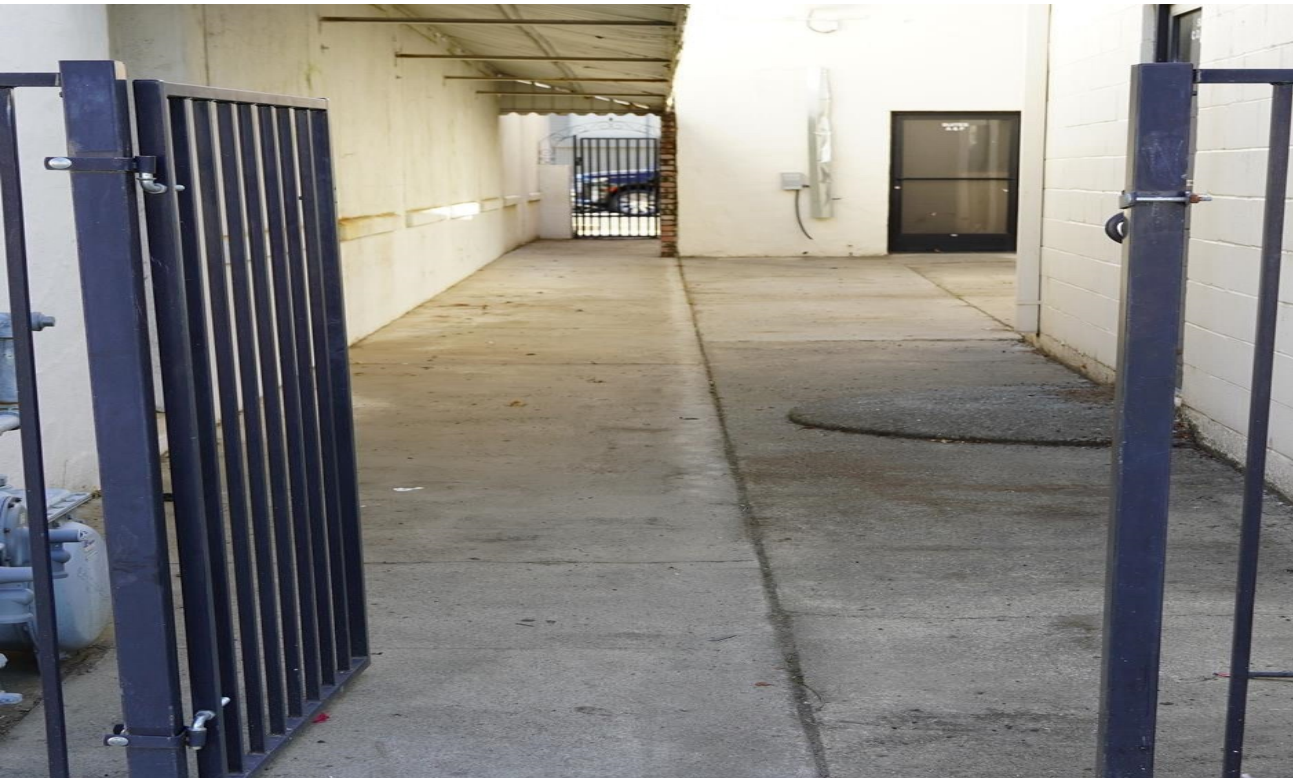




Private Courtyard



For Outdoor Seating



- **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 Available Local Properties**



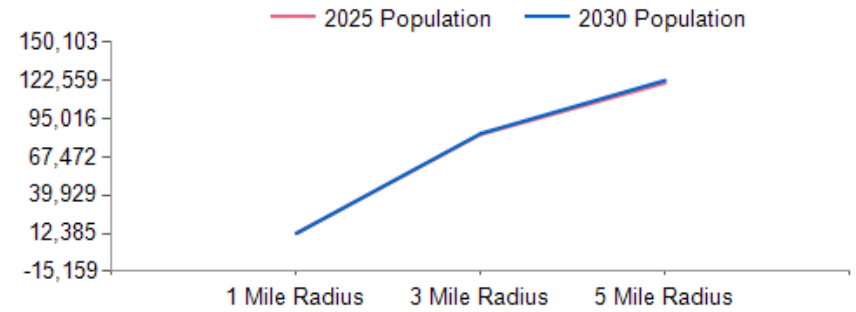
## Other Marysville Locations

(Modified Gross Lease, \$1.35 PSF)

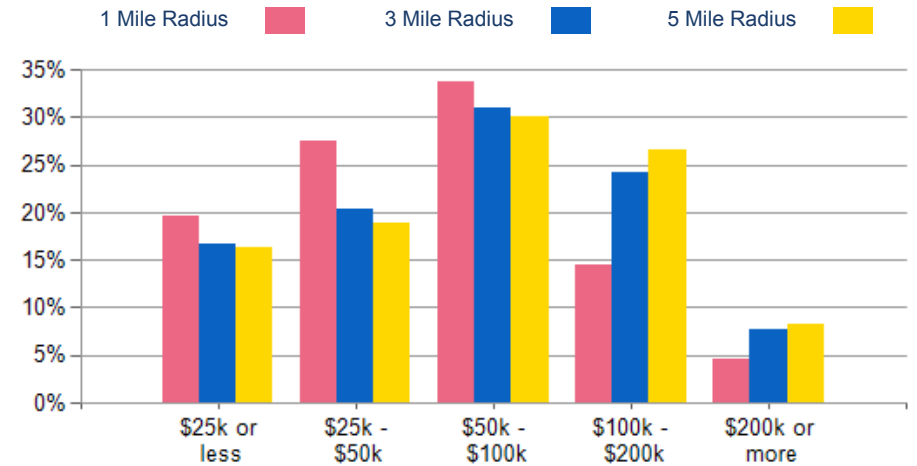
MatrixCRE.ai for details and videos.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,238	67,629	92,295
2010 Population	12,268	78,479	110,726
2025 Population	12,453	83,710	120,711
2030 Population	12,385	84,305	122,559
2025 African American	390	2,429	3,837
2025 American Indian	299	1,764	2,519
2025 Asian	711	15,178	21,454
2025 Hispanic	6,478	28,946	41,175
2025 Other Race	3,962	16,428	23,332
2025 White	5,112	36,060	52,344
2025 Multiracial	1,933	11,515	16,723
2025-2030: Population: Growth Rate	-0.55%	0.70%	1.50%

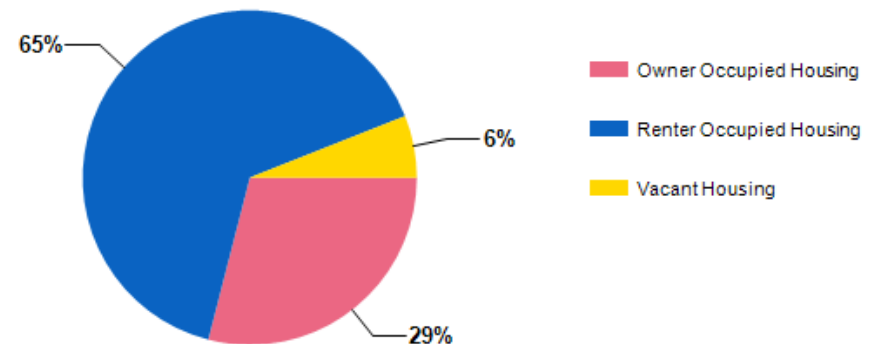
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	609	3,075	4,412
\$15,000-\$24,999	272	1,712	2,183
\$25,000-\$34,999	328	2,018	2,546
\$35,000-\$49,999	903	3,802	5,051
\$50,000-\$74,999	785	4,766	6,351
\$75,000-\$99,999	731	4,082	5,743
\$100,000-\$149,999	476	4,356	6,696
\$150,000-\$199,999	175	2,584	4,005
\$200,000 or greater	204	2,211	3,282
Median HH Income	\$53,437	\$68,784	\$73,165
Average HH Income	\$70,073	\$89,880	\$93,800



### 2025 Household Income



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

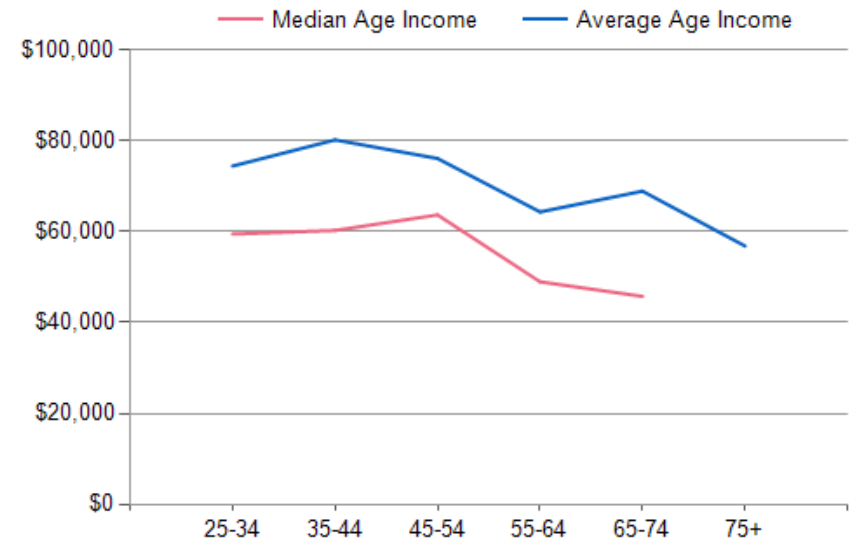
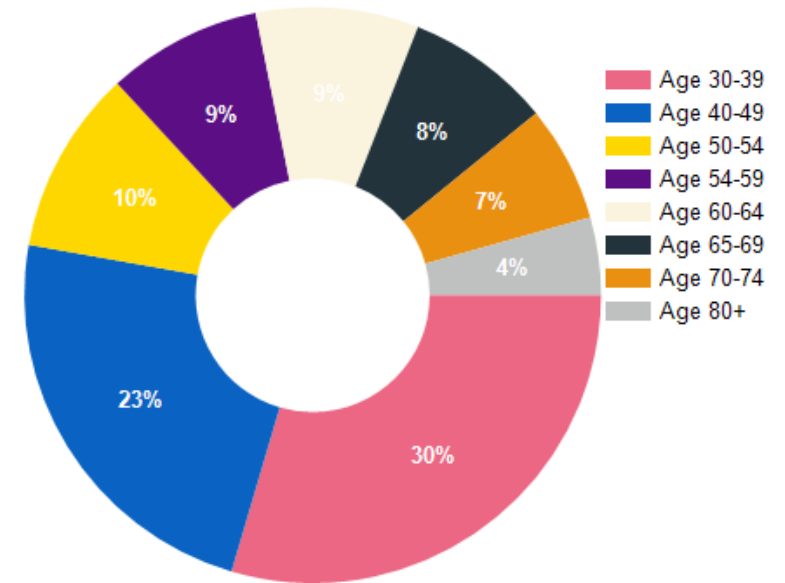


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,032	6,439	9,320
2025 Population Age 35-39	882	5,819	8,573
2025 Population Age 40-44	773	5,243	7,686
2025 Population Age 45-49	733	5,020	7,138
2025 Population Age 50-54	670	4,559	6,470
2025 Population Age 55-59	562	4,478	6,316
2025 Population Age 60-64	591	4,631	6,530
2025 Population Age 65-69	529	4,188	5,894
2025 Population Age 70-74	423	3,532	4,876
2025 Population Age 75-79	282	2,675	3,722
2025 Population Age 80-84	203	1,647	2,276
2025 Population Age 85+	207	1,576	2,081
2025 Population Age 18+	9,129	63,709	90,752
2025 Median Age	33	36	36
2030 Median Age	34	37	37

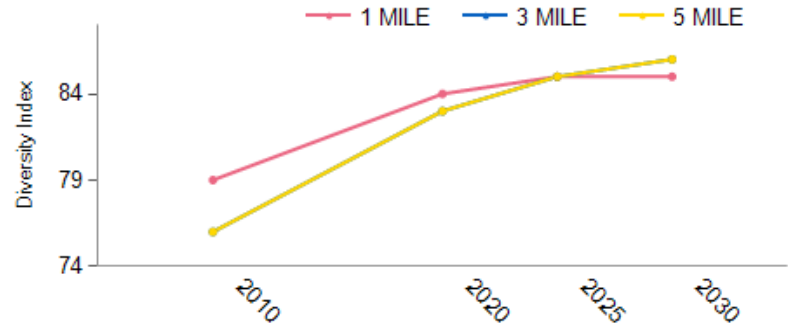
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,489	\$71,925	\$77,006
Average Household Income 25-34	\$74,476	\$91,230	\$95,142
Median Household Income 35-44	\$60,296	\$81,144	\$86,817
Average Household Income 35-44	\$80,230	\$103,645	\$108,490
Median Household Income 45-54	\$63,710	\$87,531	\$91,844
Average Household Income 45-54	\$76,133	\$108,330	\$112,272
Median Household Income 55-64	\$48,979	\$75,238	\$79,207
Average Household Income 55-64	\$64,370	\$95,405	\$99,762
Median Household Income 65-74	\$45,756	\$55,088	\$56,316
Average Household Income 65-74	\$68,939	\$78,020	\$80,531
Average Household Income 75+	\$56,861	\$61,394	\$62,592

Population By Age

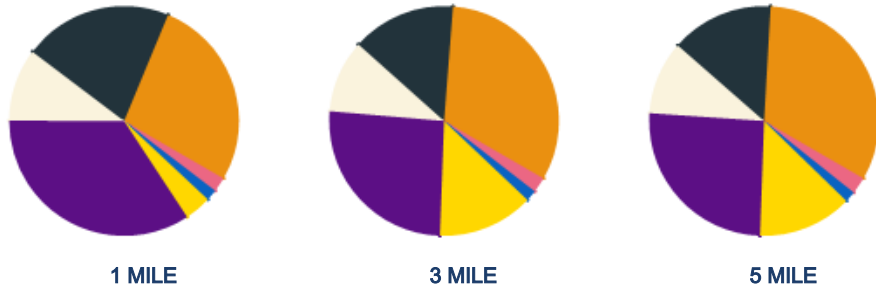


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	85	85	85
Diversity Index (2020)	85	83	83
Diversity Index (2010)	79	76	76

### POPULATION DIVERSITY



### POPULATION BY RACE

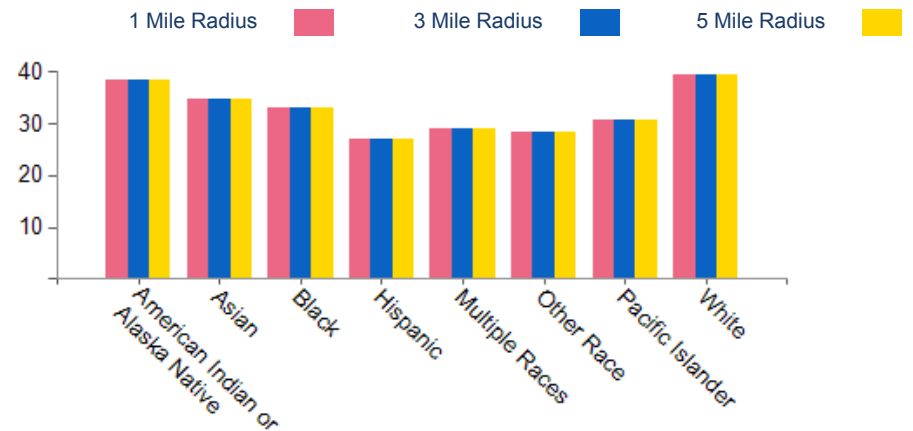


### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	35	35
Median Asian Age	35	37	36
Median Black Age	33	35	35
Median Hispanic Age	27	28	28
Median Multiple Races Age	29	29	28
Median Other Race Age	28	30	30
Median Pacific Islander Age	31	35	35
Median White Age	39	43	42

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	2%	2%	2%
Asian	4%	14%	13%
Hispanic	34%	26%	26%
Multiracial	10%	10%	10%
Other Race	21%	15%	14%
White	27%	32%	32%

### 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](http://MatrixCRE.ai).

# For Lease - Yuba City Retail Space

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Exclusively Marketed by:



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