



FOR LEASE

500 J Street
Marysville, CA 95901

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For Lease - Retail / Office Suites in Marysville

SUITES FROM 1,400 SF UP TO 3,400 SF. MOTIVATED INCENTIVES!

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 Floorplan Configurations to Suit Your Needs
- Units Are Each Equipped With Their Own Restrooms
- Convenient On-site Parking Available
- High Visibility: Located on J Street / 5th Street
- The Property Benefits From Significant Foot and Vehicle Traffic, Ensuring Maximum Exposure
- Perfect Restaurant Site and Other Ideal Uses
- Call/Text For Details 916-798-8559
- Highly Motivated with Move in Incentives!
- Fantastic Corner Location!!

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	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

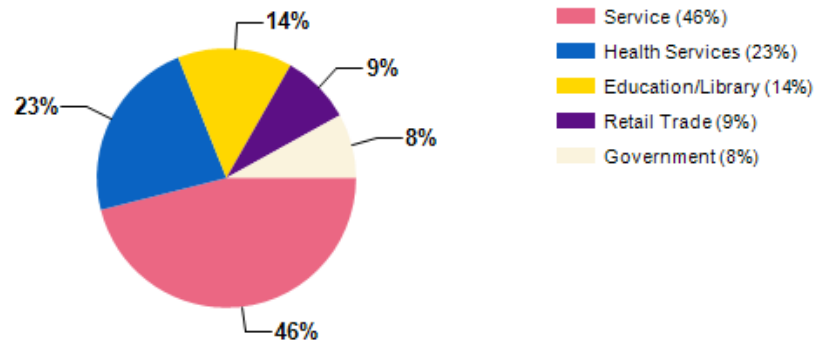
PRICE PER SQUARE FOOT	\$1.35
LEASE TYPE	Modified Gross



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.

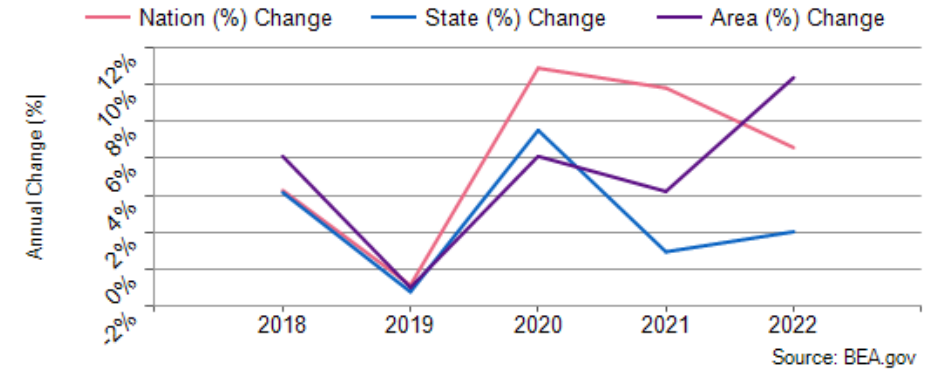
Major Industries by Employee Count



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







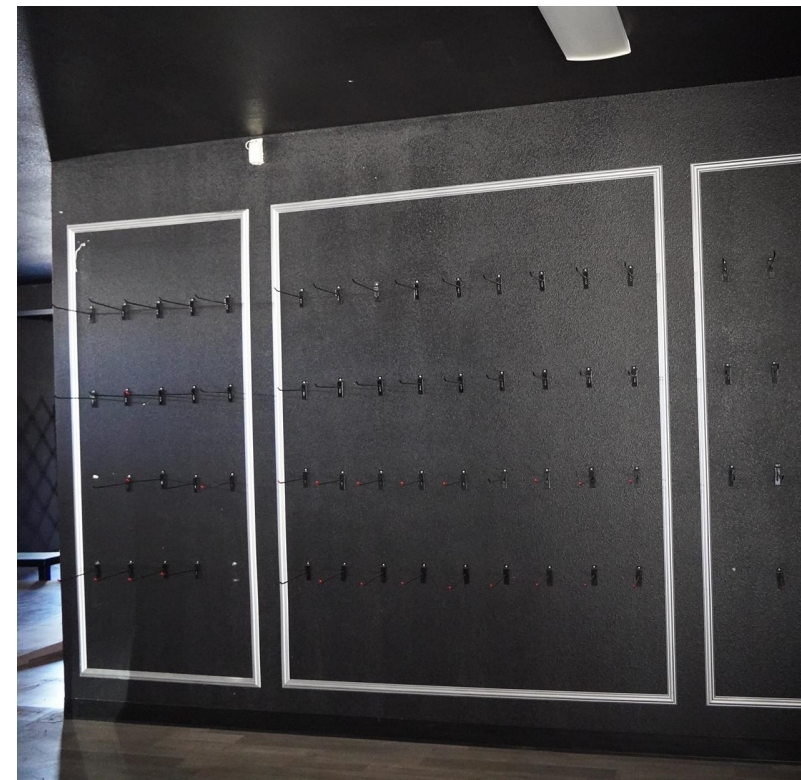
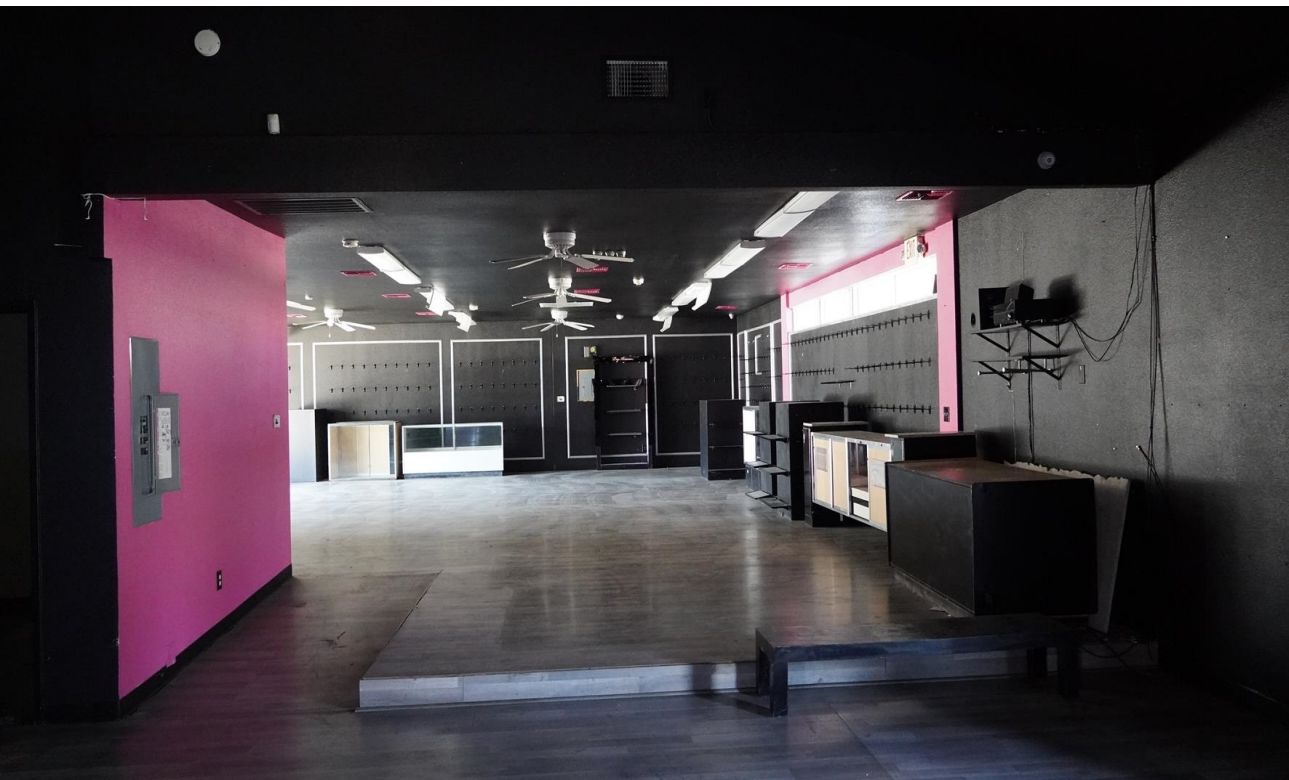
Almost 40,000 Daily Traffic Count. Located Right at the Yuba / Marysville Bridge.



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



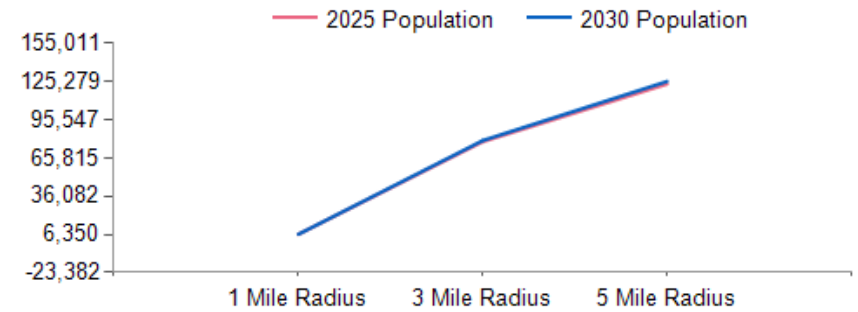
Other Local Properties For Lease



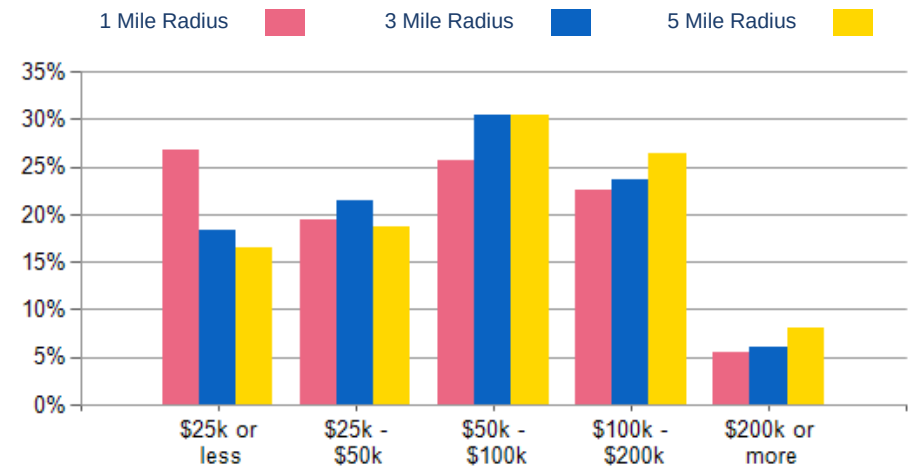
**Other Marysville Locations
(Modified Gross Lease, \$1.35 PSF)
MatrixCRE.ai for details and videos.**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,187	64,891	94,042
2010 Population	6,277	73,236	112,805
2025 Population	6,350	78,406	123,237
2030 Population	6,440	79,320	125,279
2025 African American	372	2,721	3,928
2025 American Indian	183	1,815	2,593
2025 Asian	310	11,745	21,633
2025 Hispanic	2,732	28,912	42,254
2025 Other Race	1,676	16,662	23,995
2025 White	2,968	34,023	53,432
2025 Multiracial	815	11,110	17,149
2025-2030: Population: Growth Rate	1.40%	1.15%	1.65%

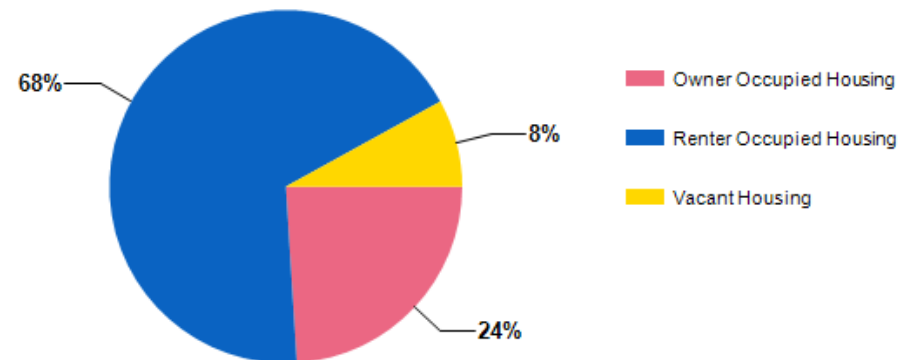
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	462	3,211	4,532
\$15,000-\$24,999	183	1,737	2,232
\$25,000-\$34,999	196	2,029	2,570
\$35,000-\$49,999	272	3,747	5,107
\$50,000-\$74,999	372	4,545	6,475
\$75,000-\$99,999	249	3,678	6,030
\$100,000-\$149,999	378	4,024	6,776
\$150,000-\$199,999	166	2,341	4,040
\$200,000 or greater	133	1,621	3,269
Median HH Income	\$55,898	\$64,779	\$73,242
Average HH Income	\$74,688	\$83,553	\$93,243



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

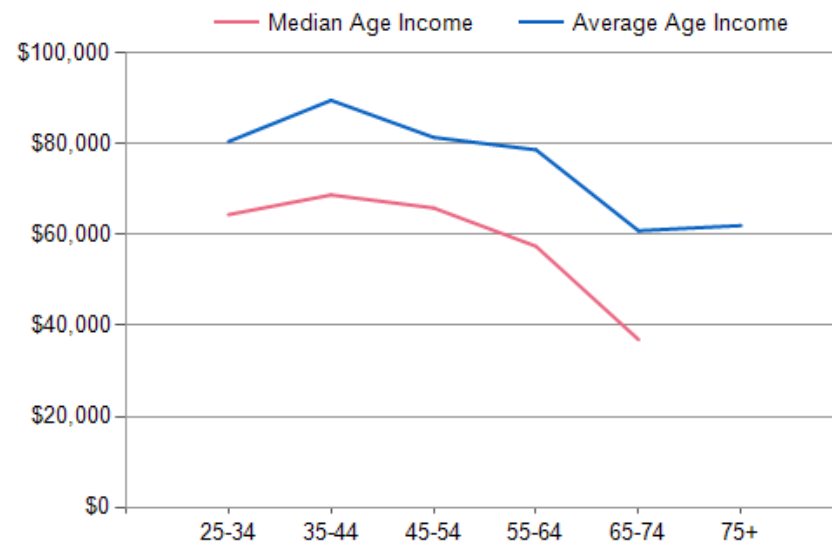
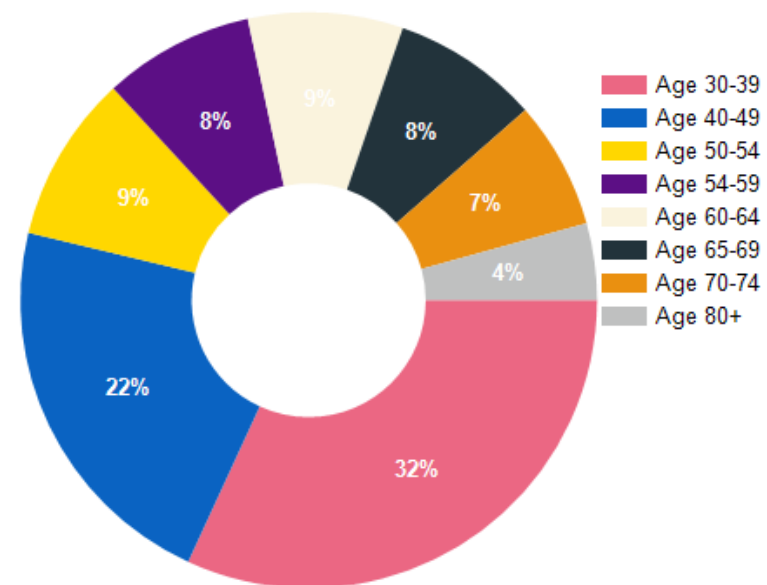


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	632	6,277	9,527
2025 Population Age 35-39	515	5,659	8,758
2025 Population Age 40-44	403	4,956	7,839
2025 Population Age 45-49	385	4,548	7,291
2025 Population Age 50-54	338	4,042	6,605
2025 Population Age 55-59	304	3,998	6,455
2025 Population Age 60-64	313	4,117	6,647
2025 Population Age 65-69	296	3,778	6,034
2025 Population Age 70-74	258	3,158	4,961
2025 Population Age 75-79	155	2,297	3,790
2025 Population Age 80-84	78	1,408	2,303
2025 Population Age 85+	76	1,399	2,104
2025 Population Age 18+	4,909	58,823	92,602
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	\$68,235	\$77,096
Average Household Income 25-34	\$80,530	\$86,546	\$94,645
Median Household Income 35-44	\$68,769	\$76,519	\$86,405
Average Household Income 35-44	\$89,600	\$96,019	\$107,828
Median Household Income 45-54	\$65,902	\$80,651	\$91,121
Average Household Income 45-54	\$81,444	\$98,482	\$111,457
Median Household Income 55-64	\$57,445	\$66,968	\$78,757
Average Household Income 55-64	\$78,711	\$87,125	\$98,943
Median Household Income 65-74	\$36,912	\$51,132	\$56,419
Average Household Income 65-74	\$60,878	\$72,205	\$80,051
Average Household Income 75+	\$62,011	\$60,105	\$62,541

Population By Age



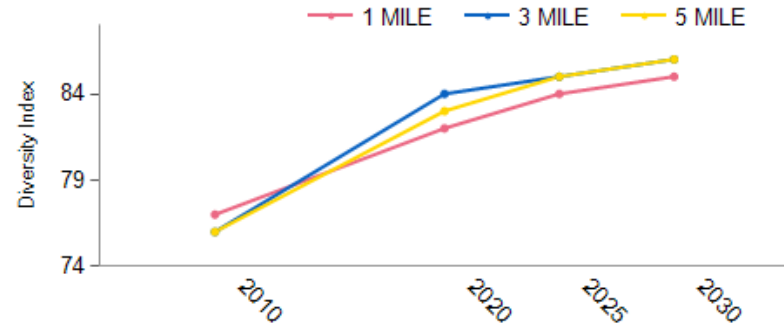
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	84	85	85
Diversity Index (2020)	82	84	83
Diversity Index (2010)	77	76	76

POPULATION BY RACE



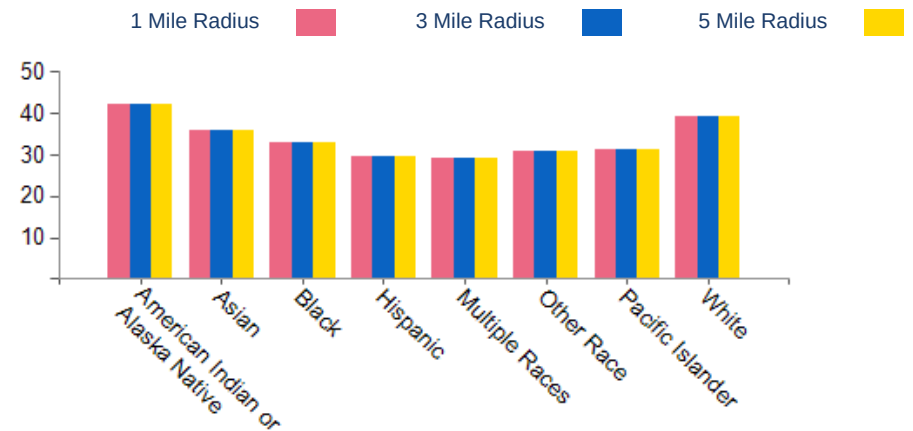
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	2%
American Indian	2%	2%	2%
Asian	3%	11%	13%
Hispanic	30%	27%	26%
Multiracial	9%	10%	10%
Other Race	19%	16%	15%
White	33%	32%	32%

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 / Office Suites in Marysville

California's
Oldest
Little City

VISIT HISTORIC
D STREET MARYSVILLE

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Exclusively Marketed by:



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