



# For Lease - Retail / Office Suites in Marysville

AFFORDABLE PRICING 1,400 SF UP TO 3,400 SF. MOTIVATED INCENTIVES!

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FOR LEASE



500 J Street  
Marysville, CA 95901



**GQ**North  
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 fit 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 Retail / Office Uses
- ✓ Call/Text For Details 916-798-8559
- ✓ Highly Motivated with Move in Incentives! FREE RENTS!
- ✓ Fantastic Corner Location!!
- ✓ NEW AFFORDABLE RATES OF \$0.85 PSF

## LU ANN HENDERSON

SENIOR VICE PRESIDENT

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Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
500	AVAILABLE	1	3,400 SF (\$0.85 PSF )	\$2,889 Rent (Monthly)	Modified Gross	Street Facing Retail Unit with two restrooms and very large open floor plan. Equipped with water.
507	Available	First	1,500 SF	\$1.00 PSF (Monthly)	MG	Turnkey Dental Office. Call for details.
508	AVAILABLE	1	1,440 SF (\$0.85 PSF )	\$1,224 Rent (Monthly)	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 SF (\$0.85 PSF )	\$1,224 Rent (Monthly)	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.

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## PROPERTY FEATURES

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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
NUMBER OF INGRESSES	Two
NUMBER OF EGRESSES	two

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## NEIGHBORING PROPERTIES

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

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## TENANT INFORMATION

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PRICE PER SQUARE FOOT	\$0.85
LEASE TYPE	Modified Gross

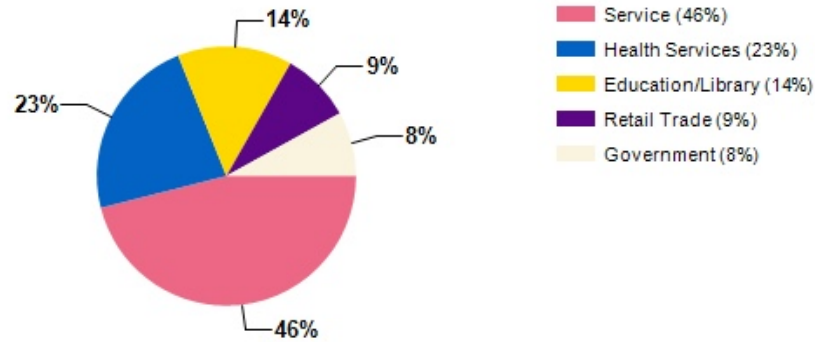
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## Location

- ✓ 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.

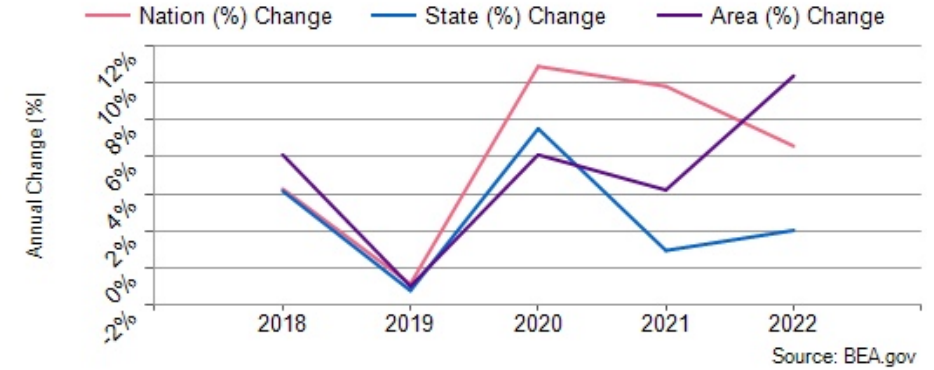
## Major Industries by Employee Count

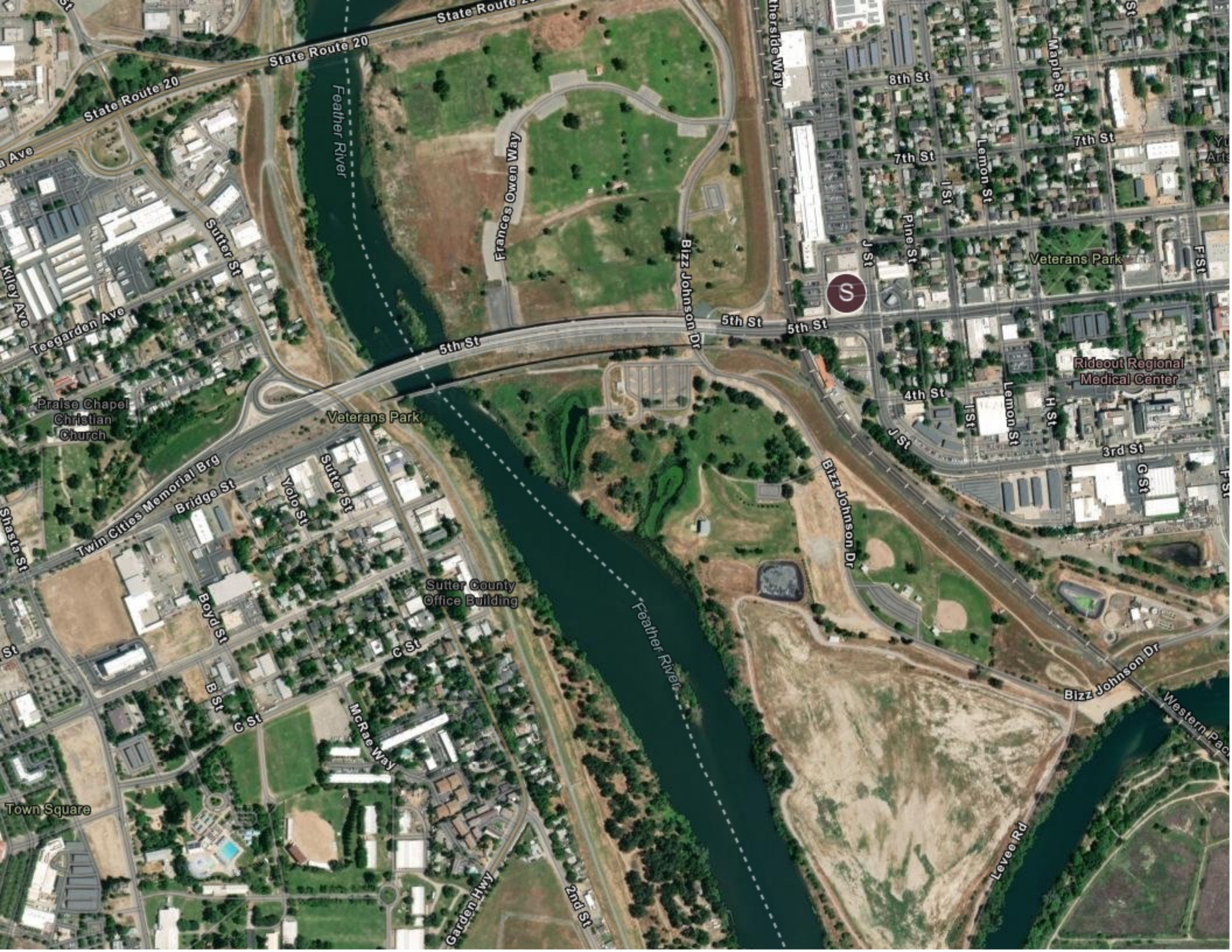


## Largest Employers

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





State Route 20

Feather River

Frances Owen Way

Biziz Johnson Dr

Therside Way

8th St

7th St

7th St

Lemon St

Plane St

I St

Veterans Park

S

5th St

5th St

4th St

I St

Lemon St

H St

Rideout Regional Medical Center

3rd St

G St

Veterans Park

Sutter St

Yolo St

Twin Cities Memorial Brg

Bridge St

Sutter County Office Building

Boyd St

C St

B St

C St

McRae Way

Biziz Johnson Dr

Biziz Johnson Dr

Western Pac

Feather River

Levee Rd

2nd St

Garden Hwy

Town Square

St

Shasta St

St

Kiloy Ave

Teegarden Ave

Sutter St

a Ave

State Route 20

State Route 20

# 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







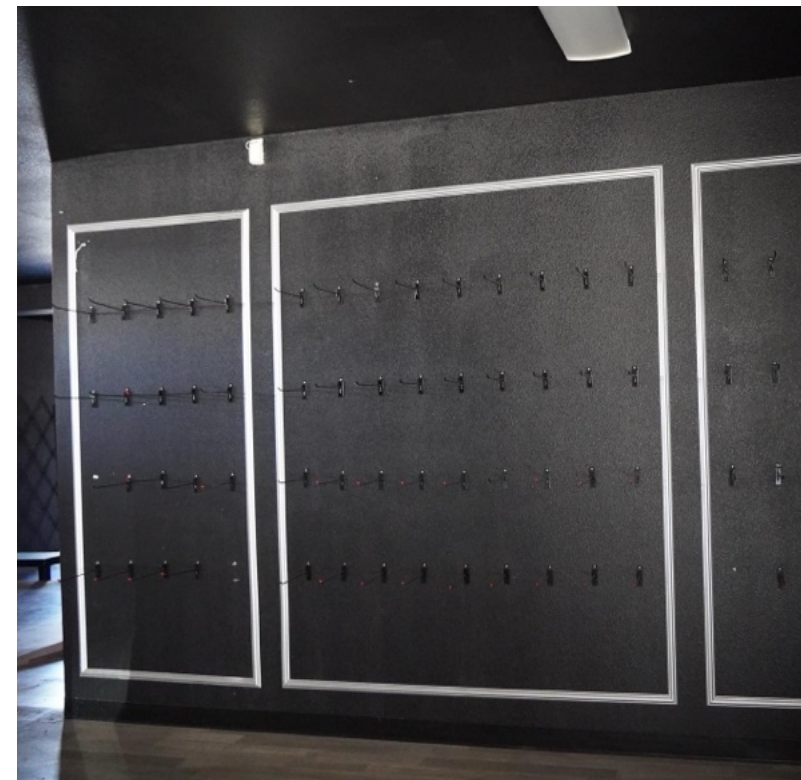
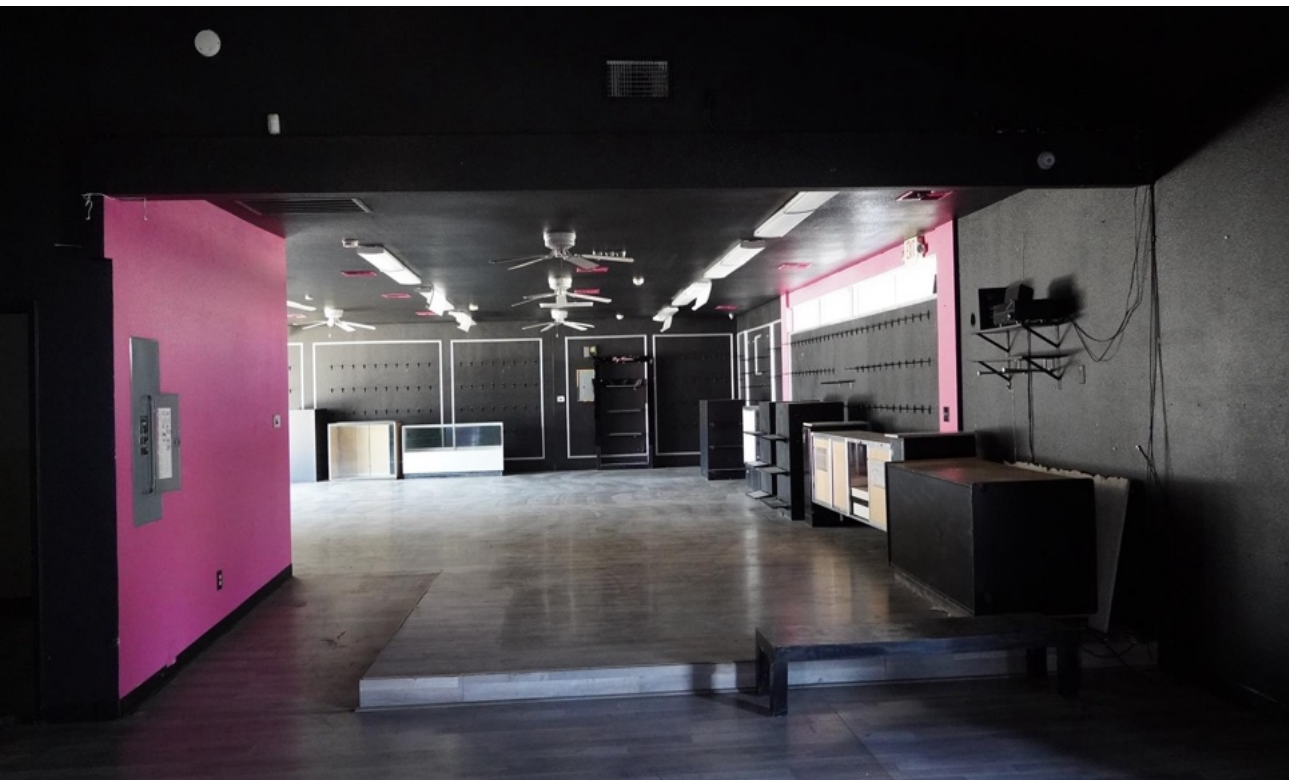
**Almost 40,000 Daily Traffic Count. Located Right at the Yuba / Marysville Bridge.**



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

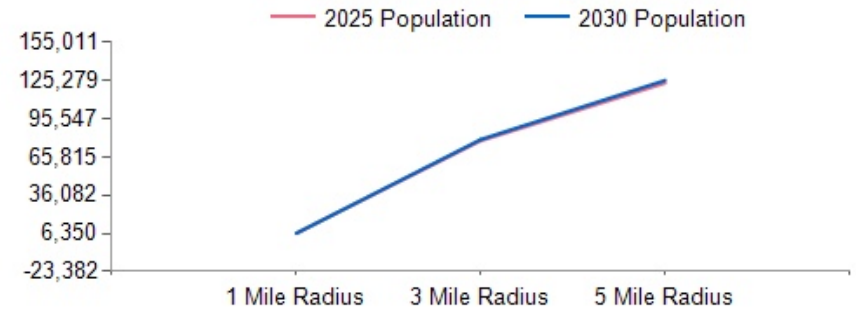
**• 1019 5th Street, Marysville, CA 95901**

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

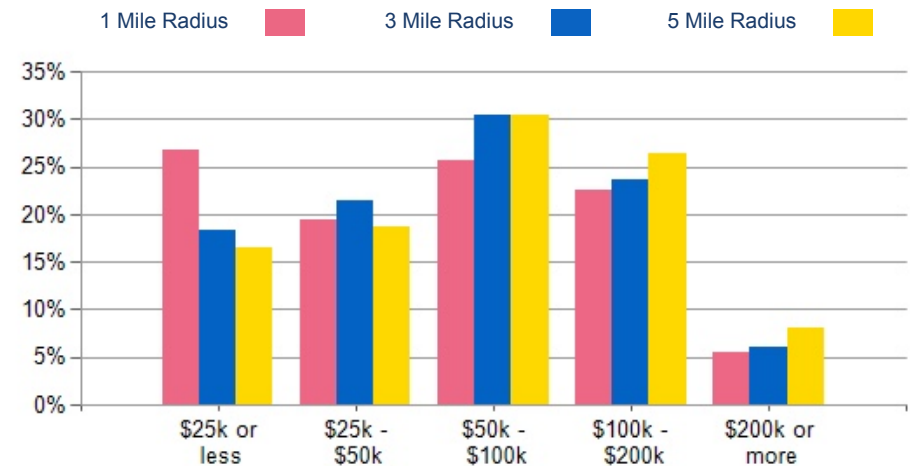


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,187	64,891	94,042
2010 Population	6,277	73,236	112,805
2025 Population	6,350	78,406	123,237
2030 Population	6,440	79,320	125,279
2025 African American	372	2,721	3,928
2025 American Indian	183	1,815	2,593
2025 Asian	310	11,745	21,633
2025 Hispanic	2,732	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%

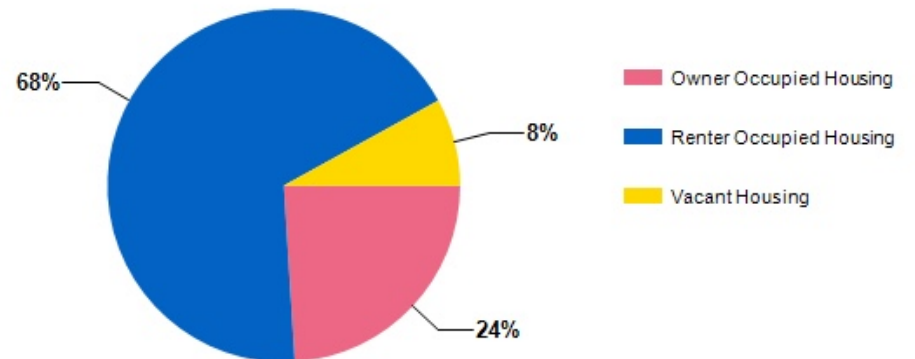
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	462	3,211	4,532
\$15,000-\$24,999	183	1,737	2,232
\$25,000-\$34,999	196	2,029	2,570
\$35,000-\$49,999	272	3,747	5,107
\$50,000-\$74,999	372	4,545	6,475
\$75,000-\$99,999	249	3,678	6,030
\$100,000-\$149,999	378	4,024	6,776
\$150,000-\$199,999	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

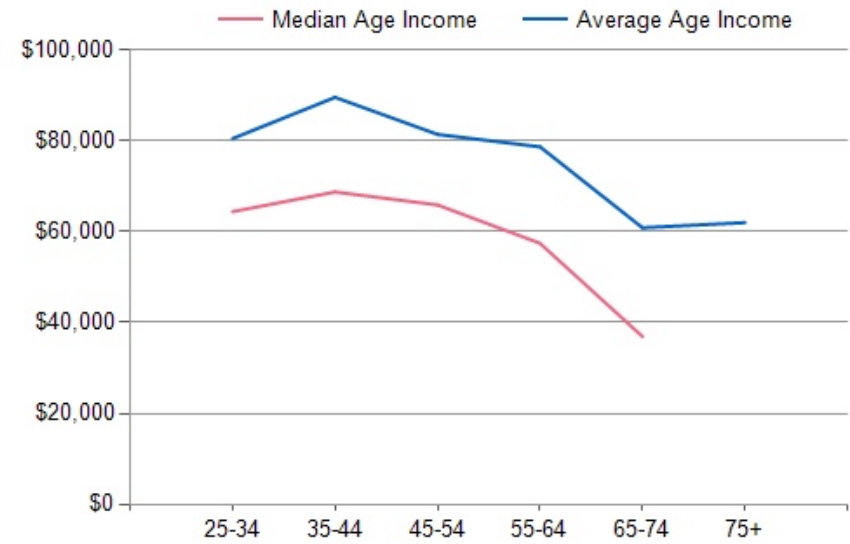
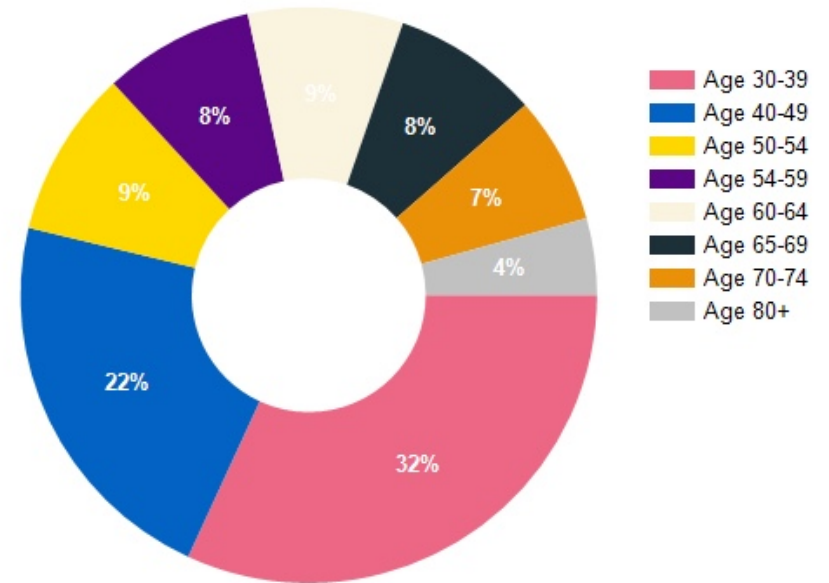


Source: esri

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

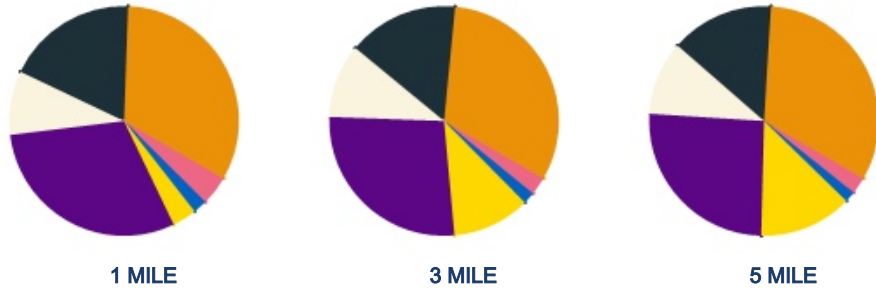
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,427	\$68,235	\$77,096
Average Household Income 25-34	\$80,530	\$86,546	\$94,645
Median Household Income 35-44	\$68,769	\$76,519	\$86,405
Average Household Income 35-44	\$89,600	\$96,019	\$107,828
Median Household Income 45-54	\$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



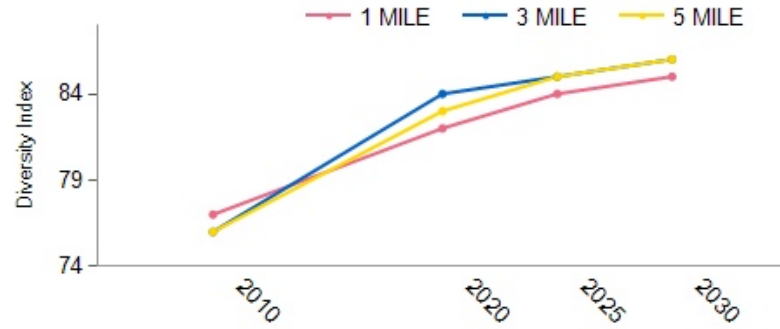
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	84	85	85
Diversity Index (2020)	82	84	83
Diversity Index (2010)	77	76	76

POPULATION BY RACE



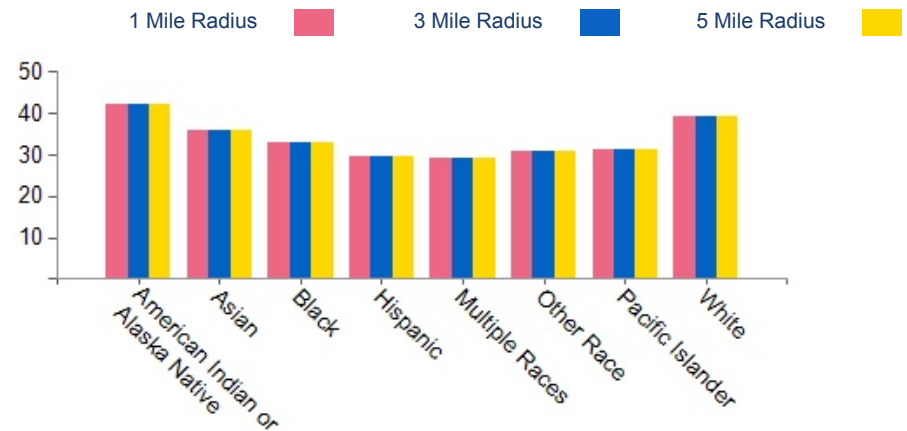
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	2%
American Indian	2%	2%	2%
Asian	3%	11%	13%
Hispanic	30%	27%	26%
Multiracial	9%	10%	10%
Other Race	19%	16%	15%
White	33%	32%	32%

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](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 - 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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