

PRICE IMPROVEMENT Downtown Yuba City Retail

409 Center Street,, Yuba City CA 95991

OFFERING MEMORANDUM

Additional Commercial Lot Also Available

409 CENTER STREET
YUBA CITY, CA 95991

PARCEL NO.
(APN) 52-231-019



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

MatrixCRE AI
(415) 982-9496
Luann@GQnorth.com

Beau Philip
GQ North Real Estate
Commercial Real Estate Agent
(916) 698-5238
Beau@GQNorth.com
02254863



GO North
real estate

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Exclusively Marketed by:



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GQ North Real Estate
Senior Vice President
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DRE# 01912126



MatrixCRE AI

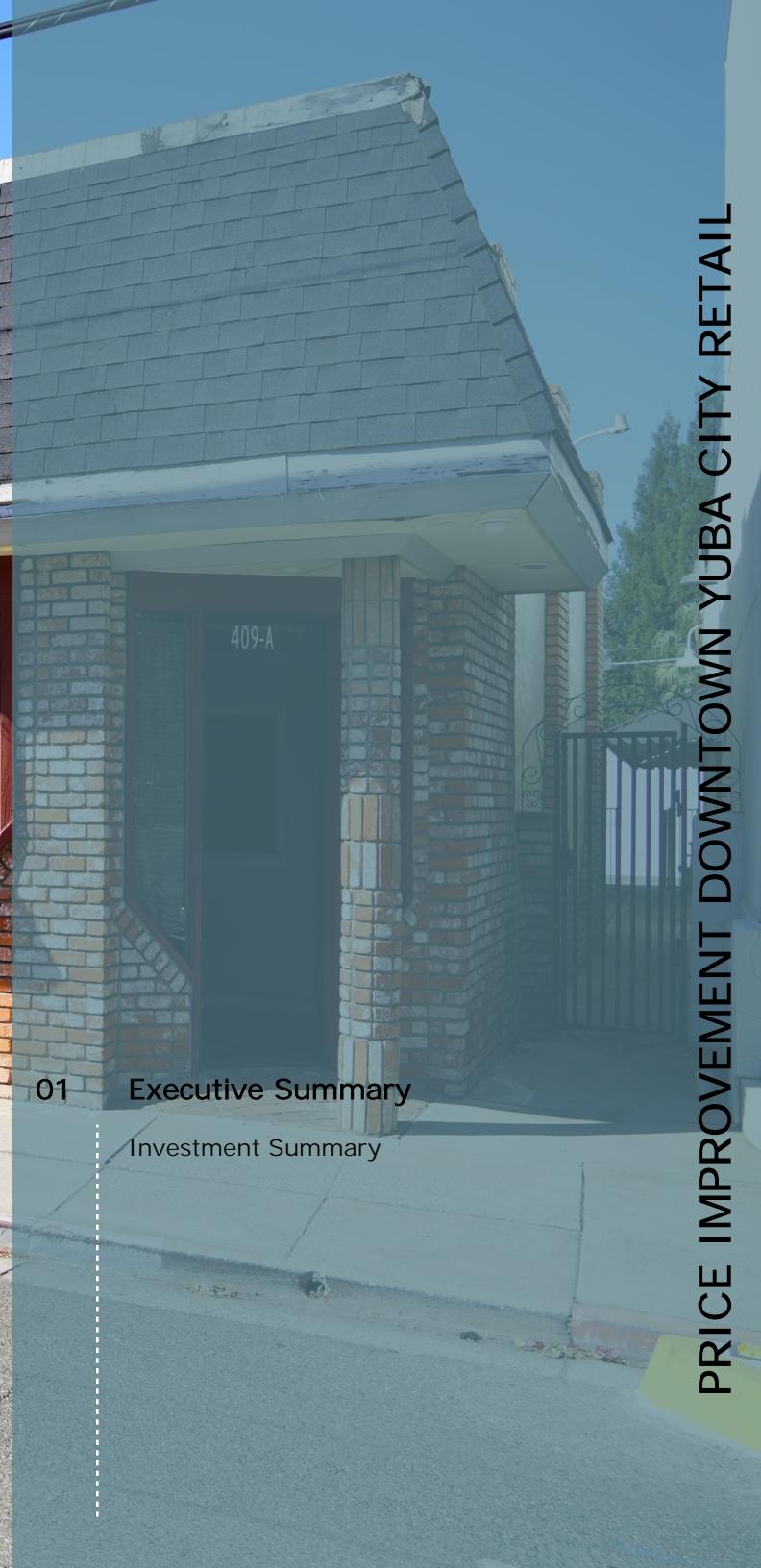
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real estate
Brokerage License No.: DRE# 01942200

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	409 Center Street, Yuba City CA 95991
COUNTY	Sutter
MARKET	Downtown Yuba City
SUBMARKET	Bridge Street Corridor
BUILDING SF	4,732 SF
LAND ACRES	0.1
LAND SF	4,356 SF
YEAR BUILT	1941
APN	052-242-011-000

FINANCIAL SUMMARY

PRICE	\$615,000
PRICE PSF	\$129.97

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,453	83,710	120,711
2025 Median HH Income	\$53,437	\$68,784	\$73,165
2025 Average HH Income	\$70,073	\$89,880	\$93,800



PROPERTY VIDEO

PRICE IMPROVEMENT

- ✓ Incredible Investment Opportunity - An Investor can acquire a well-situated asset located in Yuba City, CA.
 - Convenient Access to Transportation Corridors - Including California State Route 99 and State Highway 20.
 - Prime Yuba City Location - 409 Center St is located in the heart of downtown Yuba City, home to a myriad of shopping, dining & entertainment options.
 - Close Proximity to Many of the Regions Employers - Including Fremont-Rideout Health Group, Sutter County and Yuba City Unified School District.

Adjacent Commercial Lot Available

- ✓ APN: 52-231-019-000
Lot Size Ac / Sq Ft: 0.13 / 5663

The vacant, paved and striped lot is zoned C2 for Community Commercial District and is available for purchase. The lot currently accommodates about 12 to 14 cars and resides on the corner of Center Street and Shasta Street. For sale for \$250,000. Request a package offer for both.

Two-Story Building

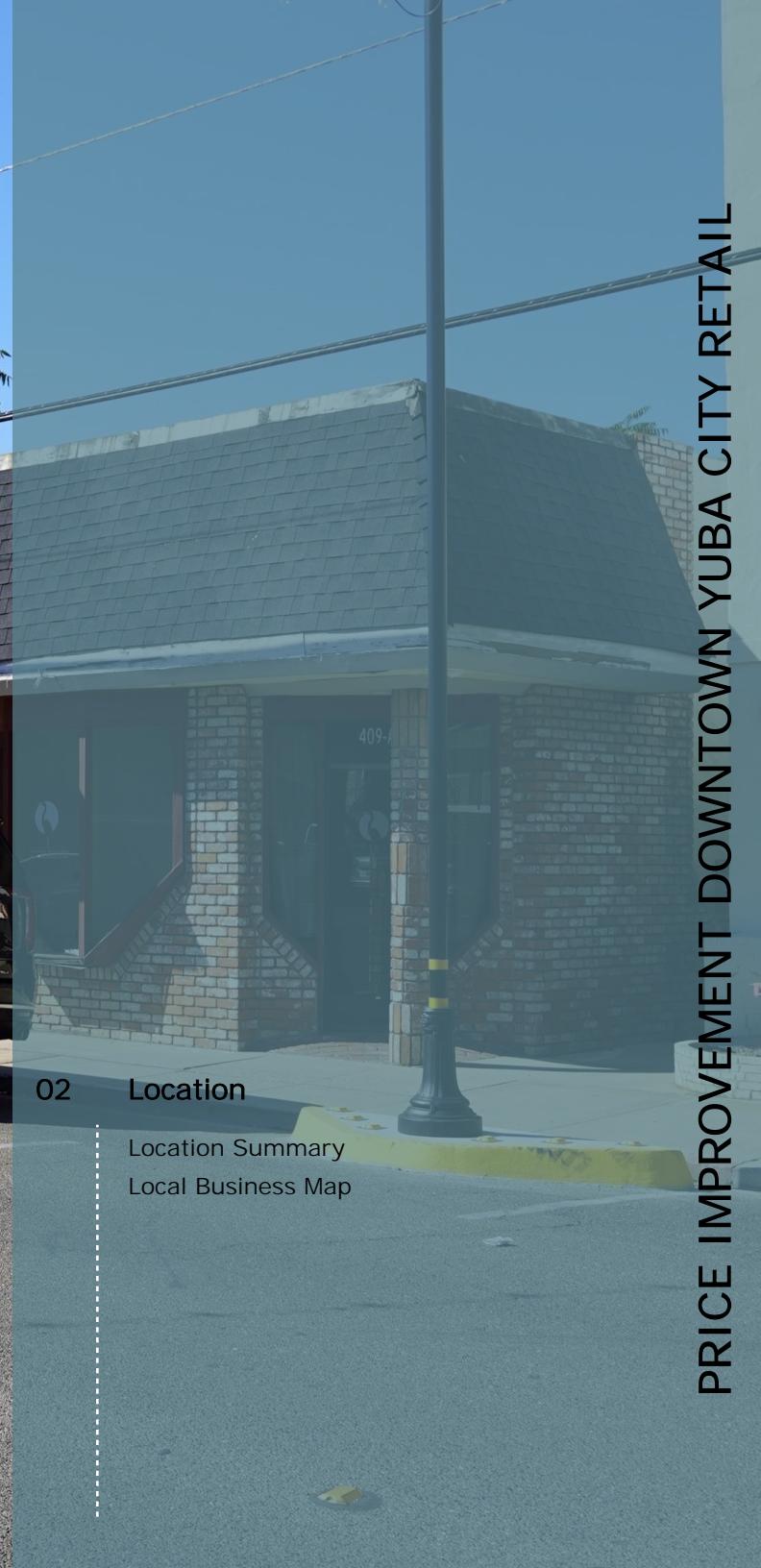
- ✓ This versatile two-story building features private retail and office suites, some with dedicated entrances for enhanced privacy and convenience. Flexible layouts allow suites to be customized for a range of uses, from street-front retail to professional offices. With your unique ideas for tenant improvements, this property is open to renovations and can accommodate one owner-user or multiple tenants for an income-producing investment. Formerly home to a music studio, salon & spa, medical and insurance offices, this space welcomes a variety of businesses. Located in the heart of downtown Yuba City, the building combines historic charm with modern potential. Tenants enjoy convenient access to major highways, public transportation, and a wealth of nearby amenities, including restaurants, banks, and shops, making it an attractive choice for both businesses and their clients.

Private Gated Courtyard

- ✓ This property features a private courtyard with two building entrances and two exterior entrances from the vibrant downtown street. The layout is ideal for restaurants, offering opportunities for outdoor seating and private events, enhancing both customer experience and business appeal.

Condition

- ✓ This property requires some repairs and minor renovations in the front portion of the building. Since there's nothing major, feel free to bring your contractor or handyman for an estimate. Open to Negotiations regarding repairs.



02

Location

Location Summary
Local Business Map

Prime Downtown Yuba City Location

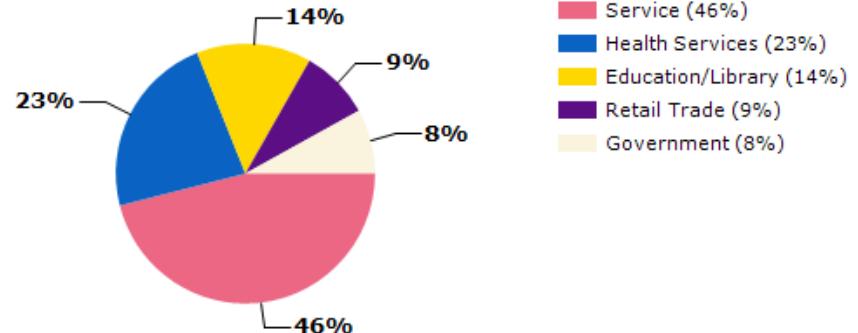
✓ Located in the heart of downtown Yuba City, 409 Center Street offers 4,732 square feet of prime retail space surrounded by established local businesses, restaurants, and community attractions. The property benefits from strong foot traffic, excellent visibility, and convenient access from major thoroughfares including Highway 20 and Highway 99. Ample street and nearby public parking make it an ideal destination for retail, dining, or service-oriented tenants looking to join Yuba City's vibrant commercial district.

- ✓ • 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.
- ✓ • 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.

Bridge Street

✓ This property is located right near the Bridge Street for easy access to Marysville. Fantastic location to capture both cities.

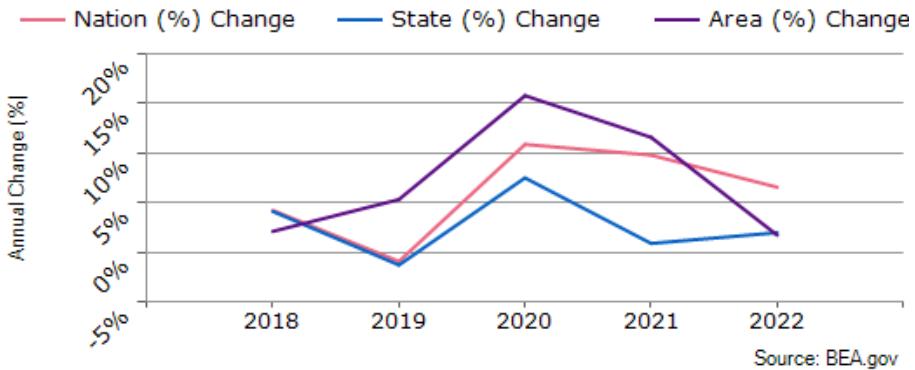
Major Industries by Employee Count

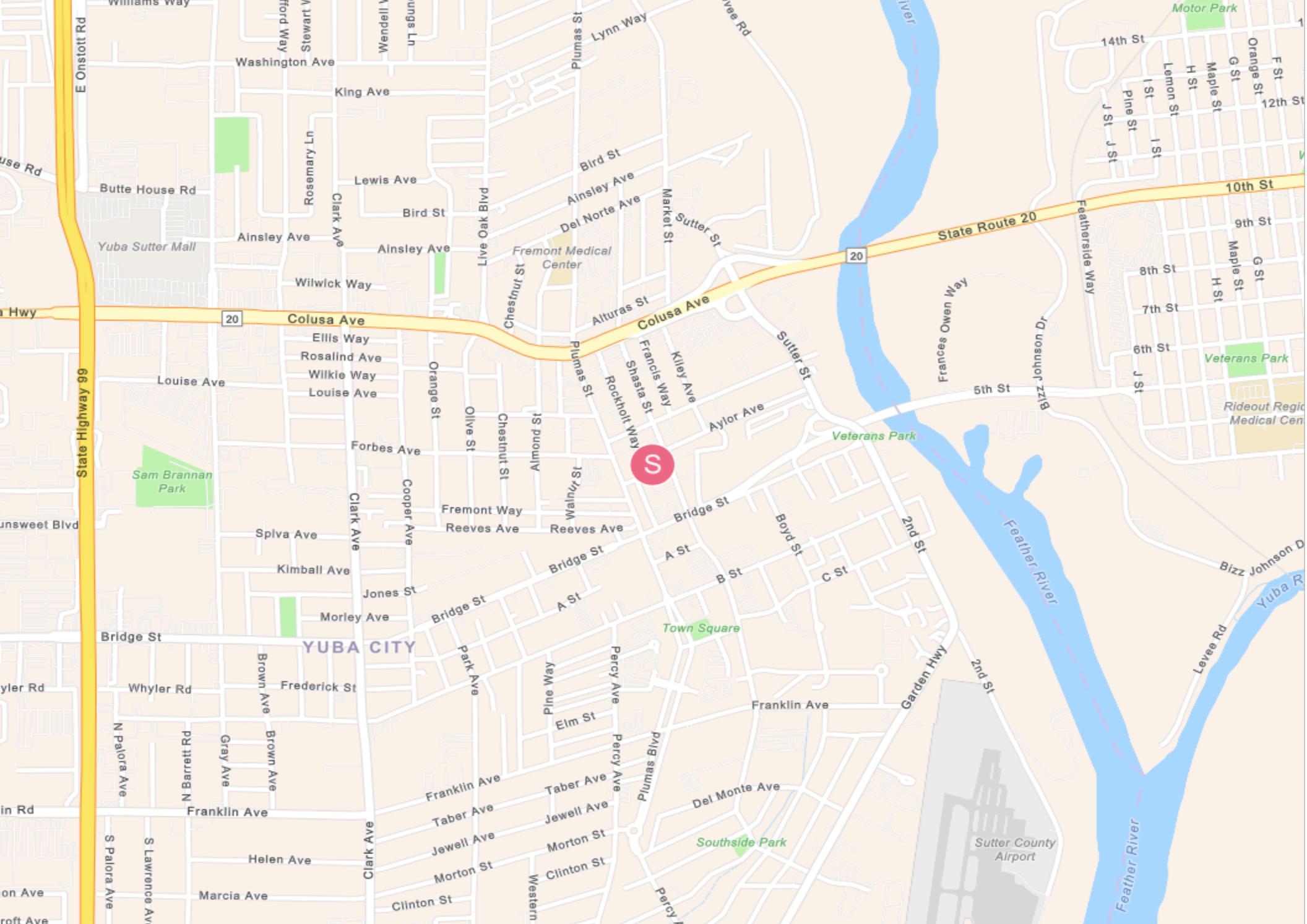


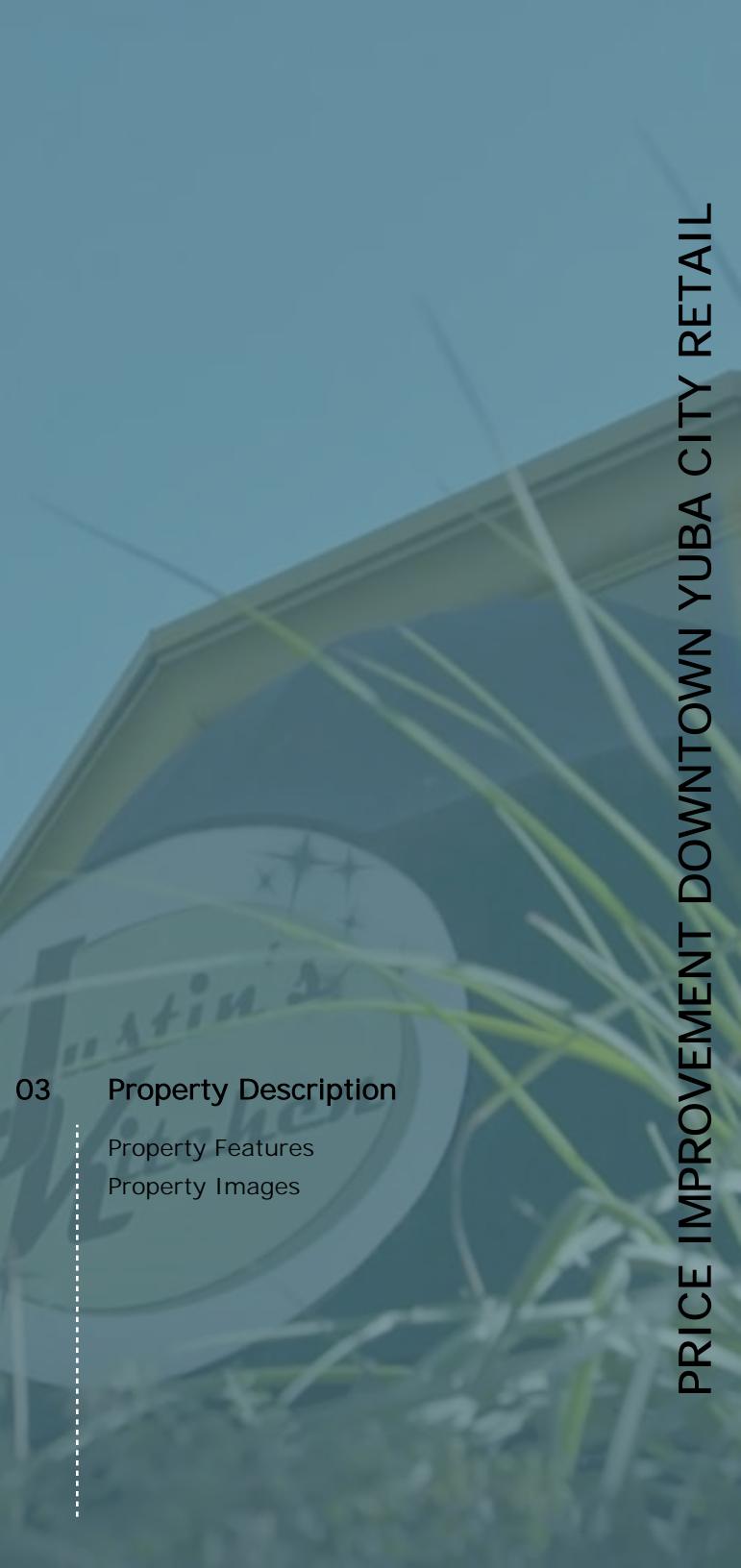
Largest Employers

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







03

Property Description

[Property Features](#)

[Property Images](#)

PROPERTY FEATURES

BUILDING SF	4,732
LAND SF	4,356
LAND ACRES	0.1
YEAR BUILT	1941
# OF PARCELS	1
ZONING TYPE	C2 Commercial
BUILDING CLASS	C
PROPERTY SUBTYPE	Storefront Retail / Office
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TENANCY	Multiple
NUMBER OF PARKING SPACES	Available Parking Lot For Sale
MIXED USE	Yes
AMENITIES	24 Hour Access
STREET FRONTAGE	Yes
SIGNAGE	Yes

NEIGHBORING PROPERTIES

NORTH	Sutter Buttes Brewery
SOUTH	Adventist Health Educational Resouce

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	220 V

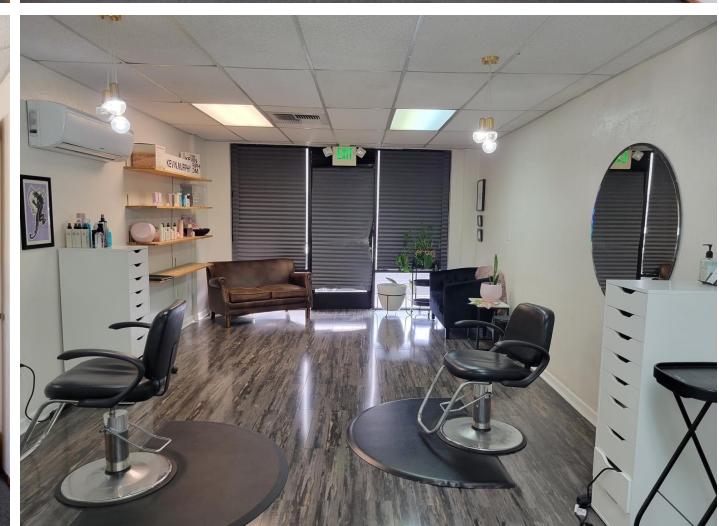
CONSTRUCTION

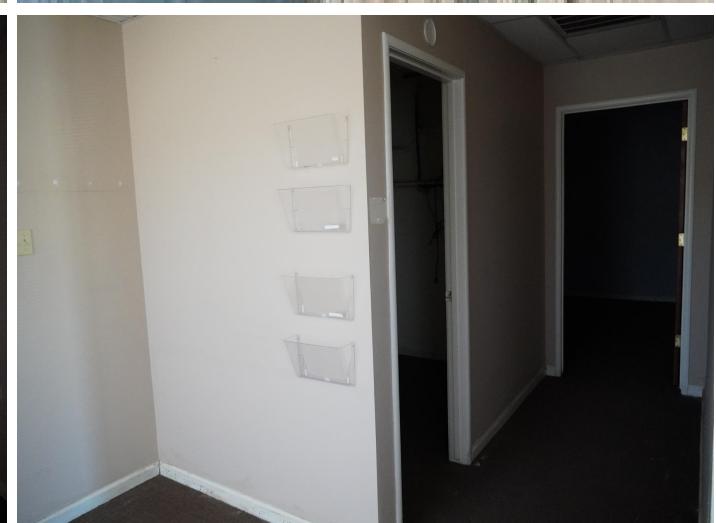
FOUNDATION	Concrete
FRAMING	Wood and Brick
EXTERIOR	Wood and Brick
PARKING SURFACE	Street
ROOF	Shingle / Flat
LANDSCAPING	Private Courtyard

TENANT INFORMATION

MAJOR TENANT/S	Vacant For Owner User
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Other Marysville Locations

For Sale or Lease Call for Details
(Modified Gross Lease, \$1.35 PSF)
MatrixCRE.ai for details and videos.

• Old Town Marysville, 400 D Street, Marysville, CA 95910

For Lease Only

- Suites 402 & 406 (Old comic/toy store):
2,000 SF each, 4,000 SF continuous

• 409 Center Street, Yuba City, CA 95609

- Retail Building for Sale or Lease: 4,732 SF
- Two-story, separate entrances, small courtyard

• 500 J Street, Marysville, CA 95901

For Lease Only

- Corner of J and 5th Street, Suite 500 (facing J): 3,400 SF
- Suites 508 & 510: 1,440 SF each or 2,880 SF continuous



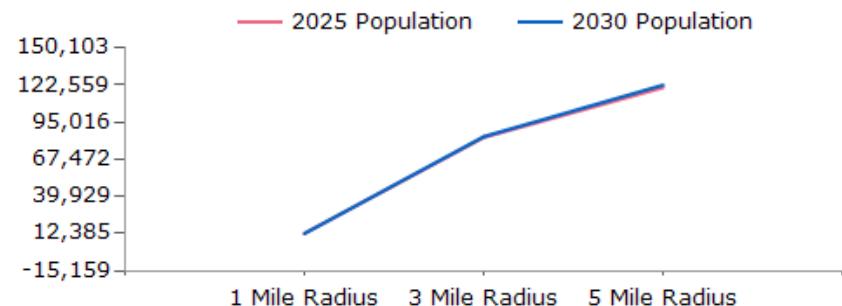


04 Demographics

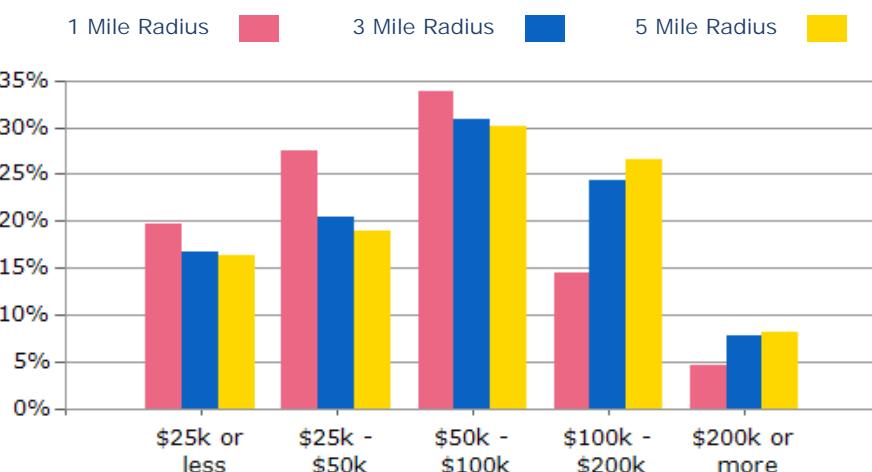
General Demographics
Race Demographics

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%

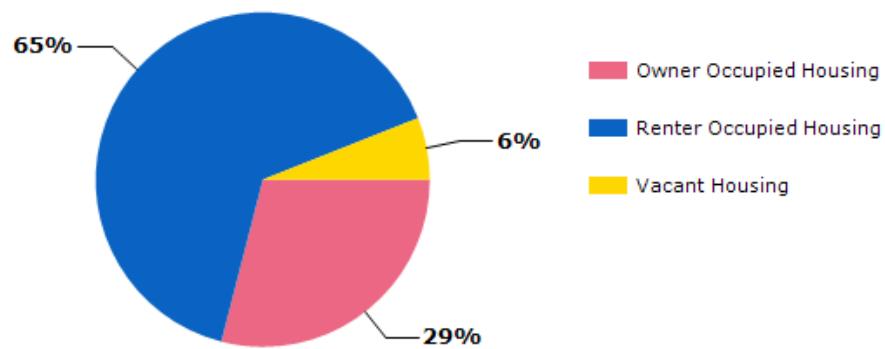
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	609	3,075	4,412
\$15,000-\$24,999	272	1,712	2,183
\$25,000-\$34,999	328	2,018	2,546
\$35,000-\$49,999	903	3,802	5,051
\$50,000-\$74,999	785	4,766	6,351
\$75,000-\$99,999	731	4,082	5,743
\$100,000-\$149,999	476	4,356	6,696
\$150,000-\$199,999	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

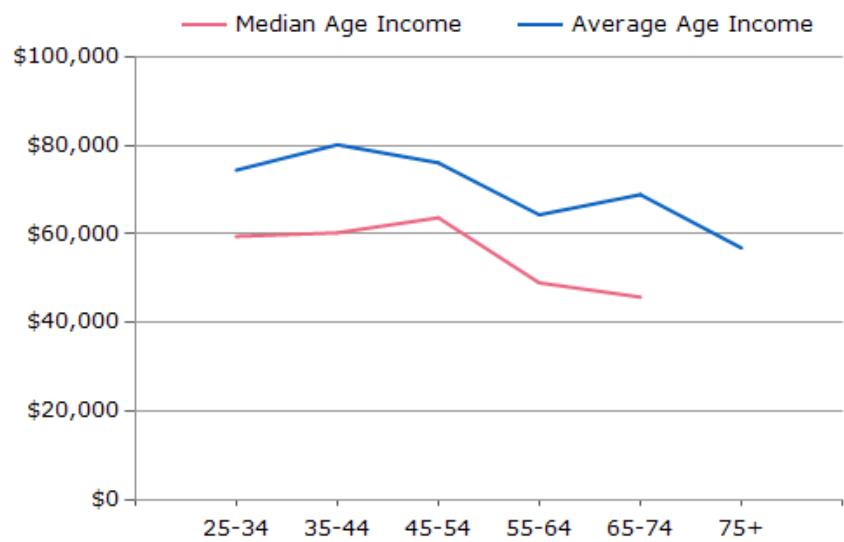
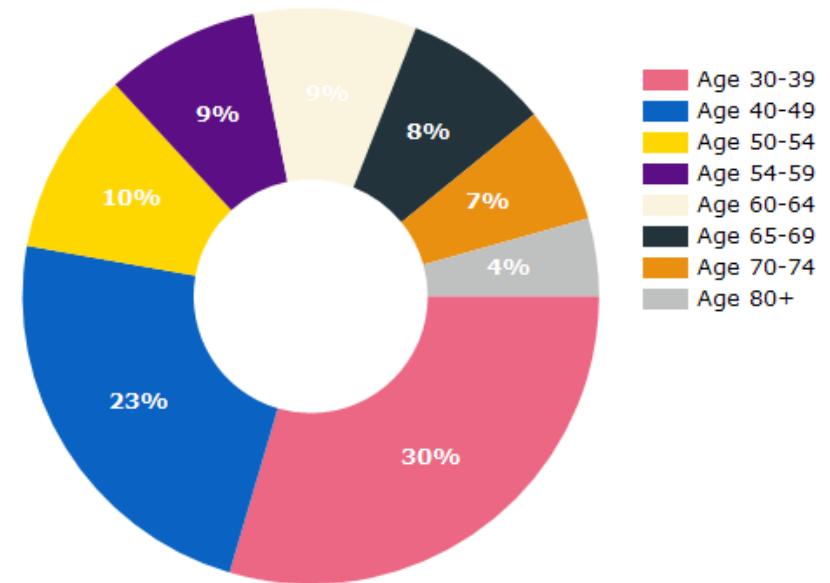


Source: esri

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

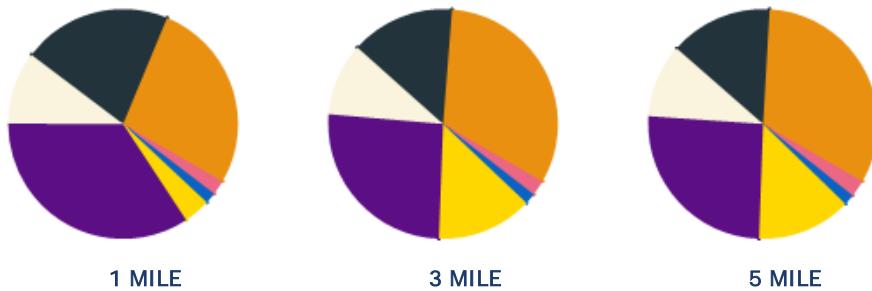
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,489	\$71,925	\$77,006
Average Household Income 25-34	\$74,476	\$91,230	\$95,142
Median Household Income 35-44	\$60,296	\$81,144	\$86,817
Average Household Income 35-44	\$80,230	\$103,645	\$108,490
Median Household Income 45-54	\$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



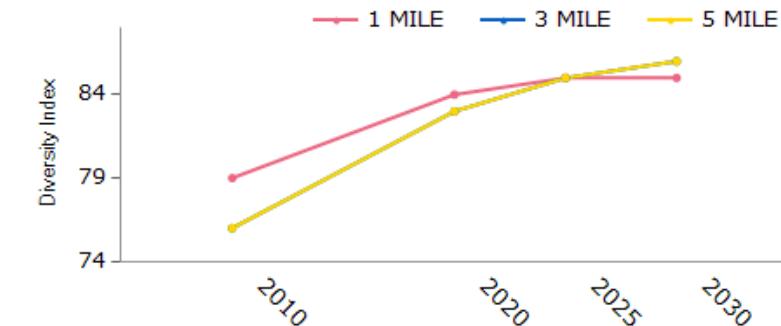
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	85	85	85
Diversity Index (2020)	85	83	83
Diversity Index (2010)	79	76	76

POPULATION BY RACE



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%

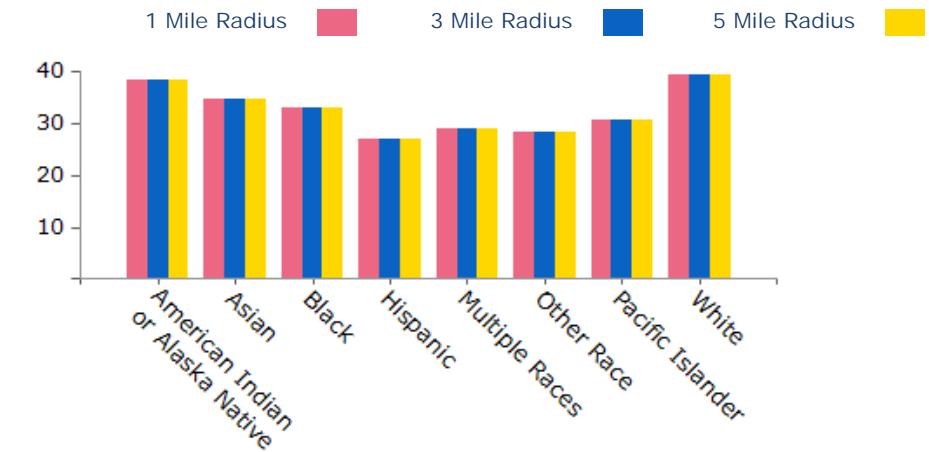
POPULATION DIVERSITY

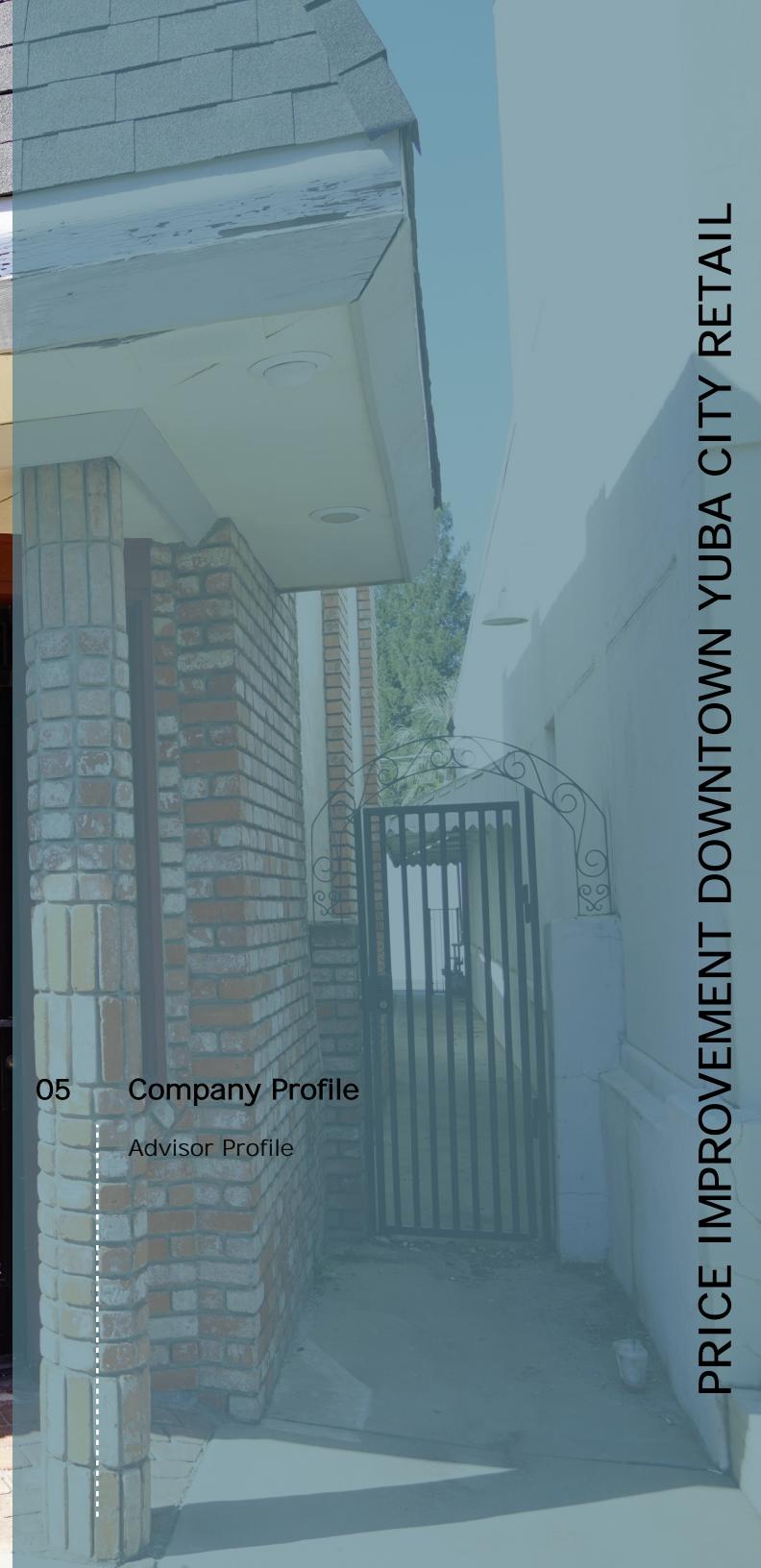


2025 MEDIAN AGE BY RACE

	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 MEDIAN AGE BY RACE





05 Company Profile

Advisor Profile



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.

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