



FREESTANDING BUILDING FOR SALE

540 COLUSA AVE, YUBA CITY, CA 95991

**FOR MORE
INFORMATION
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PROPERTY FEATURES

540 COLUSA AVE, YUBA CITY, CA 95991

SIZE

Lot: 0.78 AC
Building: ±3,456 SF

SALE PRICE

\$1,700,000

APN

052-161-041-000

ZONING

Commercial

NEIGHBORING TENANTS

Staples, Harbor Freight Tools, 99 Cents Only, PetSmart, Starbucks, Taco Bell, Long John Silver's, FoodMax & Big 5 Sporting Goods

PROPERTY HIGHLIGHTS

- Former bank branch
- Great corner visibility
- Ample parking
- Desirable trade area
- Monument signage

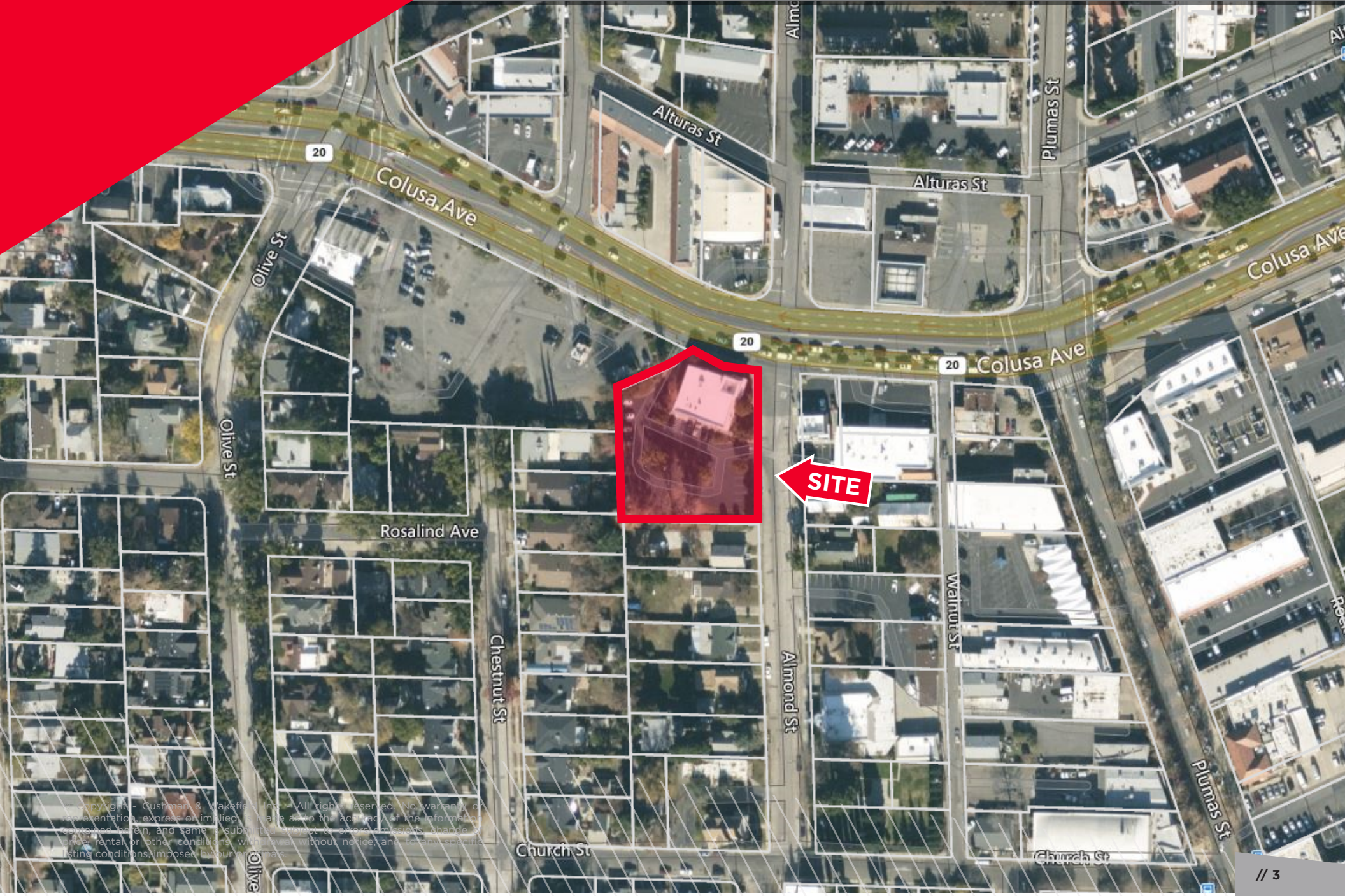
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	13,612	80,486	118,220
DAYTIME POPULATION	19,538	90,216	117,112
MEDIAN HOUSEHOLD INCOME	\$45,601	\$58,349	\$60,106

TRAFFIC COUNTS

COLUSA AVE. - ± 43,500 ADT

LIVE OAK BLVD. - ± 10,659 ADT



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TARGET

planet fitness **Burlington Coat Factory** **JCPenney**
HOBBY LOBBY **ROSS** **JAMBA**

STAPLES

O'Reilly AUTO PARTS **Walgreens** **PETSMART**

HARBOR FREIGHT TOOLS

TACO BELL

BURGER KING

Dutch Bros

food maxx **BIG 5 SPORTING GOODS** **Goodwill**

99c Only

Chevron

mazda **CHEVROLET**

SONIC America's Drive-In

McDonald's

Starbucks

SITE

NSFIT