

17.42 ACRE DEVELOPMENT SITE FOR SALE, BUILD TO SUIT OR GROUND LEASE

1441 E Onstott Rd & Gray Ave | Yuba City, CA 95991



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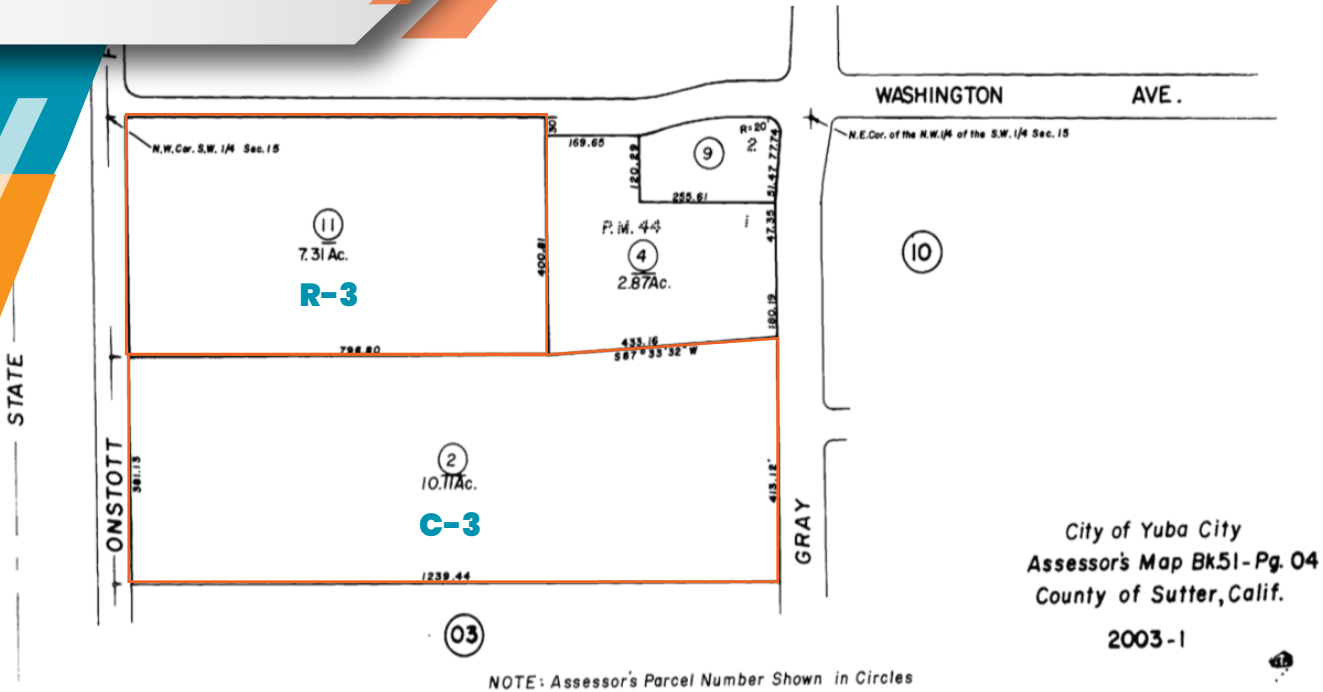
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Overview

EXECUTIVE

Summary

Opportunity to acquire two parcels For Sale, Build to Suit or Ground lease 7.31 and 10.11 acres. Prime Commercial and Residential Development Opportunity in Yuba City, CA. Located in infill project zone which reduces the impact fees and in the Opportunity Zone. Uses include: Multifamily, Hotel, Retail, Mixed-Use and General Commercial.



DETAILS

ADDRESS

Gray Avenue | Yuba City, CA 95991
1441 E Onstott Road | Yuba City, CA 95991

COUNTY

Sutter

PARCEL ID

51-040-002
51-040-011

USE

Commercial and Residential

LOT SIZE

10.11 AC, 7.31 AC

ZONING

C-3, R-3

PROPERTY HIGHLIGHTS

- Parcels can be subdivided
- One of the largest zoned Commercial and Residential property in Yuba City
- Located next to Big Box store and walking distance to Yuba-Sutter Mall
- Excellent visibility from HWY 99
- Residential, General Commercial, or Mixed-Use Opportunities
- Utilities nearby
- Excellent access to major arterials
- Both parcels touch 3 separate roads (E. Onstott Road, Washington Ave, Gray Ave)
- Quick access to HWY 99 and Highway 20
- Surrounded by residential, retail, assisted care facility and offices

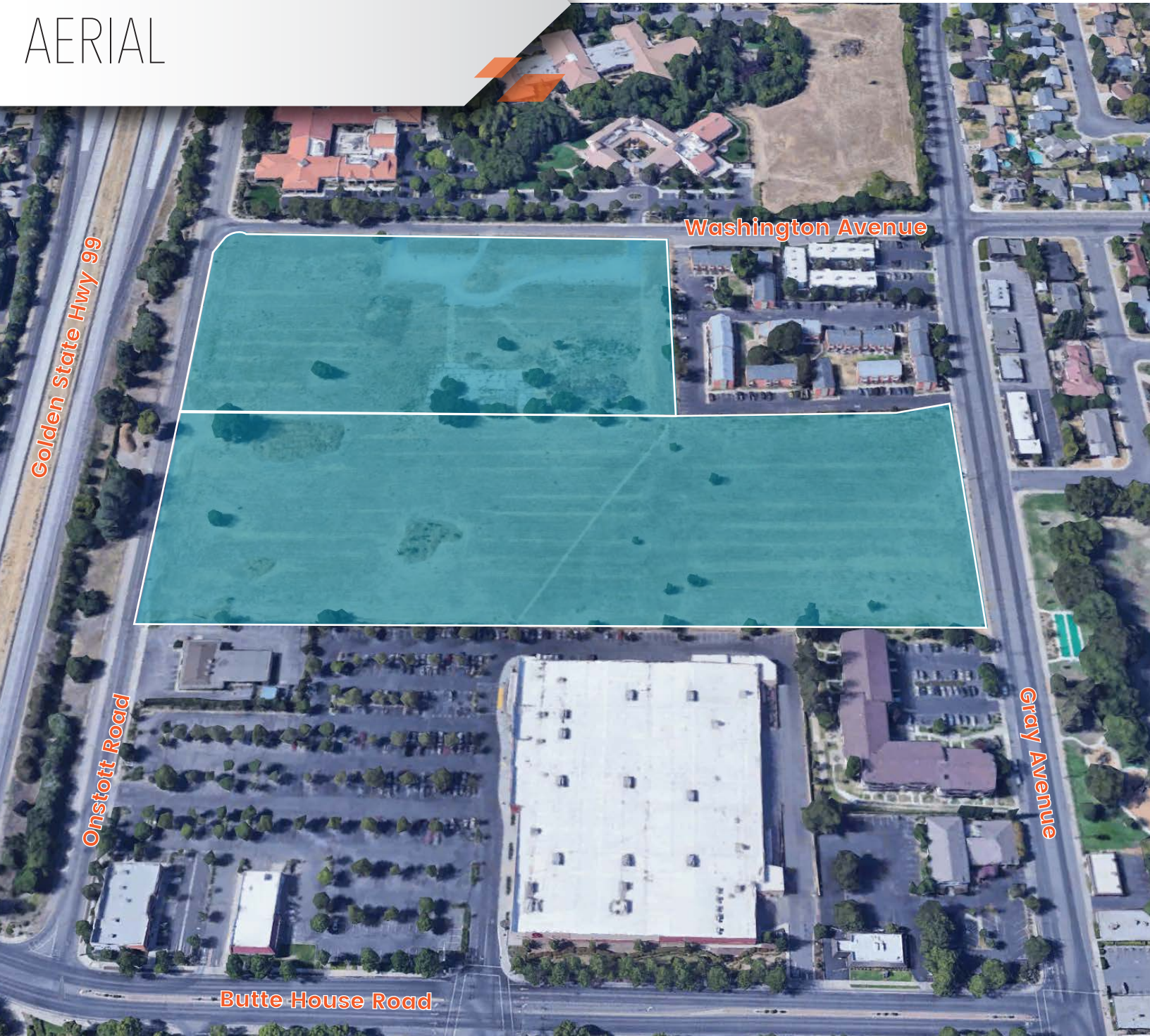
AMENITY

MAP



PROPERTY

AERIAL



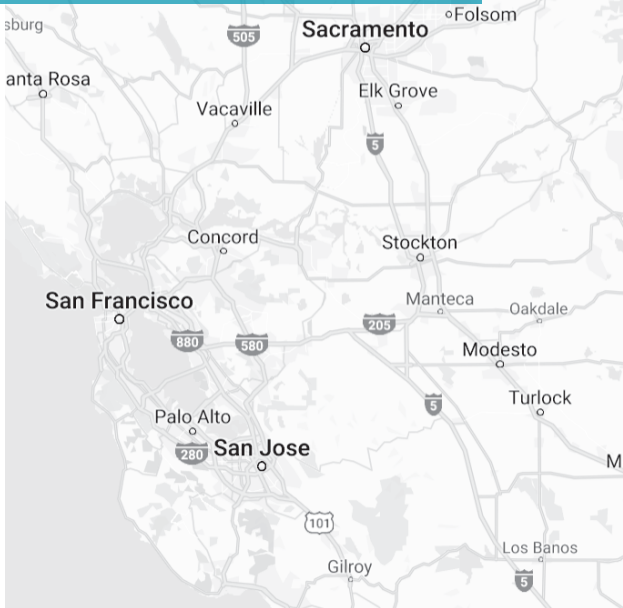


LOCATION OVERVIEW

Yuba City ranked 7th “Best Performing Small City” in the Nation.



Yuba City is 40 minutes north of Sacramento. Accessible via California Highway 20, Highway 99, Highway 70 and Highway 65.



The City of Yuba City is located near the Feather River at the base of the Sutter Buttes—known as the smallest mountain range in the world. Just 40 miles north of Sacramento, Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter Region. Providing a unique blend of urban amenities and small-town charm, Yuba City’s historic downtown is the perfect backdrop for shopping, entertainment and community events. Residents and visitors of Yuba City enjoy a wide variety of outdoor recreation, an abundance of locally grown produce, and family-friendly venues including beautiful parks and a state-of-the-art aquatic center.

The City has a diversity of businesses and professional services including the largest dried fruit processing plant in the world, Sunsweet Growers Incorporated. Although Yuba City’s roots are agriculturally based, it’s location near the state capitol and Beale Air Force base have made it a regional hub attracting entrepreneurs, manufacturers and green technology companies. Yuba City’s businesses are supported by a metro population of over 168,000 and a city staff dedicated to improving the infrastructure to maintain a strong business climate.

In addition to Yuba Community College, a center of excellence, three universities are within an hour’s drive – UC Davis, Cal State Sacramento and Cal State Chico, each offering research and development, entrepreneur and innovation programs as well as numerous Venture Capital and Angel Capital funding institutions.

DEMOGRAPHIC

OVERVIEW

KEY FACTS

15,846

Population



2.5

Average Household Size

35.2

Median Age

\$43,052

Median Household Income

EDUCATION

17%

No High School Diploma



29%

High School Graduate



37%

Some College



17%

Bachelor's/Grad/Prof Degree

BUSINESS



1,065

Total Businesses



10,582

Total Employees

EMPLOYMENT



56%

White Collar



28%

Blue Collar



16%

Services

5.2%

Unemployment Rate

INCOME



\$43,052

Median Household Income



\$23,077

Per Capita Income



\$40,204

Median Net Worth

Households By Income

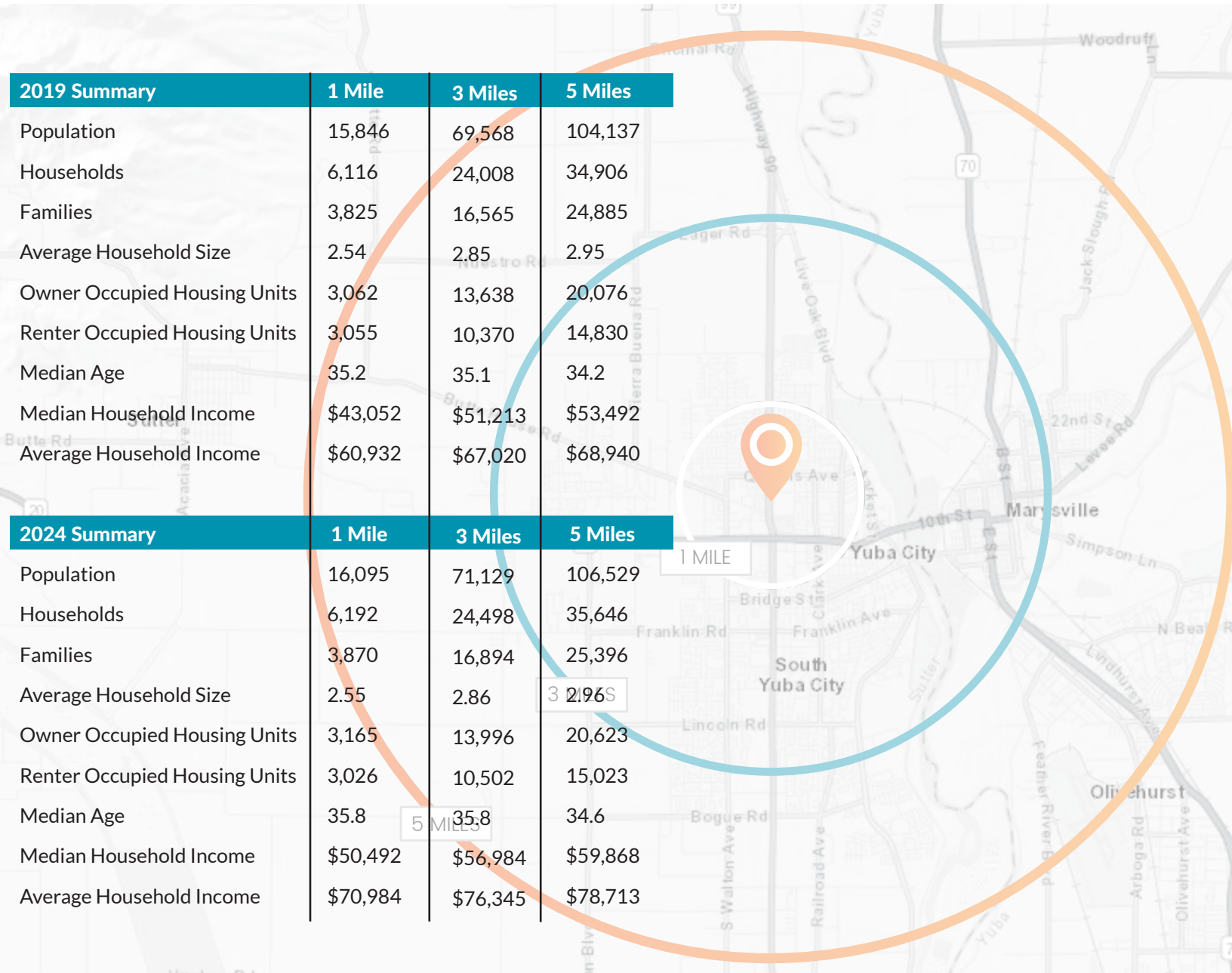
The largest group: \$50,000 - \$74,999 (17.8%)

The smallest group: \$200,000+ (2.2%)

Indicator ▲	Value	Difference	
<\$15,000	12.4%	+3.6%	<div style="width: 12.4%;"></div>
\$15,000 - \$24,999	13.0%	+4.2%	<div style="width: 13.0%;"></div>
\$25,000 - \$34,999	14.6%	+5.2%	<div style="width: 14.6%;"></div>
\$35,000 - \$49,999	16.3%	-0.2%	<div style="width: 16.3%;"></div>
\$50,000 - \$74,999	17.8%	-0.9%	<div style="width: 17.8%;"></div>
\$75,000 - \$99,999	8.5%	-4.9%	<div style="width: 8.5%;"></div>
\$100,000 - \$149,999	12.1%	-4.6%	<div style="width: 12.1%;"></div>
\$150,000 - \$199,999	3.2%	-0.9%	<div style="width: 3.2%;"></div>
\$200,000+	2.2%	-1.3%	<div style="width: 2.2%;"></div>

DEMOGRAPHIC

OVERVIEW



2019 Summary	1 Mile	3 Miles	5 Miles
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Population	15,846	69,568	104,137
Households	6,116	24,008	34,906
Families	3,825	16,565	24,885
Average Household Size	2.54	2.85	2.95
Owner Occupied Housing Units	3,062	13,638	20,076
Renter Occupied Housing Units	3,055	10,370	14,830
Median Age	35.2	35.1	34.2
Median Household Income	\$43,052	\$51,213	\$53,492
Average Household Income	\$60,932	\$67,020	\$68,940

2024 Summary	1 Mile	3 Miles	5 Miles
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Population	16,095	71,129	106,529
Households	6,192	24,498	35,646
Families	3,870	16,894	25,396
Average Household Size	2.55	2.86	2.96
Owner Occupied Housing Units	3,165	13,996	20,623
Renter Occupied Housing Units	3,026	10,502	15,023
Median Age	35.8	35.8	34.6
Median Household Income	\$50,492	\$56,984	\$59,868
Average Household Income	\$70,984	\$76,345	\$78,713

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