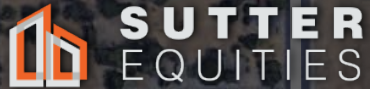


DEVELOPMENT SITE FOR SALE

Franklin Rd. & S. Walton Ave | Yuba City, CA 95993



5.82
AC

BRIDGE STREET

GOLDEN STATE HIGHWAY

FRANKLIN ROAD

S. WALTON AVENUE

Amar Cheema, CCIM

Broker

530.777.3269

acheema@sutterequities.com

Daniel P. Ashby

Agent

916.716.3015

danashby@sutterequities.com

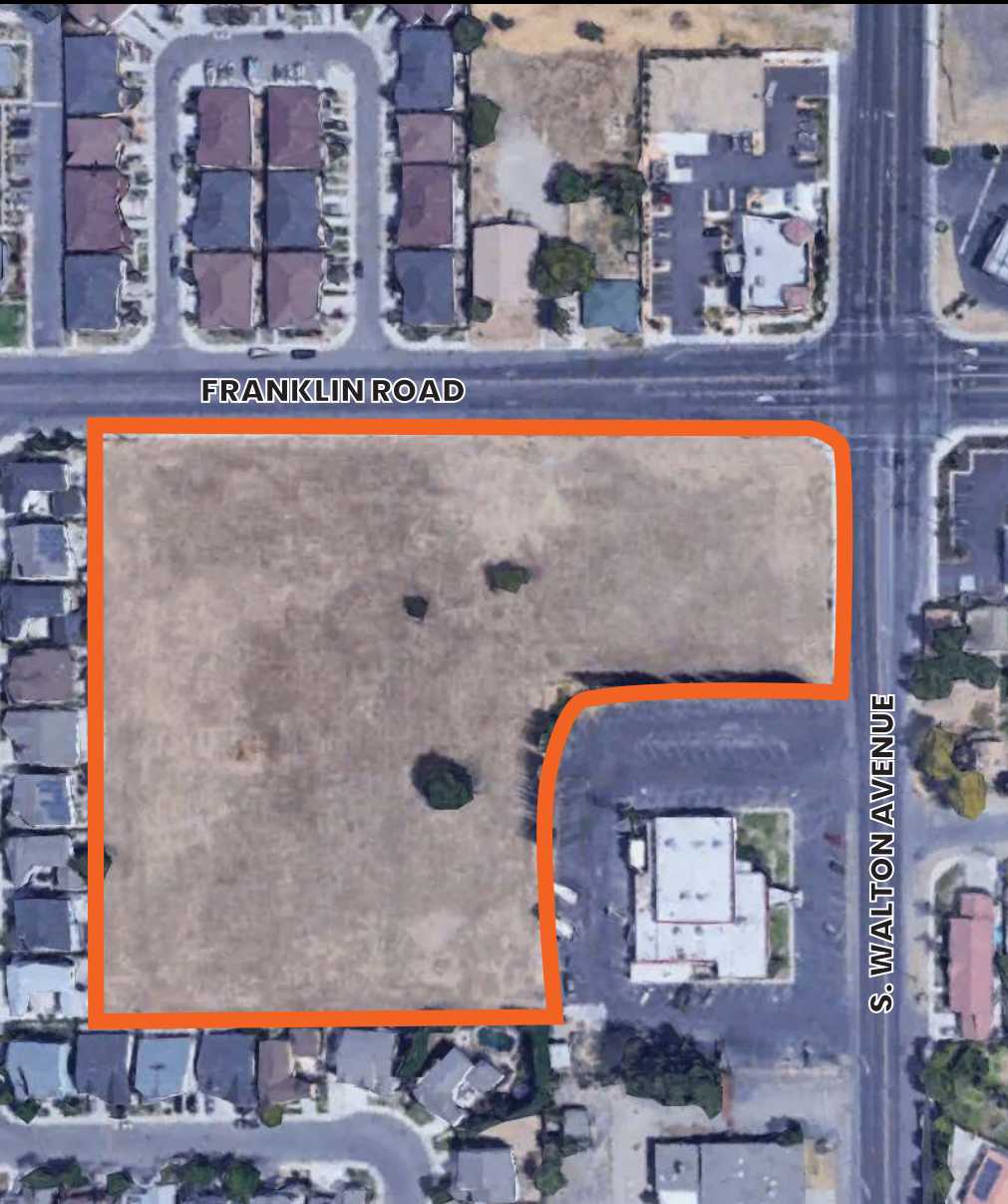
Sutter Equities

1110 Civic Center

Ste 106 D

Yuba City, CA 95993

SITE DETAILS



FRANKLIN ROAD

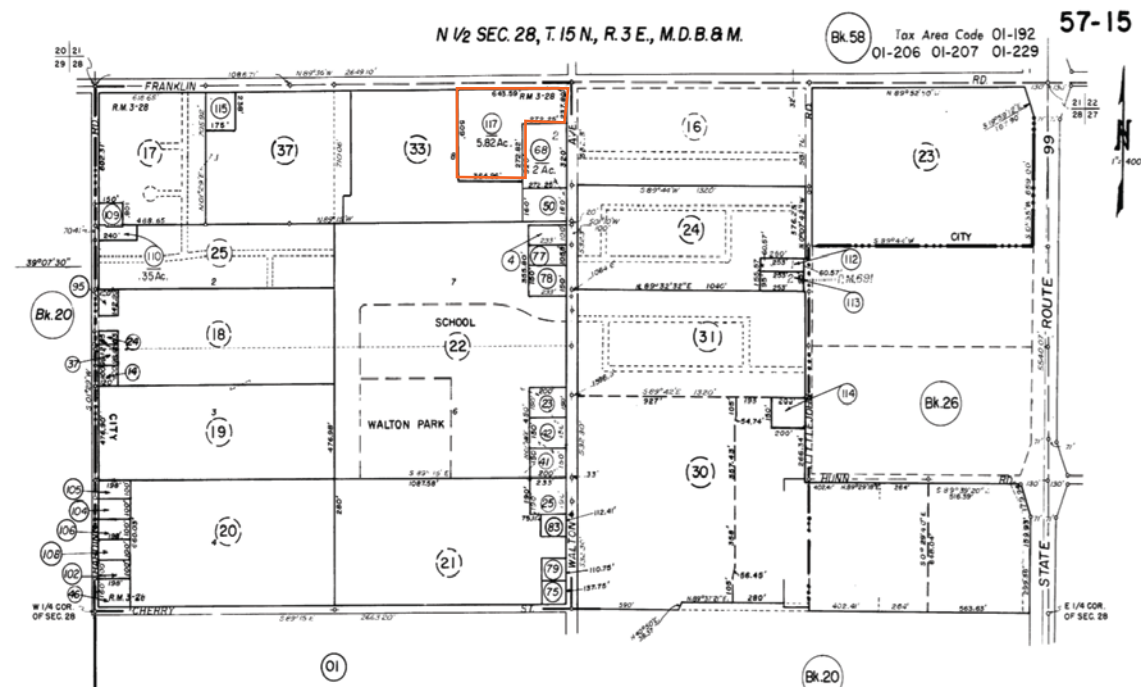
S. WALTON AVENUE

INVESTMENT SUMMARY

The subject property is a prime development site located on a signalized intersection. This property presents a great opportunity for a mixed-use development with excellent road frontage and exposure. Property is surrounded by single family homes, multifamily and retail centers. Water, Sewer and Storm drainage available on Franklin and Walton.

INVESTMENT HIGHLIGHTS

- Price | \$2,500,000
- Price Per Sq. Ft. | \$9.86
- Signalized Intersection
- Excellent access to major thoroughfare
- High Traffic Count
- Utilities near site
- Land Size | 5.82 AC
- APN: 57-150-117
- Address: SW Corner of Franklin & Walton
- Zoning: C-2 – Community Commercial
- Traffic Count: 22,000 VPD on Franklin and Walton
- County: Sutter
- **City of Yuba City Ranked 7th “Best – Performing Small City”.**



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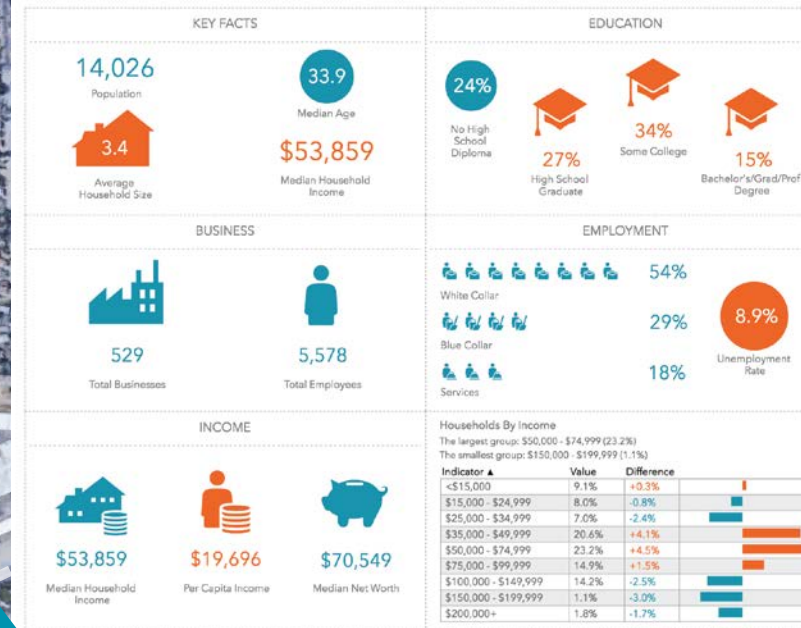
All Property showings are by appointment only and must be coordinated through Agent.

AREA OVERVIEW



YUBA CITY

City of Yuba City
Ranked 7th "Best –
Performing Small
City"



2019 Summary	1 Mile	3 Miles	5 Miles
Population	14,026	73,975	103,056
Households	4,185	24,663	34,474
Families	3,280	17,901	24,609
Average Household Size	3.35	2.98	2.96
Owner Occupied Housing Units	2,560	15,393	19,979
Renter Occupied Housing Units	1,625	9,270	14,494
Median Age	33.9	35.0	34.2
Median Household Income	\$53,859	\$55,171	\$53,494
Average Household Income	\$65,955	\$71,984	\$69,010

2024 Summary	1 Mile	3 Miles	5 Miles
Population	14,130	75,448	105,362
Households	4,189	25,097	35,181
Families	3,284	18,210	25,097
Average Household Size	3.37	2.99	2.96
Owner Occupied Housing Units	2,591	15,756	20,519
Renter Occupied Housing Units	1,598	9,341	14,662
Median Age	34.4	35.5	34.7
Median Household Income	\$57,930	\$62,012	\$59,872
Average Household Income	\$73,728	\$82,080	\$78,820

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