



## OLD RICO'S PIZZA SPACE AVAILABLE

ASKING RENT  
\$1.85/PSF

1415 Garden Hwy, Suite D  
Yuba City, CA 95991

1,170 SF Pizza Parlor for rent at heavily traveled signalized intersection.  
Tenant improvements in place include the following:

- Customer Service Counter Area
- 2-Fixture Restroom
- Commercial Kitchen Hood
- Pizza Oven
- New engineered wood flooring product in entry / customer lobby area
- 8' x 12' walk-in cooler (down to 35 degree)
- Single-Door Storefront Entry with Anodized Glass (Low E) & Aluminum Frame
- Rear Entry Door with Inner Security Door
- Security System with Video Surveillance System in place

## PROPERTY HIGHLIGHTS

- End cap space available for rent at signalized intersection
- 1,170 SF
- Property Type - Retail
- Central Air and Heating
- Lot Size - 10,018 SF
- Located next to Quick Stop Gas Station

**FOR MORE INFORMATION, CONTACT:**



**Amar Cheema, CCIM**

Broker / Owner

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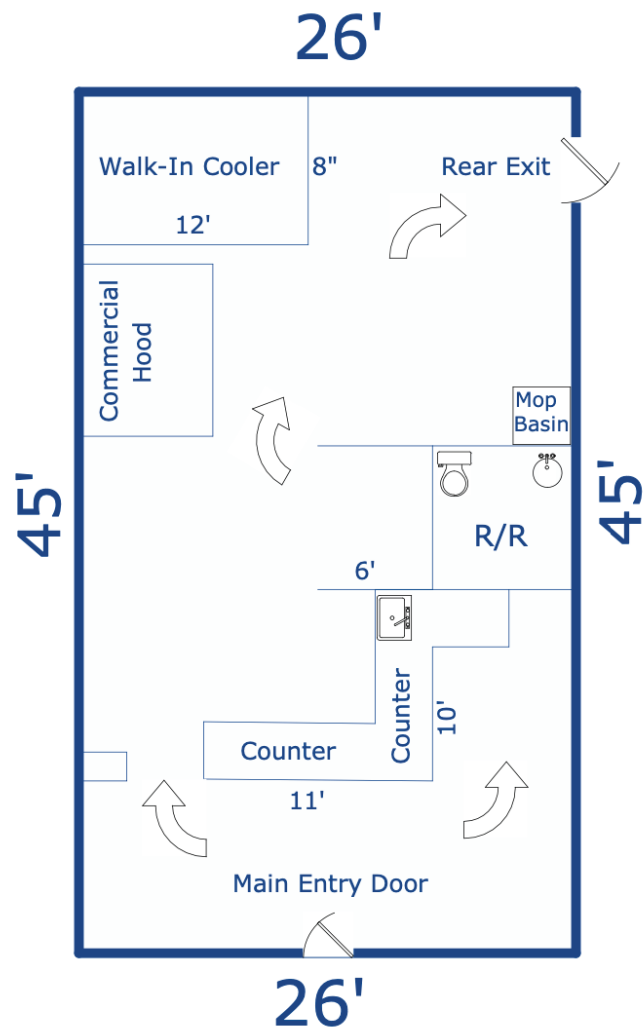
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## PROPERTY AT A GLANCE

- **Property Address:** 1415 Garden Hwy  
Suite D, Yuba City, CA 95991
- **APN:** 54-100-037
- **Built:** 2009
- **Price:** \$1.85 psf /month





Parking Lot



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