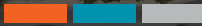


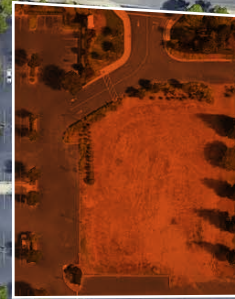
# 1.97 Acres of Land *Developed Pad* For Sale



Onstott Rd, Yuba City, Ca 95993



**SUTTER**  
EQUITIES



HWY 99

BRIDGE ST



# PROPERTY HIGHLIGHTS



PRICE:  
**\$1,995,000**

SIZE:  
**1.97 ACRES**

PRICE PER SF:  
**\$23**

Prime 1.97-acre property nestled in the heart of Yuba City, boasting an exceptional location in close proximity to Highway 99, with an excellent traffic flow. Surrounded by a vibrant commercial landscape featuring an array of shopping centers, restaurants, and amenities, this parcel presents an ideal development opportunity.

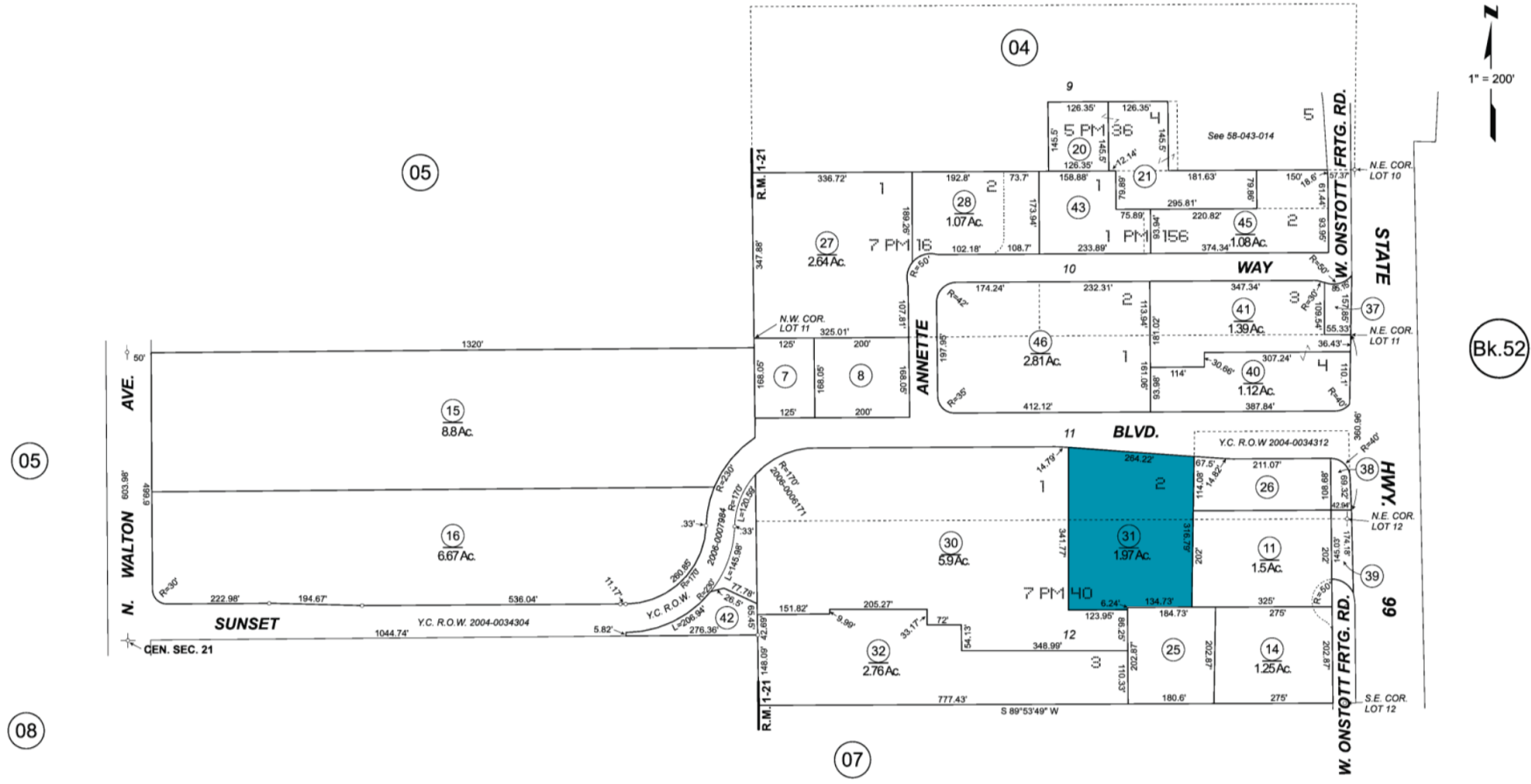
## PROPERTY HIGHLIGHTS:

- **Lot Size:** 1.97 Acres / 85,813 SF
- **APN:** 058-060-031-000
- **Use:** Commercial Lot
- **Zoned:** C-3 (Regional Commercial)
- Developed pad
- Located near a Major Traffic Corridor in Yuba City (HWY 99/Sunsweet Blvd)
- Walking distance to Hotel, Restaurants, and Retail
- Excellent access to major arterials
- Highway visible land



POR. SEC. 21, T.15 N., R.3 E., M.D.B.& M.

58-06



W. 1/2 of Whyler Estates, R.M. Bk. 1 - Pg. 21

City of Yuba City



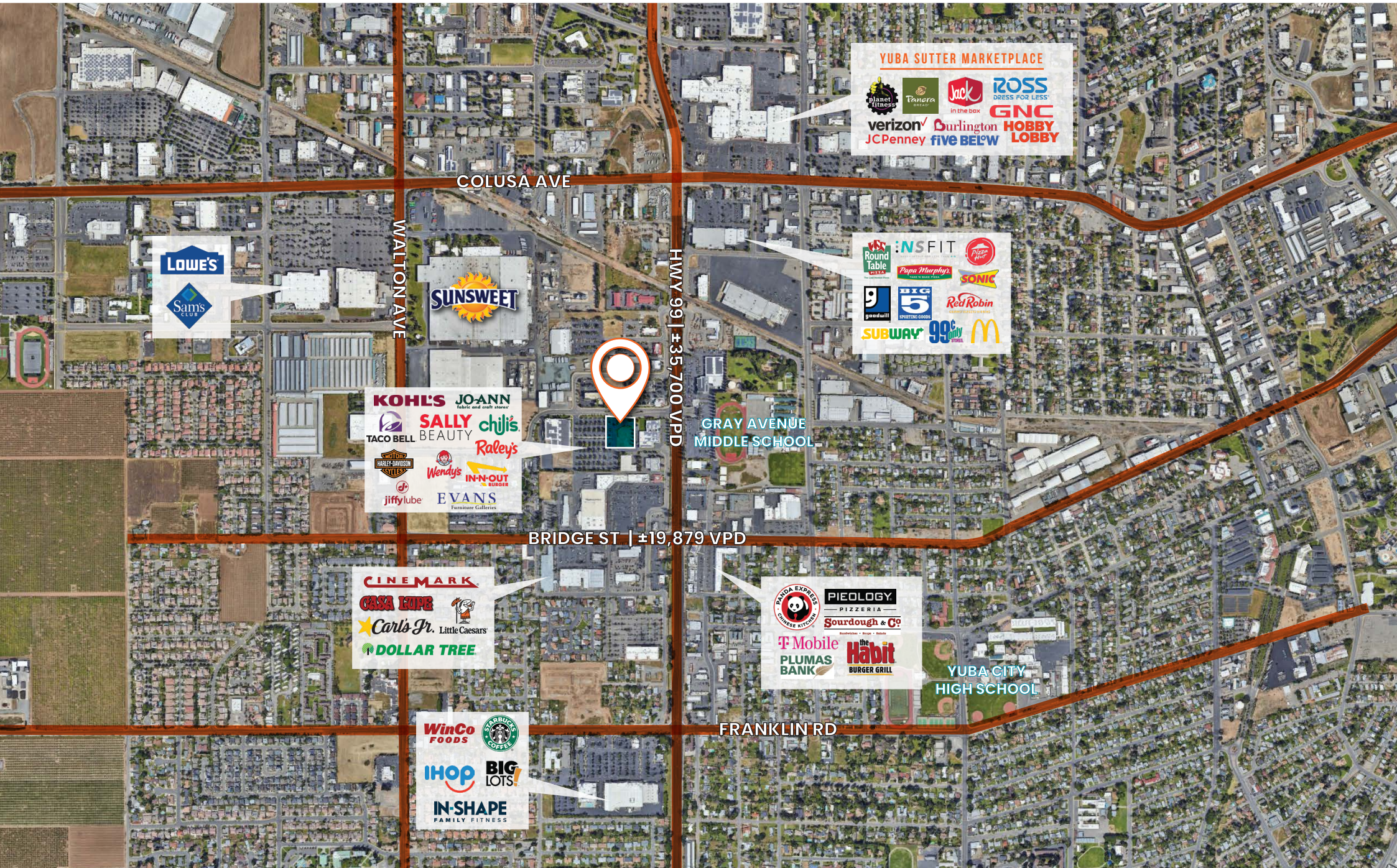


BRIDGE ST | ±19,879 VPD



HWY 99 | ±35,700 VPD





**YUBA SUTTER MARKETPLACE**

- Planet Fitness
- Panera
- Jack in the box
- ROSS DRESS FOR LESS
- GNC
- verizon
- Burlington
- HOBBY LOBBY
- JCPenney
- five BELOW

**LOWE'S**

**SAM'S CLUB**

WALTON AVE

**SUN SWEET**

HWY 99 | ±35,700 VPD

**INSFIT**

- Round Table
- Papa Murphy's
- SONIC
- goodwill
- BIG 5 SPORTING GOODS
- Red Robin
- SUBWAY
- 99¢ ONLY
- McDonald's

**KOHL'S** **JO-ANN**  
fabric and craft stores

**SALLY BEAUTY** **chili's**

**TACO BELL** **Raley's**

**Wendy's** **IN-N-OUT BURGER**

**jiffylube** **EVANS**  
Furniture Galleries

GRAY AVENUE MIDDLE SCHOOL

BRIDGE ST | ±19,879 VPD

**CINEMARK**

**CASA MEXE**

**Carl's Jr.** **Little Caesars**

**DOLLAR TREE**

**PANDA EXPRESS**  
CHINESE KITCHEN

**PIEIOLOGY**  
PIZZERIA

**Sourdough & Co.**

**T-Mobile**

**PLUMAS BANK**

**the Habit**  
BURGER GRILL

YUBA CITY HIGH SCHOOL

FRANKLIN RD

**WinCo FOODS**

**STARBUCKS COFFEE**

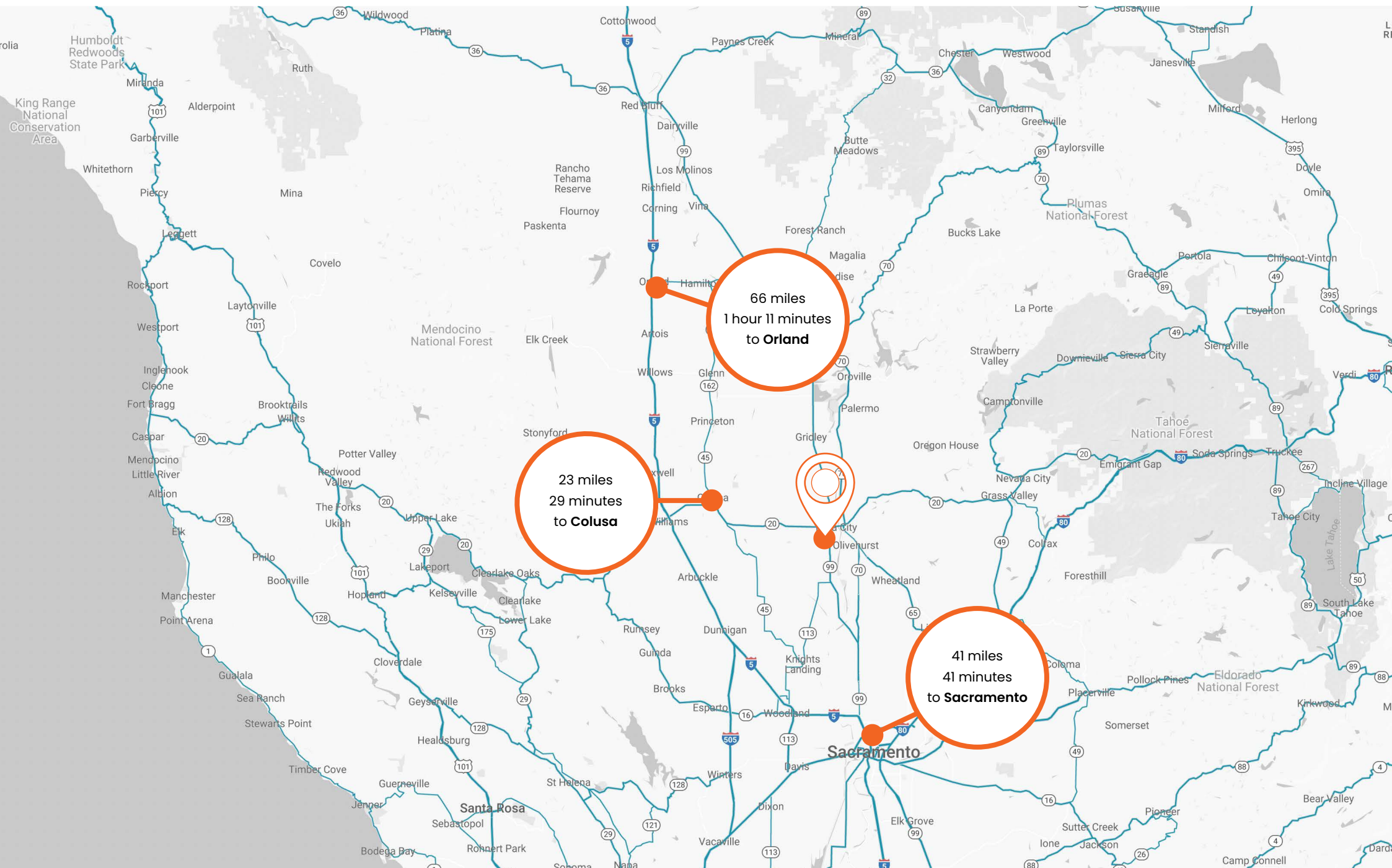
**IHop**

**BIG LOTS**

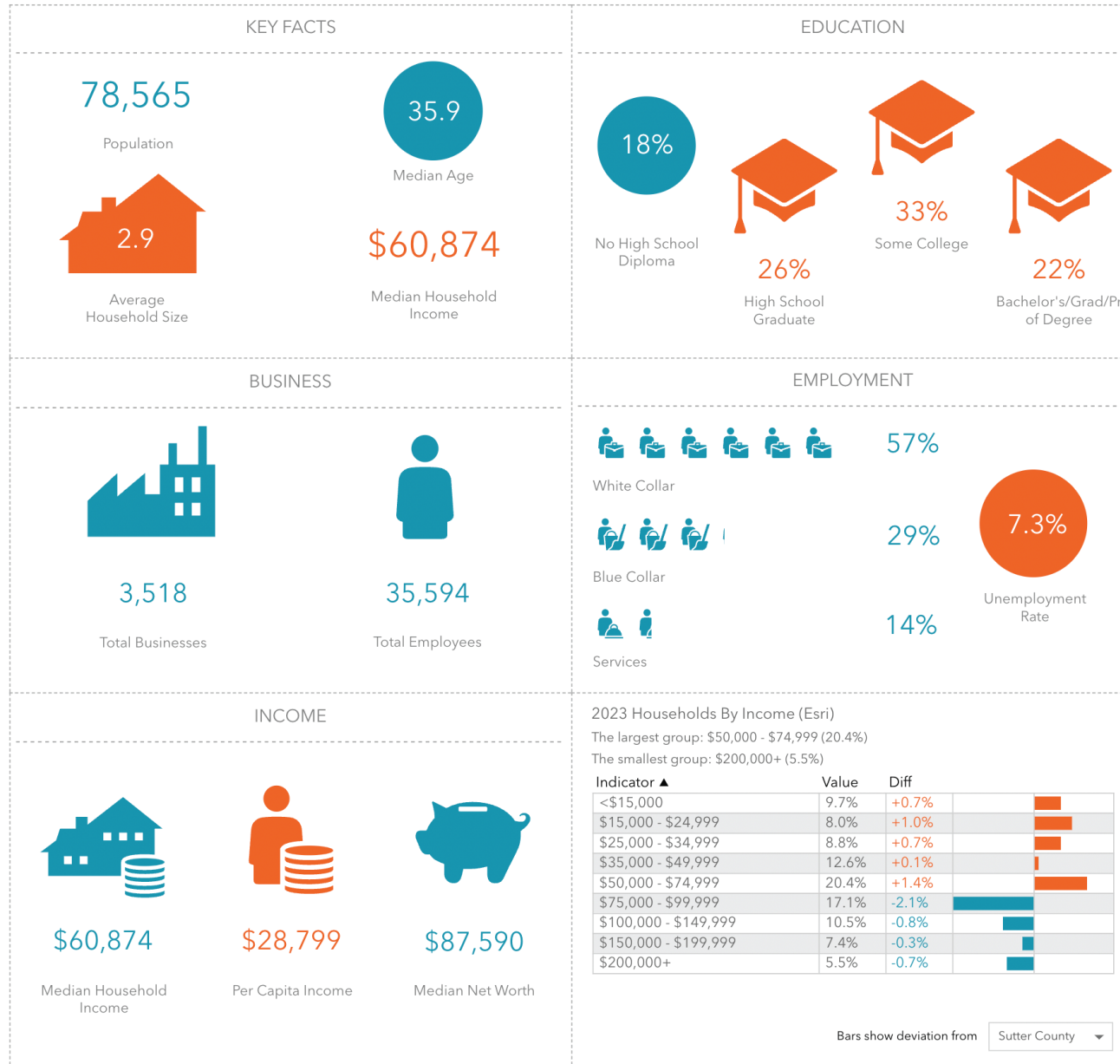
**IN-SHAPE**  
FAMILY FITNESS



# LOCATION OVERVIEW



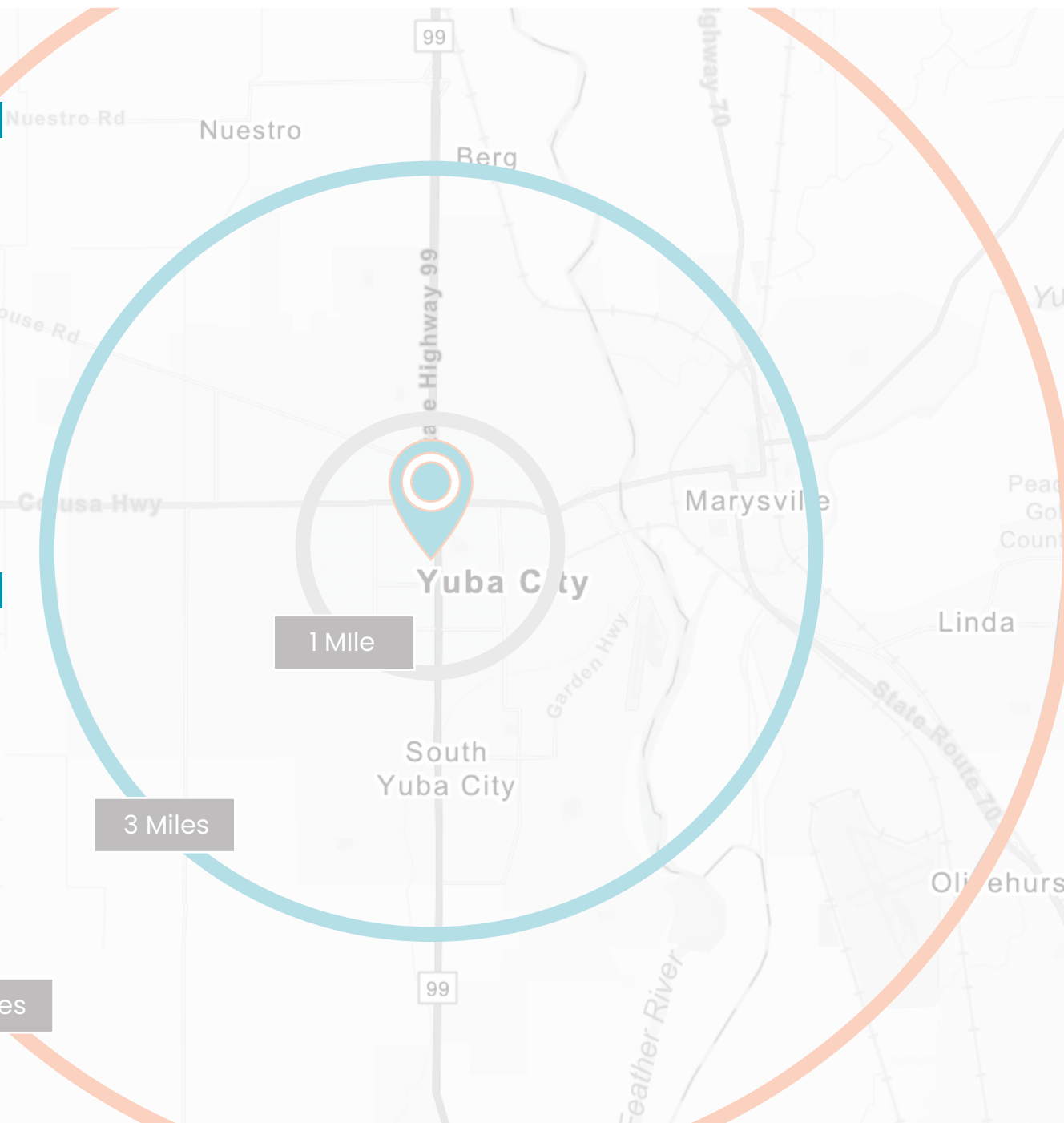
# DEMOGRAPHICS (3 MILE RADIUS)



# DEMOGRAPHICS

2023 Summary	1 Mile	3 Miles	5 Miles
Population	15,549	78,565	111,536
Households	5,306	26,615	37,027
Families	3,537	18,656	26,217
Average Household Size	2.88	2.90	2.95
Owner Occupied Housing Units	1,816	14,474	20,560
Renter Occupied Housing Units	3,490	12,141	16,467
Median Age	33.5	35.9	34.8
Median Household Income	\$51,372	\$60,874	\$60,069
Average Household Income	\$69,298	\$85,215	\$83,506

2028 Summary	1 Mile	3 Miles	5 Miles
Population	15,372	78,429	111,837
Households	5,271	26,708	37,331
Families	3,512	18,687	26,382
Average Household Size	2.87	2.88	2.93
Owner Occupied Housing Units	1,819	14,672	20,980
Renter Occupied Housing Units	3,453	12,035	16,352
Median Age	34.1	36.6	35.4
Median Household Income	\$56,514	\$68,822	\$67,615
Average Household Income	\$79,485	\$97,709	\$95,624





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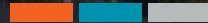
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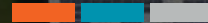


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