



FOR LEASE

RETAIL PROPERTY

Carriage Square Business Center

561 N Palora Ave
Yuba City, CA 95991

LEASE RATE: INQUIRE W/BROKER



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

Carriage Square Business Center

561 N Palora Ave, Yuba City, CA 95991



OFFERING SUMMARY

Lease Rate:	Inquire w/broker
Building Size:	31,645 SF
Available SF:	1,440 SF
Lot Size:	87,120 SF
Number of Units:	19
Cap Rate:	6.26%
NOI:	\$483,592
Year Built:	1963
Renovated:	2021
Zoning:	C-3

PROPERTY OVERVIEW

The subject property is situated within the newly revitalized Carriage Square Shopping Center, strategically located near the highly traveled intersection of Highway 99 and Bridge Street. The center features four newly constructed buildings anchored by prominent tenants including Bank of Feather River, Panda Express, T-Mobile, Habit Burger Grill, Pieology, and Sourdough & Co. Recent property improvements include a modern exterior renovation with updated paint in contemporary gray, white, and black tones, refreshed stucco finishes, and enhanced site lighting, creating an attractive and professional environment for businesses and customers alike.

PROPERTY HIGHLIGHTS

- Located in the newly revitalized Carriage Square Shopping Center near Highway 99 & Bridge Street.
- Surrounded by strong national and regional tenants including Panda Express, T-Mobile, Habit Burger, Pieology, and Sourdough & Co.
- Features four newly constructed buildings within a thriving retail environment.
- Recent center-wide renovation with modern gray, white, and black exterior finishes.
- Enhanced curb appeal with updated stucco, upgraded lighting, and improved site aesthetics.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,440 SF	Lease Rate:	Inquire w/broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#17	Available	1,440 SF	NNN	Inquire w/broker

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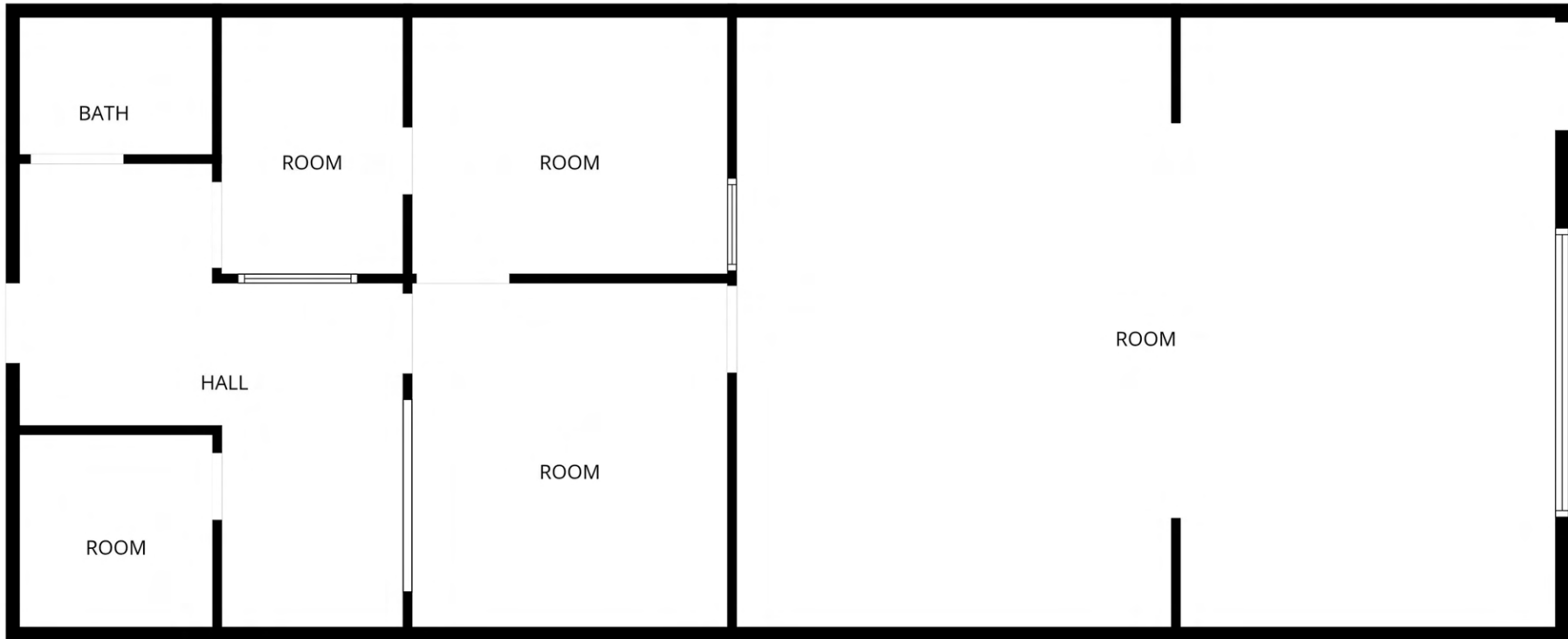
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Floor Plans

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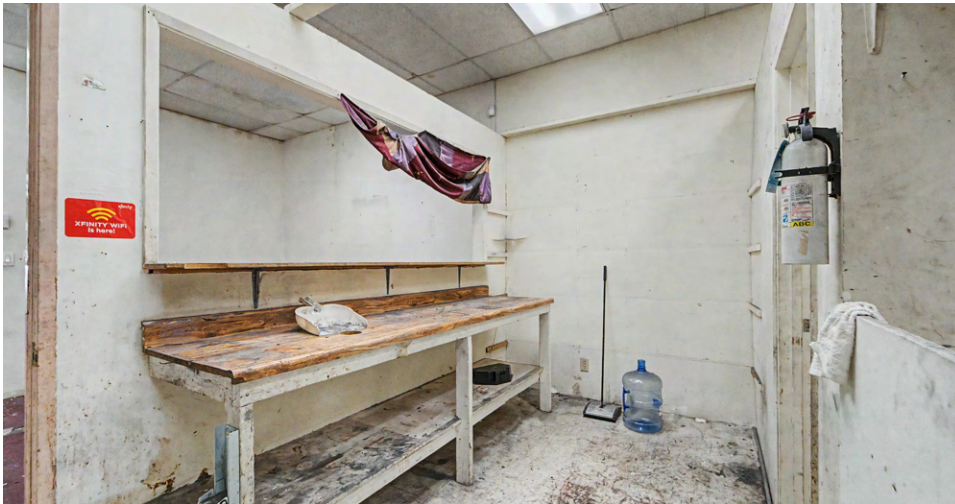
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Additional Photos

Carriage Square Business Center

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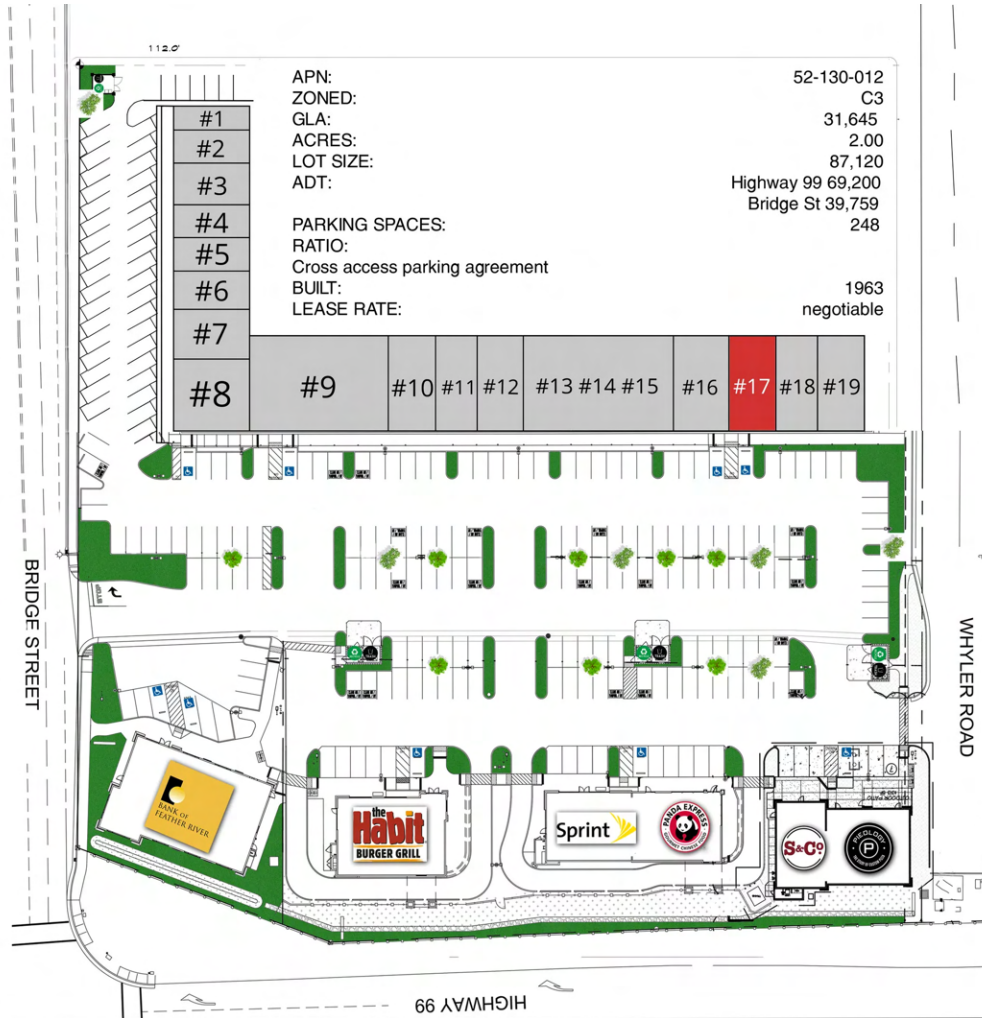
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FEATHER DOWN SHOPPING CENTER

CVS pharmacy Round Table

Starbucks McDonald's

BEL AIR WINGZONE

SUTTER CROSSROADS

BIG 5 SPORTING GOODS RED ROBIN

goodwill Pato Loco FOOD MAX

TARGET

YUBA SUTTER MALL

Bank of America HOBBY LOBBY planet fitness

ROSS DRESS FOR LESS Bath & Body Works Tanera BREAD

JCPenney Foot Locker Jack IN THE BOX

LUMBERJACKS Burlington AMERICAN EAGLE OUTLET

US bank

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT SPORTSMAN OUTLET PETCO

ULTA DOLLAR TREE

Marshall's xfinity

McDonald's CHASE Sport Clips

crumbl Applebee's

DELTA COOKIES Jack Jockey MIXES

COLUSA HIGHWAY 20 56,300 ADT



72,000 ADT HIGHWAY 99

PETSMART CENTER

PETSMART

O'Reilly AUTO PARTS

Chipotle

Walgreens



SUTTER BUTTES MARKETPLACE

GROCERY OUTLET COOL HAND LUKES

Walgreens WINGSTOP Starbucks

LOWES & SAMS CLUB

LOWE'S Sams Club

KOHL'S

Pete's chili's

Hampton Inn & Suites Sizzler

CARRIAGE SQUARE

PLUMAS BANK

Sourdough & Co

T Mobile the Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Round Table Wagon Wheel Wendy's

JO-ANN DISCOUNTS d's DISCOUNTS

Tires LCS SCHWAR

BRIDGE STREET

SUBJECT

Demographics Map & Report

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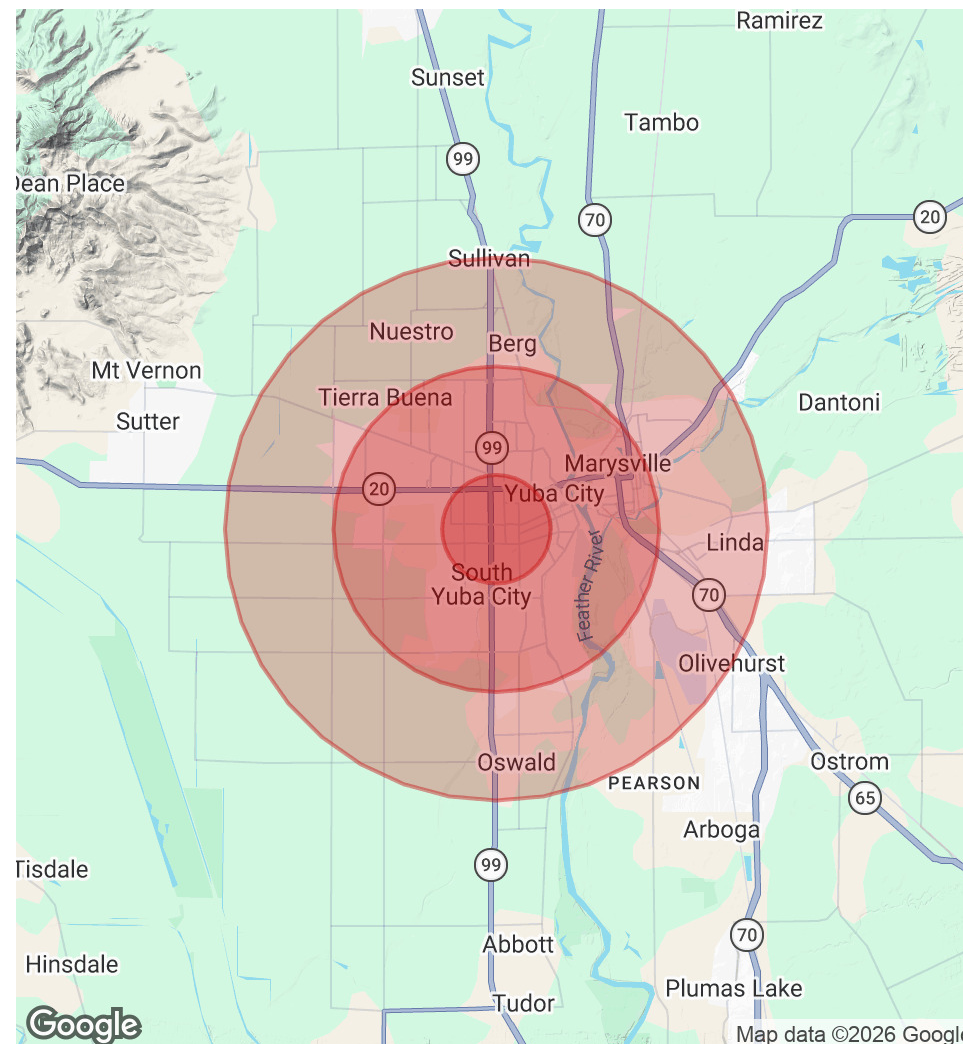


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,007	80,953	114,067
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,386	27,026	37,684
# of Persons per HH	3	3	3
Average HH Income	\$73,467	\$89,209	\$87,095
Average House Value	\$383,709	\$424,162	\$405,733

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,661	34,655	50,264
Total Population - Black	330	2,081	3,531
Total Population - Asian	3,932	16,313	19,657
Total Population - Hawaiian	49	263	407
Total Population - American Indian	368	1,735	2,529
Total Population - Other	3,528	15,039	21,878

2020 American Community Survey (ACS)



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