

HILLCREST PLAZA
229 CLARK AVE
YUBA CITY, CA
FOR LEASE
382 SF - 1,123 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

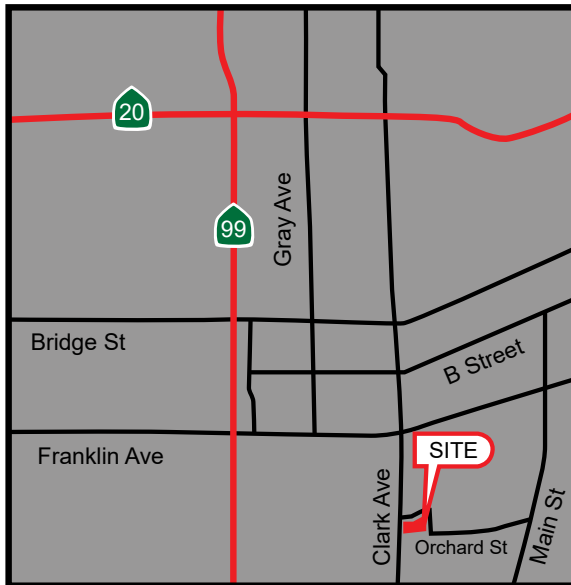
- Located on well-traveled Clark Rd
- Strong residential population
- Well maintained property
- Large monument sign and building signage available
- Good mix of tenants

PROPERTY DETAILS:

Hillcrest Plaza is a unique retail center developed from a former 16,000 SF grocery store into an approximately 38,000 SF building with “mall” space and mezzanine.

Surrounded by a mix of commercial buildings, churches, a school and residential developments.

	Tenants save up to
	10% vs traditional utility costs.



LEASE RATES:

Suite L:	382 SF	\$ 554.00, NNN (\$1.45 PSF)
Suite V:	1,123 SF	\$1,067.00, NNN (\$0.95 PSF)

NNN costs are \$0.38 PSF (Suites 210 and A-J) and \$0.48 PSF (Suites L-U).

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,508	79,086	123,384
2025 Average HH Income:	\$93,516	\$102,105	\$103,695
Traffic Count @ Clark Rd:		9,188	

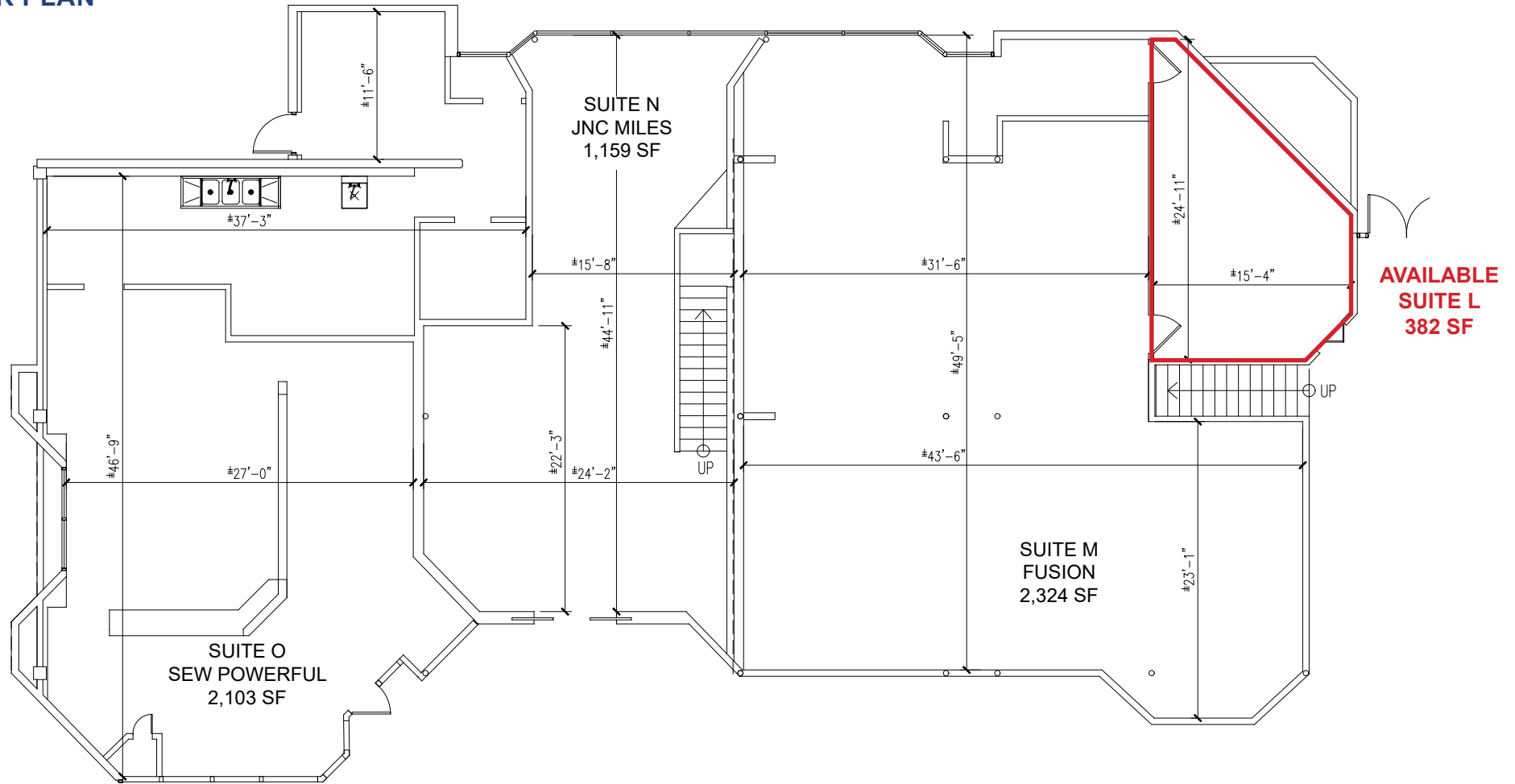
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

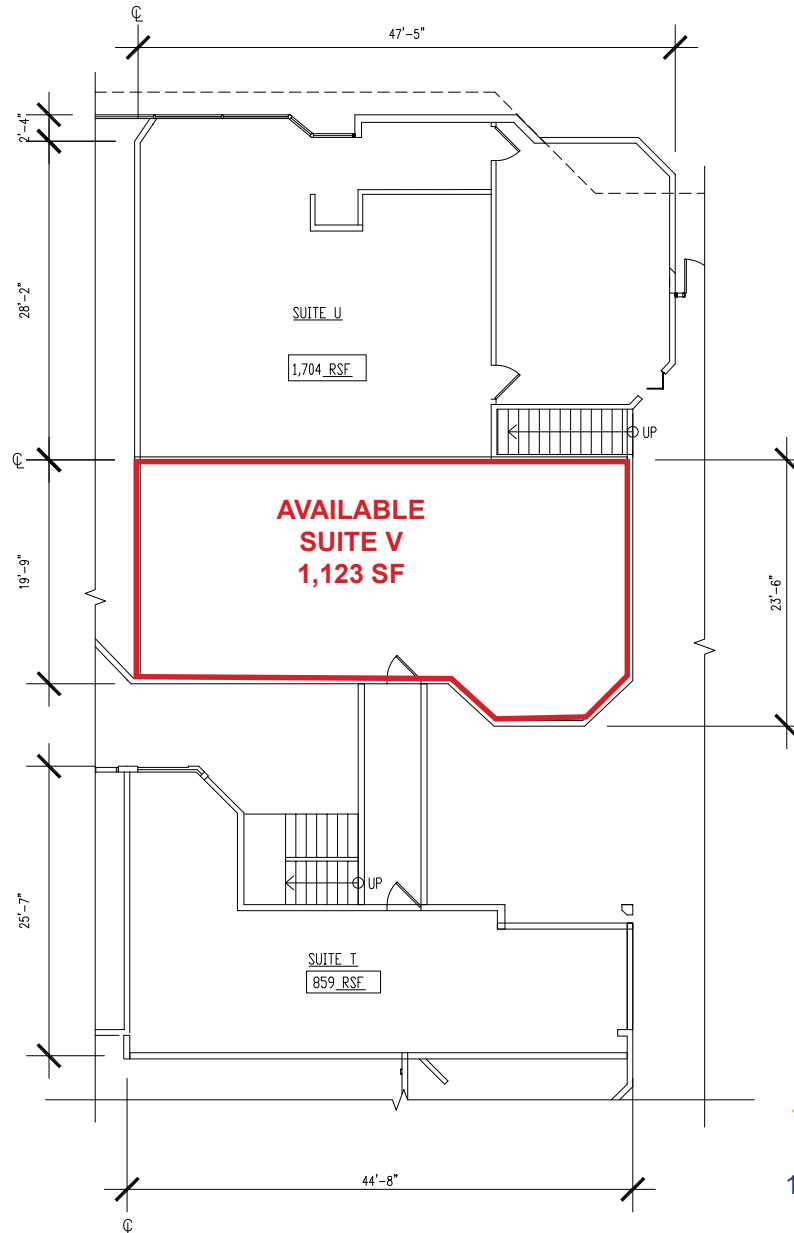


Suite	SF	Lease Rate	Monthly Rent
L	382	\$1.45 PSF, NNN	554.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement.			

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FLOOR PLAN
2ND FLOOR



Suite	SF	Lease Rate	Monthly Rent
V	1,123	\$0.95PSF, NNN	\$1,067.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement.			

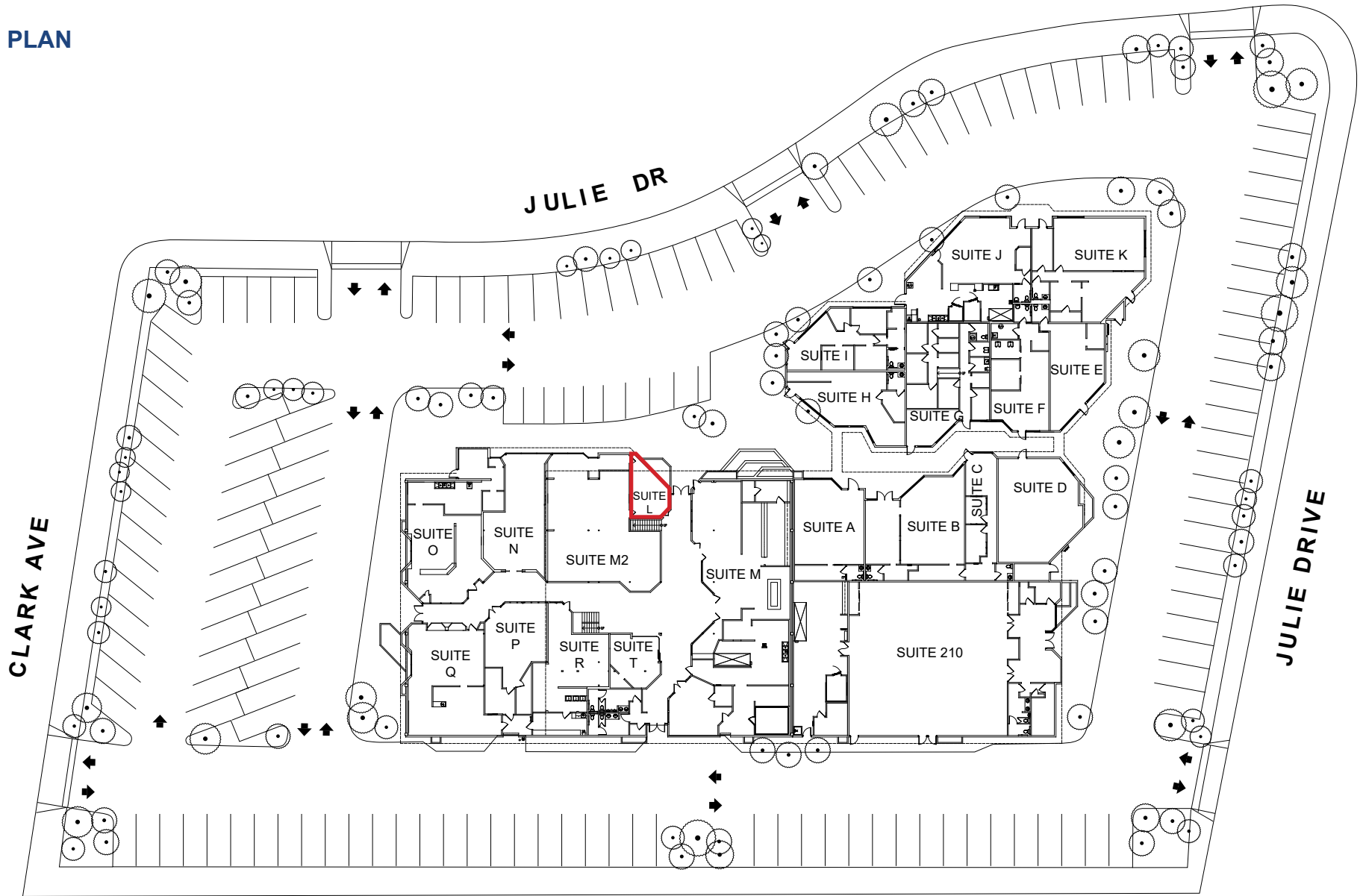
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SITE PLAN



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