

Sutter Smoke Shop Building

520 COLUSA AVE, YUBA CITY CA 95991

OFFERING
MEMORANDUM

HELM
PROPERTIES



OFFERING HIGHLIGHTS

PRICE	410,000
ZONING	C3
BUILDING SF	1,184 SF
TYPE OF OWNERSHIP	Fee Simple
YEAR BUILT	1971
FRONTAGE	Corner Frontage
LOT SIZE	0.15 / 6534 SF
BUILDING POWER:	225 AMPS MAX
APN	052-163-013-000



OFFERING SUMMARY



PROPERTY WRITE UP

Located along one of Yuba City's primary commercial corridors, 520 Colusa Avenue offers a highly visible, signalized location with strong daily traffic exposure and excellent accessibility. Positioned on Colusa Avenue (Highway 20), the property benefits from consistent vehicle flow and proximity to major retail, service businesses, and dense residential neighborhoods.

The property is currently occupied by a smoke shop, providing an immediate in-place use with established customer draw and consistent foot traffic. The existing business could be included in the sale, offering a turnkey opportunity for an owner-user, or the building can be delivered vacant—allowing for a seamless transition to a new retail or service-oriented concept.

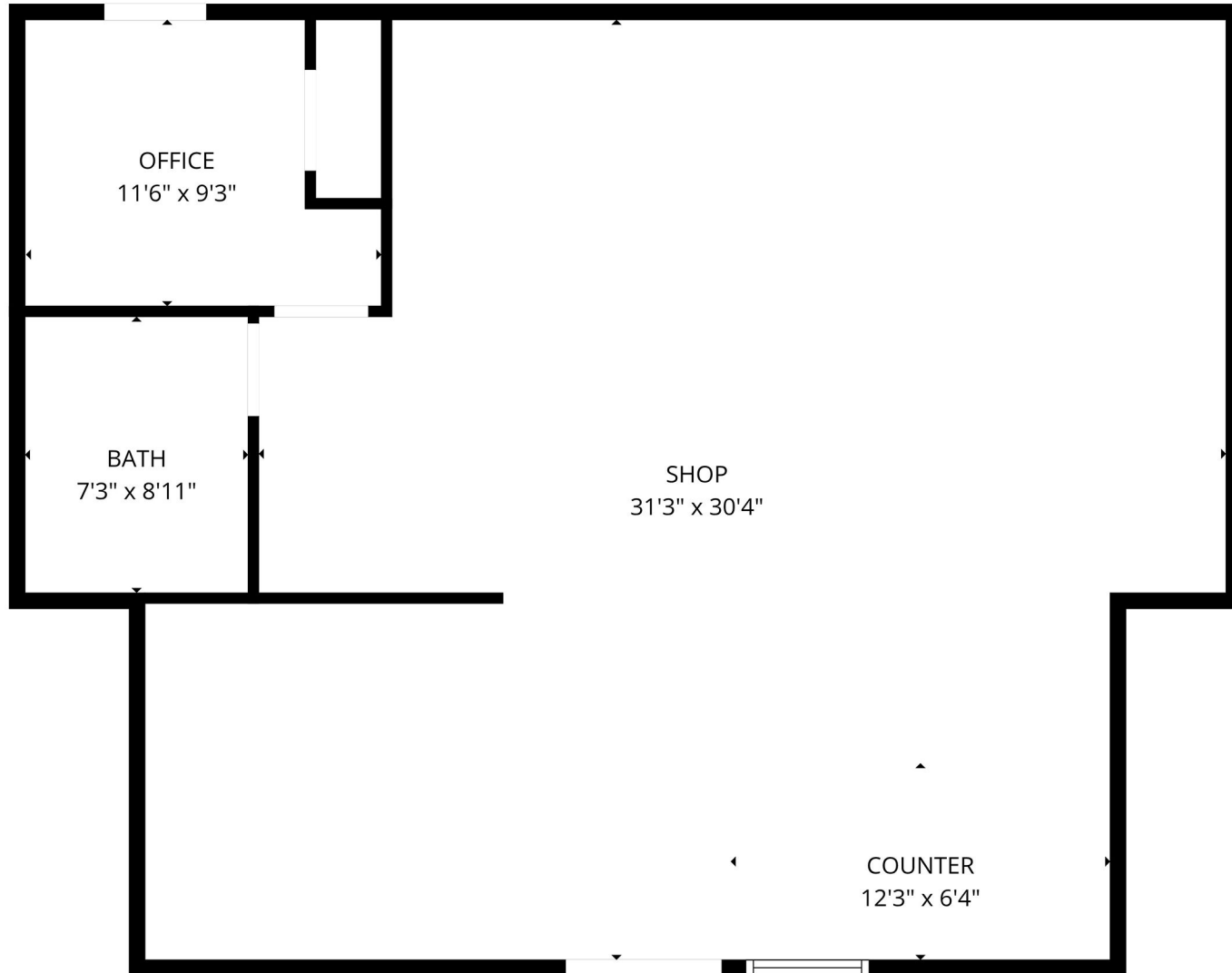
Originally constructed in 1971, the building offers approximately $\pm 1,184$ square feet on a manageable parcel, making it ideal for small business operators seeking affordability, visibility, and ease of management.

With its central location, functional layout, and strong street presence, 520 Colusa Avenue presents a compelling opportunity for investors or owner-users looking to establish a foothold in the growing Yuba-Sutter market.

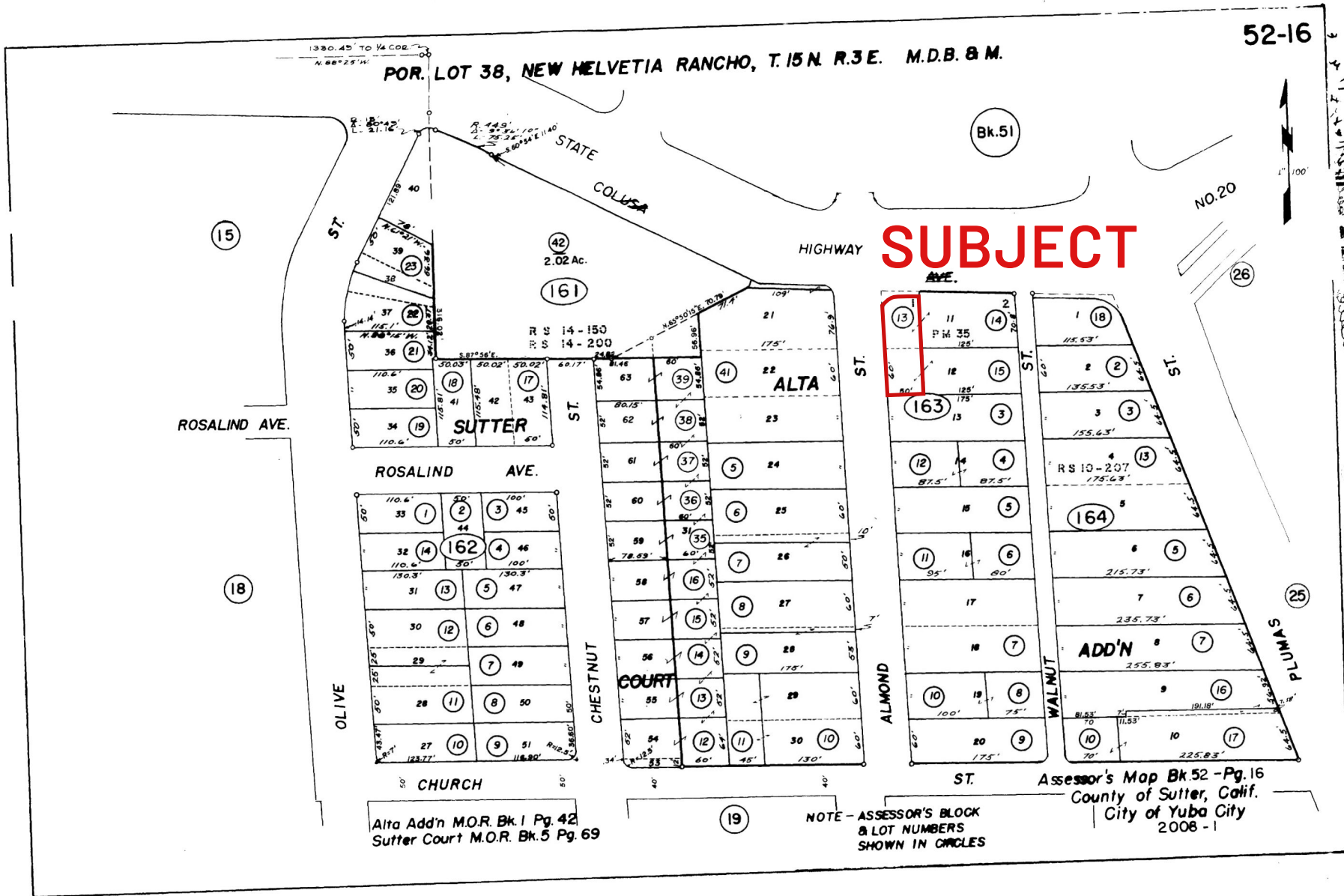
HIGHLIGHTS

- High-visibility location on Colusa Ave (Hwy 20 corridor)
- Current tenant: smoke shop with established use
- Business could be included in the sale or building delivered vacant.
- $\pm 1,184$ SF building – ideal for owner-user or small business
- Strong traffic counts and excellent street frontage
- Surrounded by retail, services, and dense residential base
- Flexible repositioning potential for retail or service users

FLOOR PLAN



PLAT MAP & ZONING



ADDITIONAL PHOTOS



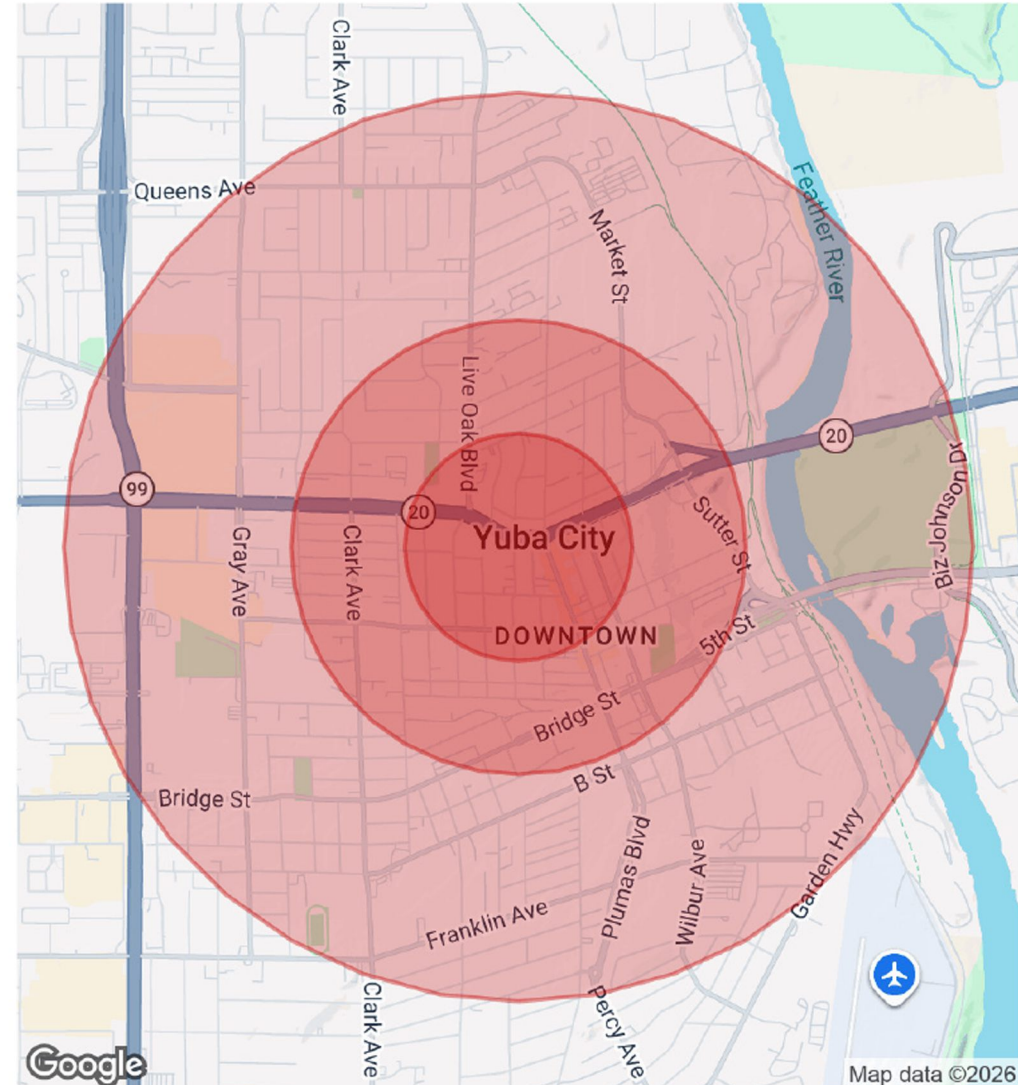
DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	892	4,069	14,198
Average Age	36.3	35.4	35.8
Average Age (Male)	36.7	33.8	32.8
Average Age (Female)	36.5	37.0	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	391	1,635	5,356
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$70,516	\$72,003	\$71,138
Average House Value	\$233,921	\$244,769	\$287,069

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	523	2,055	6,815
Total Population - Black	26	176	503
Total Population - Asian	36	147	1,074
Total Population - Hawaiian	0	0	14
Total Population - American Indian	19	52	124
Total Population - Other	58	623	2,691

2023 American Community Survey (ACS)



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BROKER INFORMATION

JEFF HELM

Lic. 01428618

949.624.0630

jeff@helmre.com

Helm Properties Brokerage Lic: 02246520

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