

AZTEC

REAL ESTATE AND DEVELOPERS, INC

Downtown Marysville Mixed-Use Investment Opportunity



Restaurant - Office - Retail

219, 225, & 229 6th St. Marysville, Ca. 95901

INVESTMENT HIGHLIGHTS

LIST PRICE - \$795,000



Properties

The offering consists of three adjacent commercial buildings totaling approximately 12,233 square feet, providing investors with the ability to reposition multiple tenant spaces within a centralized downtown location.



Location

Central downtown location near restaurants, government offices, and services. Located directly across from the Yuba County Courthouse and Marysville Police Department. Strong daily foot traffic from courthouse employees, attorneys, law enforcement, and visitors.



Valuable Space

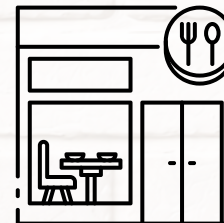
Ability to reposition vacant office space for professional or medical use.



Strong Potential Rental Growth Pro Forma Income Upside

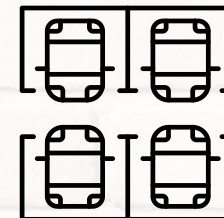
Significant value-add opportunity through lease-up and rent adjustments.

The portfolio currently includes vacant retail and office space, allowing investors to immediately pursue leasing strategies and capture increased rental income.



Restaurant Space with Rare Downtown Parking

The restaurant portion at 219 6th Street includes access to a large parking lot located behind the building, a highly desirable feature in the downtown Marysville area where parking is limited.



Property Overview

219, 225, 229 6th St. Marysville, Ca. 95901

Address / APN	Building Size	Property Type	Status
219 6th St. APN - 010-183-010-000	1,770 SQFT	Restaurant / Retail	Restaurant Vacant / Bail Bonds Occupied
225 6th St. APN - 010-183-028-000	6,363 SQFT	Office / Medical	Vacant
229 6th St. APN - 010-183-027-000	4,100 SQFT	Retail	Tenant Occupied

Total Building Size: 12,233 SF

The subject properties are located in the core of the downtown government district, directly across from the courthouse, which generates consistent foot traffic from attorneys, court staff, jurors, law enforcement, and visitors making the location ideal for service-oriented tenants..

Marysville is also part of the Yuba–Sutter metropolitan area, which has experienced steady population growth as housing affordability has pushed residents north from Sacramento.

Pro Forma Income Upside:

Based on achievable market rents and full occupancy, the portfolio has the potential to generate substantially higher income than current operations, creating the opportunity for increased value through capitalization of stabilized net operating income. With the portfolio currently offered at \$795,000, investors have the opportunity to acquire the properties at a basis that allows for significant upside through lease-up and rent adjustments.

Property Descriptions

219 6th St.

1,770 SF mixed-use retail building located directly across from the Yuba County Courthouse.

The building is divided into two spaces:

- Bail bonds office (currently leased - Month - Month)**
- Restaurant space (currently vacant)**

The restaurant space benefits from a large parking lot behind the building, a rare feature in downtown Marysville.

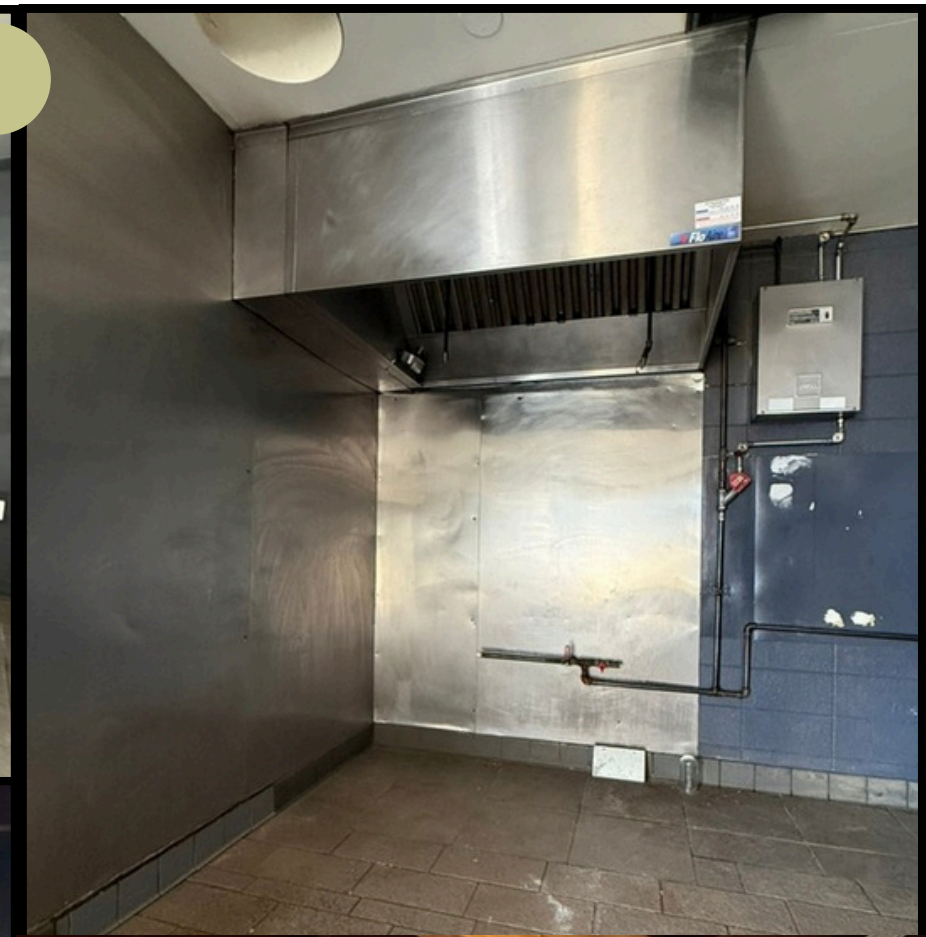
Restaurant space is roughly 775 sqft plus a covered outside space for dining or entertaining.

~ 530 sqft

Zoned - C2



219 6th St.



Property Descriptions

225 6th St.

6,363 SF office building with potential for professional office or medical conversion. The building features multiple office suites (9+ downstairs), multiple bathrooms and a second floor that could accommodate additional office users or businesses. The property presents a significant value-add opportunity through lease-up.





Property Descriptions

229 6th St.

4,100 SF retail building currently occupied by a tenant with a lease in place through November 2027. The tenant is currently paying below market rent, providing future upside through lease renegotiation or repositioning.



Marysville, California

Gateway to the Gold Fields

Often dubbed the “Gateway to the Gold Fields,” Marysville is steeped in Gold Rush–era history and boasts a rich architectural heritage, including a 23-acre historic commercial district featuring Mission/Spanish Revival and Italianate styles.

Greater Sacramento Region Growth

As part of the broader Sacramento area, Marysville benefits from regional economic expansion and connectivity.

California’s overall economy remains one of the world’s most robust. The state’s GDP ranks fifth globally and has surged over 111% in the last 25 years.

Compact, Strategic Location

With a land area of just 3.5 square miles and a tight-knit urban footprint, Marysville maintains a distinctive small-city charm while serving as the county seat of Yuba County. It’s centrally located in the Sacramento Valley and forms part of the growing Yuba–Sutter region.

Income Upside

Median household income is trending upward—growing nearly 12% in a single year.



Confidentiality & Disclosure

This Offering Memorandum has been prepared by Aztec Real Estate and Developers, Inc. (the “Broker”) and is being furnished to qualified prospective purchasers solely for the purpose of evaluating the potential acquisition of the properties located at 229, 225, & 219 6th St. Marysville, CA 95901 (the “Properties”).

The information contained herein, including but not limited to financial data, lease information, and photographs, has been obtained from sources deemed reliable. However, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information, and it is submitted subject to errors, omissions, changes of price or other conditions, prior sale, lease or financing, or withdrawal without notice.

By accepting this Offering Memorandum, the recipient agrees:

- To treat this information as confidential;**
- Not to reproduce or distribute it, in whole or in part, without the prior written consent of Broker;**
- That all inquiries, offers, and negotiations regarding the Property will be directed exclusively to Broker.**

The prospective purchaser is advised to conduct its own independent investigation and verification of all matters deemed relevant, including, but not limited to, the legal, physical, and financial condition of the Properties and the accuracy of the information contained herein.

This Offering Memorandum does not constitute a contract or any part of a contract, nor does it constitute an offer or promise to sell the Properties. Only a written agreement signed by both seller and purchaser shall bind the parties.

Exclusively Listed By

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