



541 Fremont Street, Colusa, CA 95932



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Broad exposure to qualified principals via 14,000+ investor database, as well as the entire brokerage community

Aggressive marketing to drive investors and potential buyers to the property's dedicated website and document vault

Direct, personal calls to targeted principals to present the investment opportunity



SVN[®] Marketing Strategy

CUSTOM MARKETING STRATEGY
MEETS MULTIPLE MEDIA
CHANNELS TO MAXIMIZE THE
VALUE OF YOUR PROPERTY

- ✓ PROPERTY SIGNAGE
- ✓ SVN SHARED VALUE NETWORK[®]
- ✓ REGIONAL EMAIL BLAST
- ✓ DIRECT EMAIL MARKETING
- ✓ SVN NATIONAL EMAIL BLAST
- ✓ STRATEGIC NETWORKING
- ✓ DIRECT EMAILS, MAIL, & PHONE CALLS
- ✓ ONLINE MARKETING
- ✓ SOCIAL MEDIA PROMOTION WEEKLY FEATURED
- ✓ PROPERTY BROADCAST

PROPERTY SUMMARY

FREMONT STREET INVESTMENT

541 FREMONT STREET
COLUSA, CA 95932

OFFERING SUMMARY

SALE PRICE:	TBD
BUILDING SIZE:	7189 SF
AVAILABLE SF:	7189
LOT SIZE:	0.21 Acres
PRICE / SF:	TBD



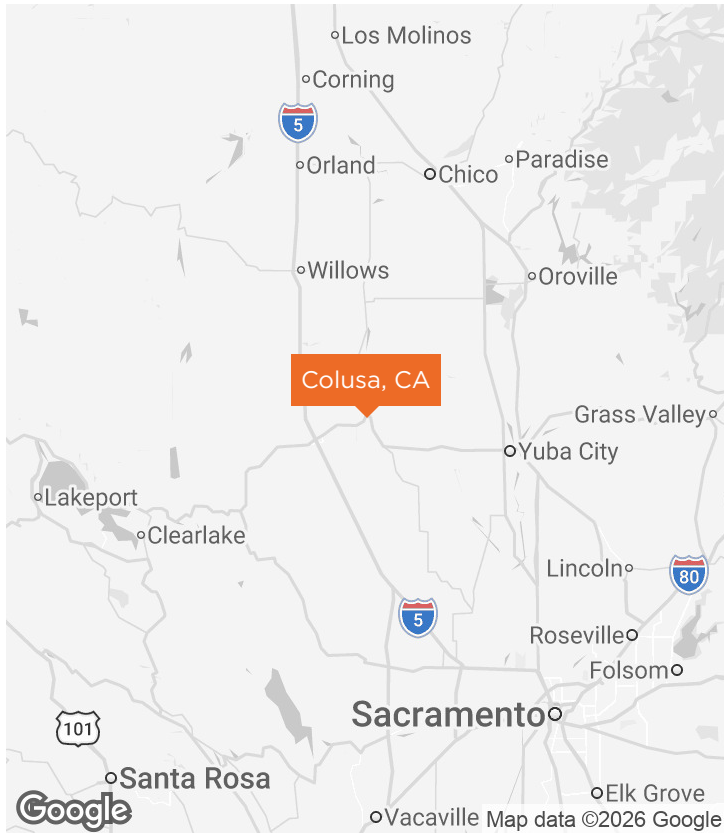
PROPERTY SUMMARY

Located at 541 Fremont Street, this freestanding retail opportunity showcases expansive open showroom space framed by oversized display windows and good curb appeal. There is an opportunity for an owner user to purchase this 1952 built property and to renovate it to service numerous retail and residential uses. The high ceilings serve to enhance the spaciousness of the rooms. The building consists of 7189 SF on a 9,148 SF lot located on Fremont Street in downtown Colusa.

The zoning for the area is Mixed Use Retail (M-U-R). Retail studies show that opportunities for quick-service restaurants (QSRs), medical services, and value-oriented soft goods retailers are in high demand. The renovation of the single-family home will enhance the valley of the property considerably. The crossroads are 5th Street and 6th Street, thus providing easy access and plenty of street parking.

The site benefits from consistent daily traffic from both residents and regional commuters traveling through Colusa County.

CITY INFORMATION



LOCATION DESCRIPTION

Discover the charm and potential of the Fremont Street district in Colusa, CA. Situated in the heart of this vibrant community, the area offers a mix of historic small-town appeal and modern conveniences. Just a stone's throw away from the Sacramento River, the location provides a picturesque backdrop for retail and office development. Nearby, the Colusa Casino Resort draws visitors seeking entertainment and dining options. The Historic Downtown area boasts a variety of shops, restaurants, and local businesses, creating an inviting atmosphere for residents and visitors alike. With its solid mix of local attractions, Fremont Street presents an enticing opportunity for retail investors.

LOCATION DETAILS

COUNTY	Colusa
CROSS STREETS	5th Street and 6th Street.

SWOT ANALYSIS



STRENGTH



- Location, High Walk and Bike Scores. Easy access to Highway 20. New housing projects within 10-mile radius will strengthen retail and office demand.

WEAKNESS



- High number of commercial vacancies. Cost of improvements needed in the interior of the building and the single family home.

OPPORTUNITY



- Zoning allows for retail use and residential use. Both adjoining buildings are used for medical purposes and may want to expand into subject property. Strong area in need of service companies.

THREAT



- The commercial market is in a downturn. Interest rates have increased and businesses are cutting down on expenses by laying off employees. Online shopping is increasing and local businesses are suffering as a result.

PROPERTY HIGHLIGHTS

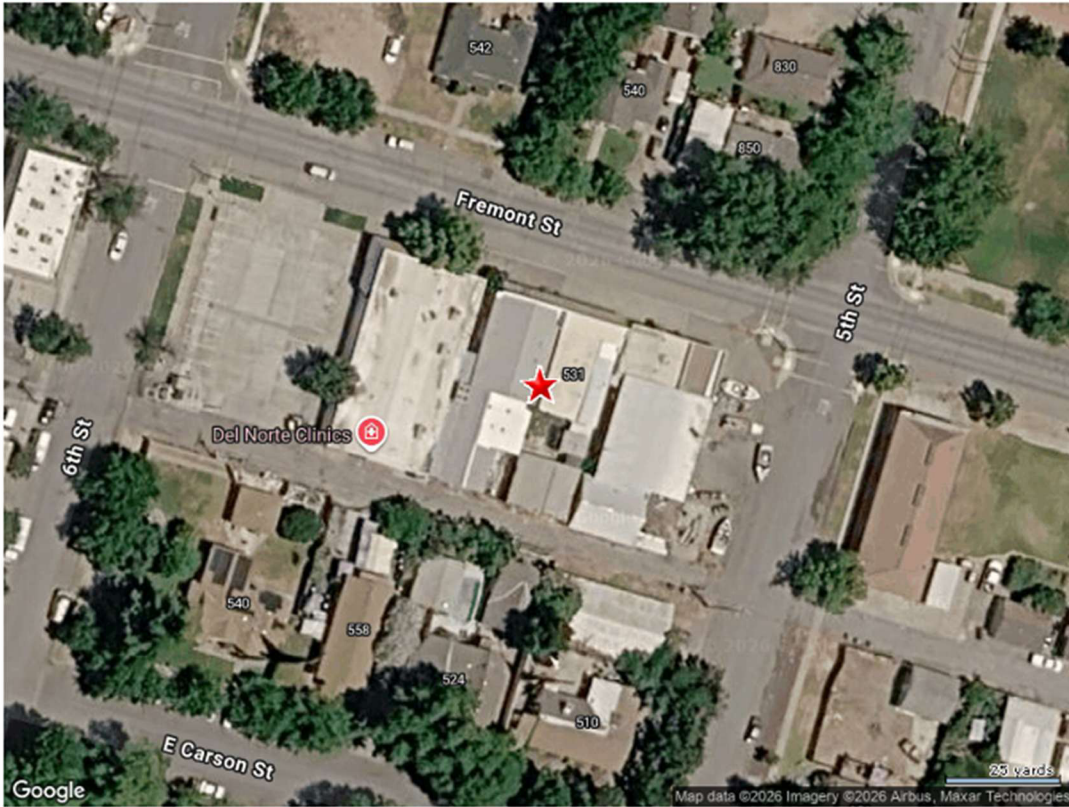
- Freestanding retail building with commanding street frontage
- Expansive showroom floor ideal for merchandising flexibility
- Strategically positioned near Highway 20
- Opportunity to repair and renovate a 3-bedroom house and a one room office building with 180 SF with a separate bathroom.
- The building has over 1700 SF of storage space and auto/truck garage.
- Household income within a 10-mile radius averages around \$85,000
- Colusa Casino Resort expansion driving tourism and transient retail demand
- Zoned M-U-R allowing for versatile mixed-use retail and residential use.



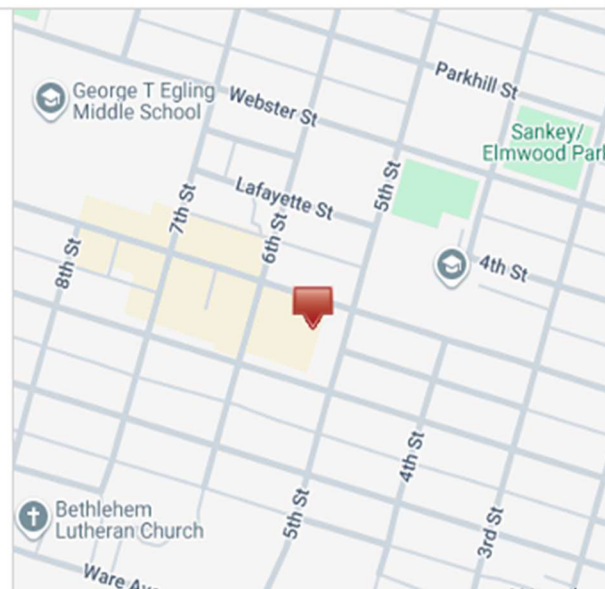
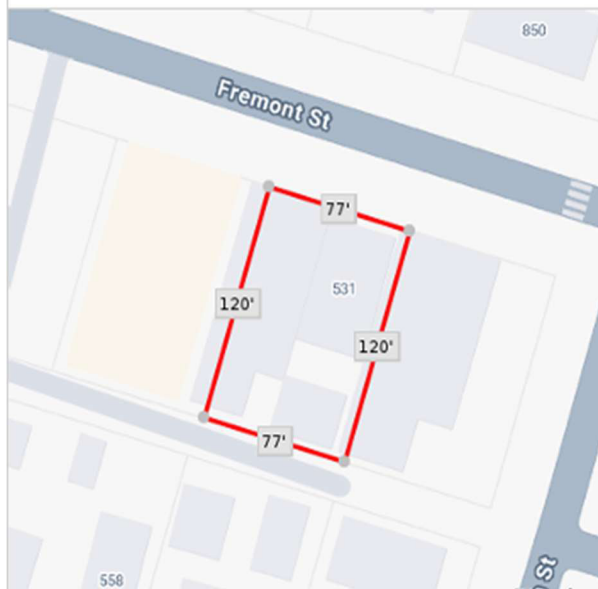
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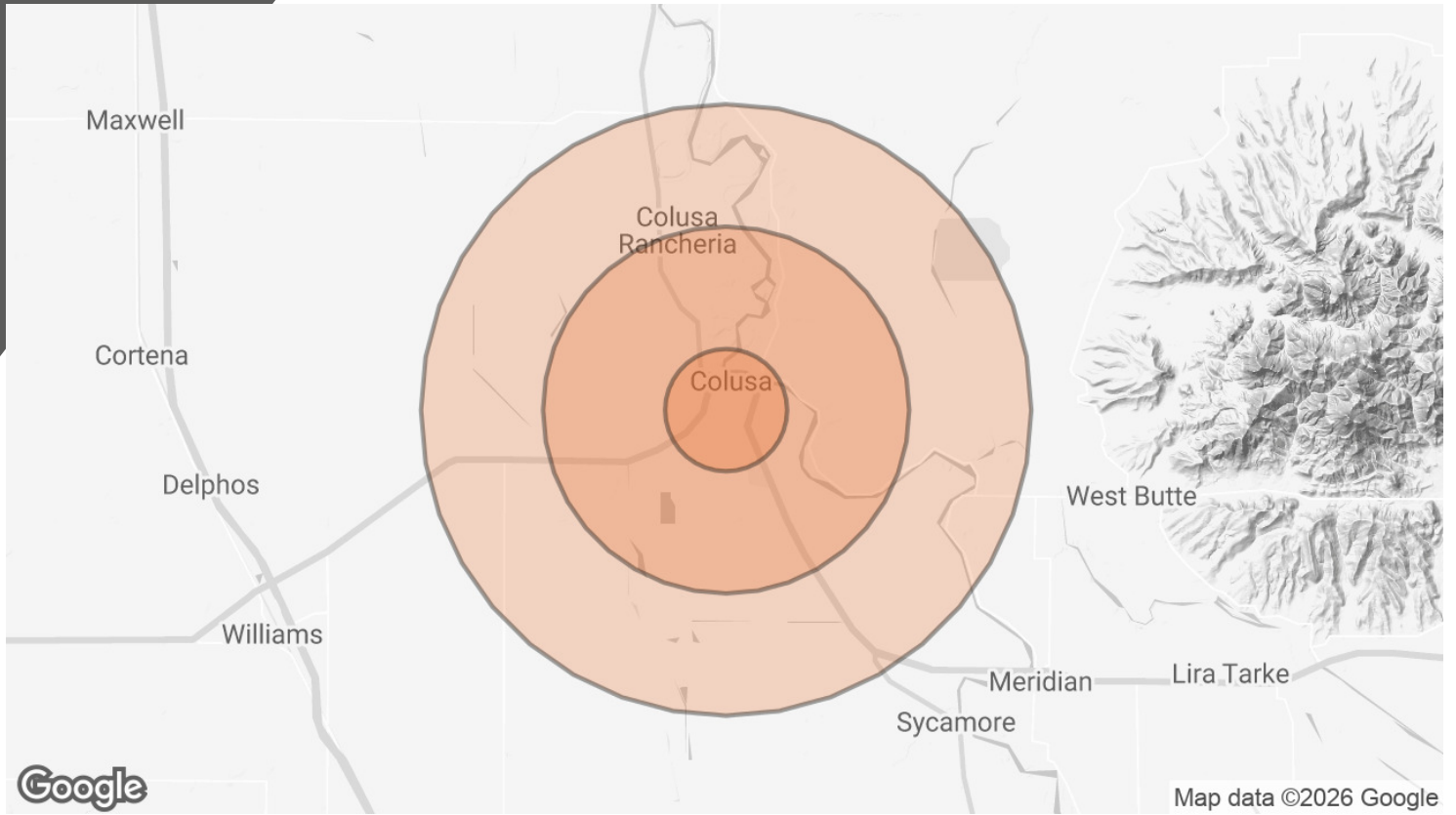
Subject Property : 541 Fremont St Colusa CA 95932



PROPERTY MAP



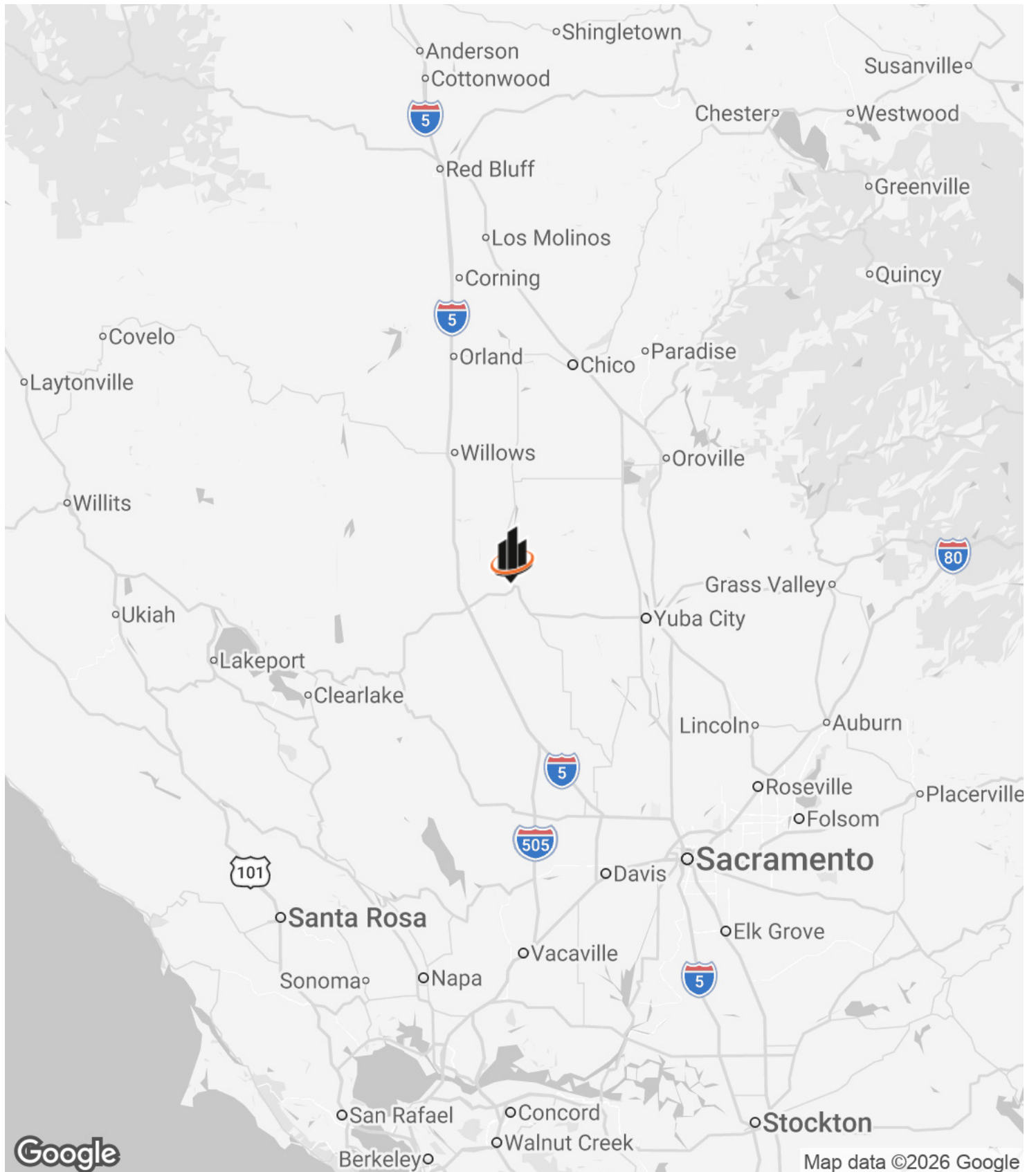
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,223	6,063	7,048
AVERAGE AGE	35.5	38.0	38.3
AVERAGE AGE (MALE)	31.2	34.5	35.2
AVERAGE AGE (FEMALE)	40.0	39.4	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,583	2,234	2,608
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$74,292	\$89,639	\$89,696
AVERAGE HOUSE VALUE	\$356,947	\$384,185	\$385,149

2023 American Community Survey (ACS)

LOCATION MAP



LEASE COMPS

For Lease Comps. Page 1.

Subject: 541 Fremont Street, Colusa, CA 95932
Asking Lease Rate: TBD
Property Type: Retail and Single Family. Year Built: 1952
Zoning: M-U-R
Building Size: 7,189 SF. Ready to Rent: 4,256 SF
Lot Size: .210 Acres or 9,282 SF
Comments: Good location. Mixed use for retail, residential, storage and garage.



1362 Colusa Highway, Yuba City CA 95993
Asking Lease Rate: \$16.80/SF/YR, Triple Net
Property Type: Retail Building. Built: 1960
Zoning: CM
Building Size: 3600 SF. Available: 3600 SF
Lot Size: .17 Acres or 7,505 SF
Comments: Superior location with high visibility on Highway 20. Open floor plan. Ample parking.



201 D Street, Marysville, CA 95901
Asking Lease Rate: \$12.00/SF/YR
Property Type: Retail Building. Built: 1982
Zoning: C-3
Building Size: 36,228 SF. Available: 7,800+ SF
Comments: Superior location. One of the units has a drive through option.



LEASE COMPS

For Lease Comps. Page 2.

2967 Davison Court, Colusa CA 95932
Asking Lease Rate: \$15.00/SF/ Year Net
Property Type: Office Building.
Building Size: 8,786 SF. Available for Rent: 5,500 SF
Lot Size: 1.7 Acres or 74,052 SF
Comments: Superior location. Huge parking lot. Used by insurance and medical companies.



110 Sunrise Blvd., Colusa CA 95932
Asking Lease Rate: \$15.00/SF/ Year Net
Property Type: Office Building. Built: 1983
Building Size: 13,965 SF. Available for Rent: 1,459 SF
Lot Size: 3 Acres or 130,000 SF
Comments: Superior location. 116 Parking spaces.
Property has common area reception room, kitchen and breakroom. It backs up to a golf course.



1368 Colusa Highway, Yuba City, CA 95993
Asking Lease Rate: \$15.00/SF/ Year Triple Net
Property Type: Office Building. Built: 2005
Building Size: 10,100 SF. Available for Rent: 4,500 SF
Lot Size: 1.42 Acres or 61,854 SF
Comments: Superior location on Highway 20. Over 20 parking spaces. Traffic count 73,000 ADT.



For Lease Comps Summary

The subject property buildings total 7,189 SF. However, only 4,256 SF are ready to be rented.

There are 5 lease comps like the subject property ranging in available building square footage from 1,459 SF to 7,800 SF.

The lease rates for the 5 comps range from \$12.00/SF/YR to \$16.80/SF/YR. The average of the 5 comps equals \$14.76/SF/YR.

Therefore, the subject 4,256 SF can be rented by the new buyer at \$14.76/SF/YR deriving a monthly rent of \$5,235.00 per month.

By renting only the ready-to-lease space of 4,256 SF at \$5,235,00 per month, the potential NOI would derive a 5% Cap Rate based on a Selling price of \$750,000.

As an investment, the new buyer can repair and renovate the other square footage and improve the value of the property.

If the new buyer is an owner user, the investment becomes more favorable.

The ready-to-use retail space is available for the buyer's use, and the single-family home can be repaired/renovated for the buyer's use or rent it out as an investment property.

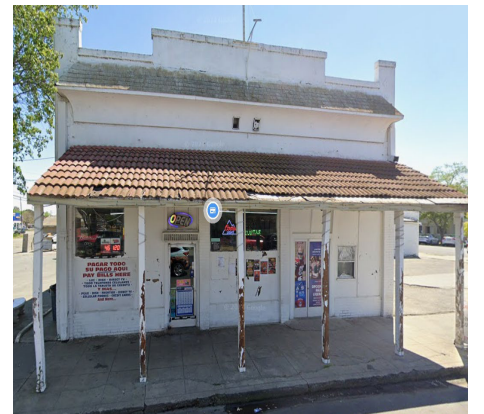
SALE COMPS

Sold Comps

Subject: 541 Fremont Street, Colusa, CA 95932
Asking Price: TBD
Property Type: Retail and Residential. Year Built: 1952
Zoning: M-U-R
Building Size: 7,189 SF. Ready to Use: 4,256 SF
Lot Size: .210 Acres or 9,282 SF
Comments: Good location. Mixed use for retail, single family home, storage space and garage for cars or trucks. Extensive repairs and renovations are needed for the residential square footage.



757 East Street, Williams CA 95987
Sold Price: \$645,000. Sold Date 1/30/2026
Property Type: Retail Building.
Zoning: C-D
Building Size: 4,432 SF
Lot Size: .110 Acres or 4,866 SF
Price Per SF: \$145.53
Comments: Superior location for this storefront building. Lot square footage does not include the parking lot.



1393 Gray Avenue. Yuba City, CA 95991
Sold Price: \$350,000. Sold Date 11/12/2025
Property Type: Office Building. Built: 1978
Zoning: C-2
Building Size: 2,788 SF
Lot Size: .160 Acres or 6970 SF
Price Per SF: \$126.00
Comments: Superior corner location with office building. Higher traffic area.



SALE COMPS

On Market Sales

348 Market Street, Colusa, CA 95932

Asking Price: \$650,000

Property Type: Retail Building

Zoning: G-C general Commercial

Building Size: 5,988 SF

Lot Size: .33 Acres or 1,505 SF

Price Per SF: \$108.55

Comments: Superior location. Includes turnkey restaurant in place. There are 2 office suites and storage.



9793 Live Oak Blvd., Live Oak, CA 95953

Asking Price: \$575,000

Property Type: Retail Building

Zoning: C-M-U-D

Building Size: 4,922 SF

Lot Size: .17 Acres or 7,505 SF

Price Per SF: \$116.82

Comments: Superior location. Includes turnkey fitness center in place with an income stream.



245 N 7th Street, Williams, CA 95987

Asking Price: \$339,245

Property Type: Office and Storage Building

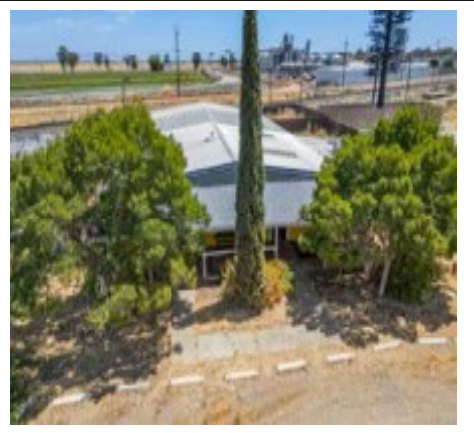
Zoning: C-S, Commercial Suburban

Building Size: 2,640 SF

Lot Size: 1 Acre or 4,3560 SF

Price Per SF: \$128.50

Comments: Inferior location. Vacant building with office and storage space not included in square footage. Superior lot size.



Sale Comps Summary

There were 5 comparables on the market or sold with similar characteristics to the subject. Although the subject property has 7,189 SF, the usable square footage is 4,256 Sf.

The 5 comparables range in prices from \$339,245 to \$645,000. The square footage of the buildings ranged from 2,640 square feet to 5,988 square feet.

If we take the price of each property and divided it by the building's square footage, the result is the price per square foot. Thus, the average price per SF of all the 5 comparables is \$125.08.

The subject property with 4,256 usable SF at \$125.08/SF has a value of \$532,340.

The remainder square footage of the property including 1,149 SF for the single-family home and office space and 1,784 for the storage space and garage total 2,956 SF. Using half the price per square foot ($\$125.08/2$ equals \$62.54).

Thus, the value of the square footage in need of repairs and renovations is \$185,000. Adding \$185,000 to \$492,471, we now have a value of \$677,340.

CLOSING STATEMENT

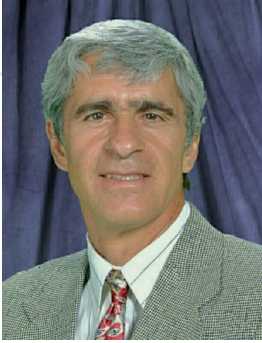
The subject property has enormous potential for an owner user or investor.

There is much flexibility in combining several of the units to form larger spaces.

The increased value received from making repairs and renovations to the single-family home will outweigh the cost.

Based on the sales comps and lease comps, the property has a range in value from \$677,340 to \$750,000.





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PROFESSIONAL BACKGROUND

Sal Zimmitti is a CCIM Designee (Certified Commercial Investment Member). A CCIM Designee is recognized as a leading expert in commercial real estate investments. He has completed advanced coursework in financial, market and investment analysis, thus helping clients minimize risk, enhance credibility, make informed decisions and close more deals.

He is a Senior Investment Advisor for SVN MG Property Advisors, Inc. As a 1031 Exchange Expert, Mr. Zimmitti is able to help clients reinvest sale proceeds to acquire more valuable properties and defer capital gains taxes.

Sal Zimmitti has been active in commercial real estate since 1983. He has assisted investors in purchasing, leasing and managing numerous apartment complexes and shopping centers. Mr. Zimmitti was also a Certified General Appraiser for 15 years evaluating single family homes, apartments, retail centers, offices and industrial buildings and providing tax appeal services.

His experience in real estate also includes Office and Sales Manager for a real estate brokerage company and Assistant Property Manager for A&O Properties Management, Inc. servicing two retail malls in California.

Sal Zimmitti earned a Bachelor of Sciences Degree from Central Connecticut State University and completed a Fifth Year in Public Administration at the University of Oklahoma.

EDUCATION

Bachelor of Sciences Degree from Central Connecticut State University

Fifth Year in Public Administration, University of Oklahoma

CCIM Designation (Certified Commercial Inve

MEMBERSHIPS

CCIM Institute

National, California & San Diego Association Of Realtors

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CalDRE #00414569

PROFESSIONAL BACKGROUND

Gary Gustafson has been a leader in the real estate community for more than 40 years. His last 30 years have focused on commercial real estate, with expertise in land, office, retail, multi-family and industrial properties. He has successful relationships with both national and local with companies, such as AVIS and Budget Rental Cars, ACE Hardware, Dollar Tree, Sherwin Williams, O'Reilly Auto Parts, Natural Mattress Store, Turrentine Wine Brokers, Enterprise, Dollar General, Family Dollar Store, Change Integration Systems and Platt Electric Supply. Additionally, Mr. Gustafson has worked with many of the industry leaders in the residential development industry, such as the New Home Company, Ryder Communities, Lafferty Communities, Blue Homes, and NFH.

Mr. Gustafson began his real estate career in residential, when he joined the staff of Frank Howard Allen and Company. He quickly moved up to office manager of their Novato Office. Under his direction, that office became the top unit producer for the company with a staff of 40 agents. His efforts did not go unnoticed by the real estate industry and he was then recruited to Valley Realty where he was appointed corporate Vice President and Regional Manager, overseeing 11 offices and 600 sales associates. Upon the merger of Valley Realty with Coldwell Banker, Mr. Gustafson started his own company to serve the needs of his investor clients through limited partnership offerings, primarily in the medium office market. He was responsible for the conception and development of more than 1,000,000 square feet of class A and B offices in the Western United States.

A native of Tiburon, California Mr. Gustafson, received a degree in Engineering from Northrup Institute of Technology. He joined Rockwell International as a member of the technical staff responsible for the development and implementation of the operational resource and maintenance programs for the B-1 and shuttle projects. During his time at Rockwell he became interested in real estate both as an investment vehicle and career.

Throughout the years, Mr. Gustafson's clients have benefited from his discipline, creativity, and the knowledge of both engineering and the intricacies of the fluctuating real estate market, to make him one SVN's top sales leaders year after year.

EDUCATION

B.S. Aerospace Engineering (minor in Economics), Northrop Institute of Technology, Commercial Pilot / Multi Engine, Air Frame & Power Plant, US Navy Submarine School

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