

**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:

**Ravjeet Basi**  
DRE: #02087094  
basi@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

**FEATURES:**

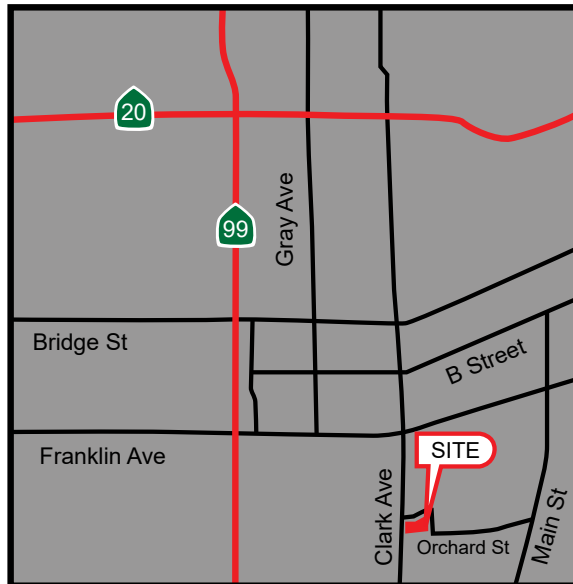
- Located on well-traveled Clark Rd
- Strong residential population
- Well maintained property
- Large monument sign and building signage available
- Good mix of tenants

**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.
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**LEASE RATES:**

Suite L:	382 SF	\$ 554.00, NNN (\$1.45 PSF)
Suite V:	1,123 SF	\$999.00, NNN (\$0.89 PSF)

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

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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	

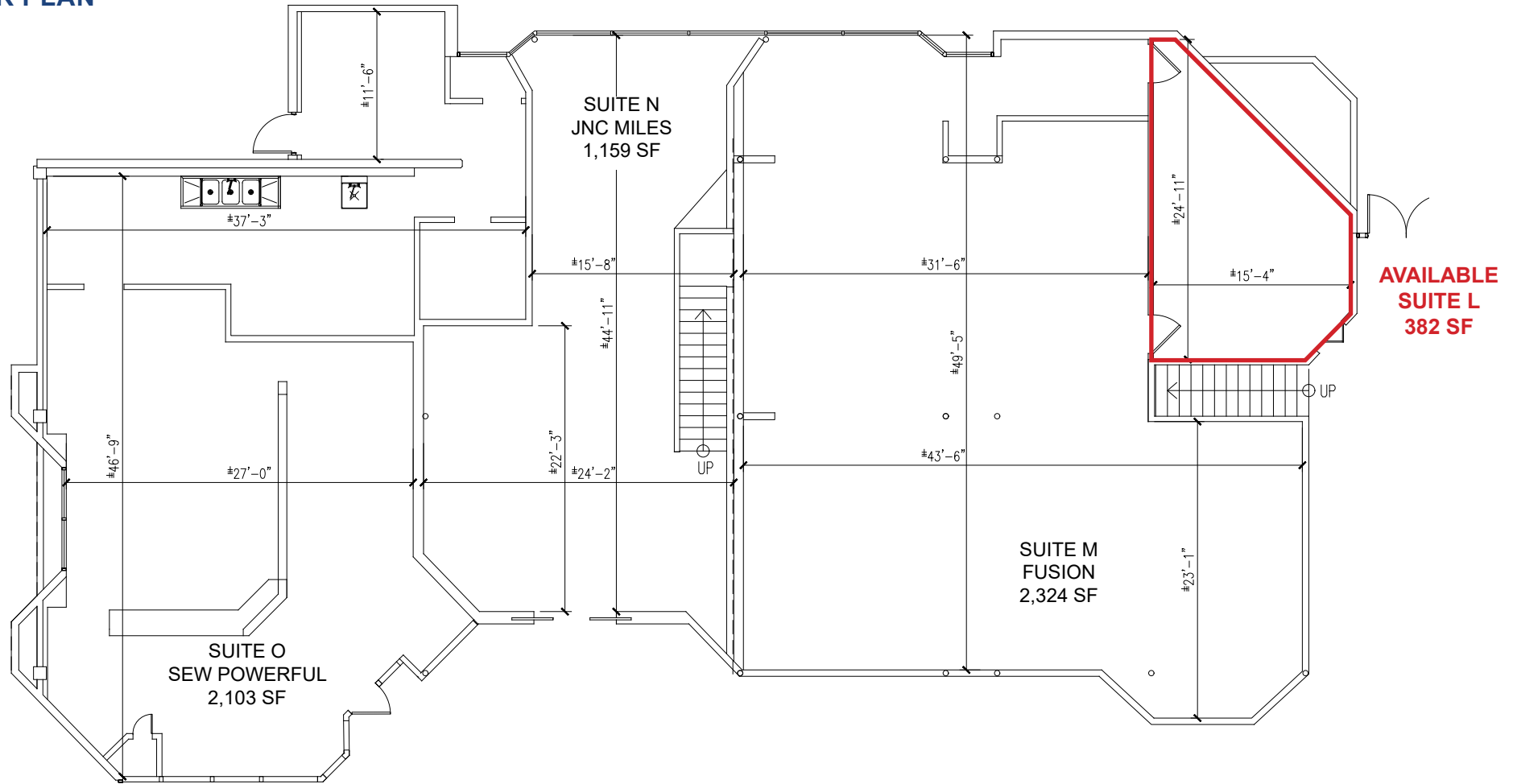
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FLOOR PLAN

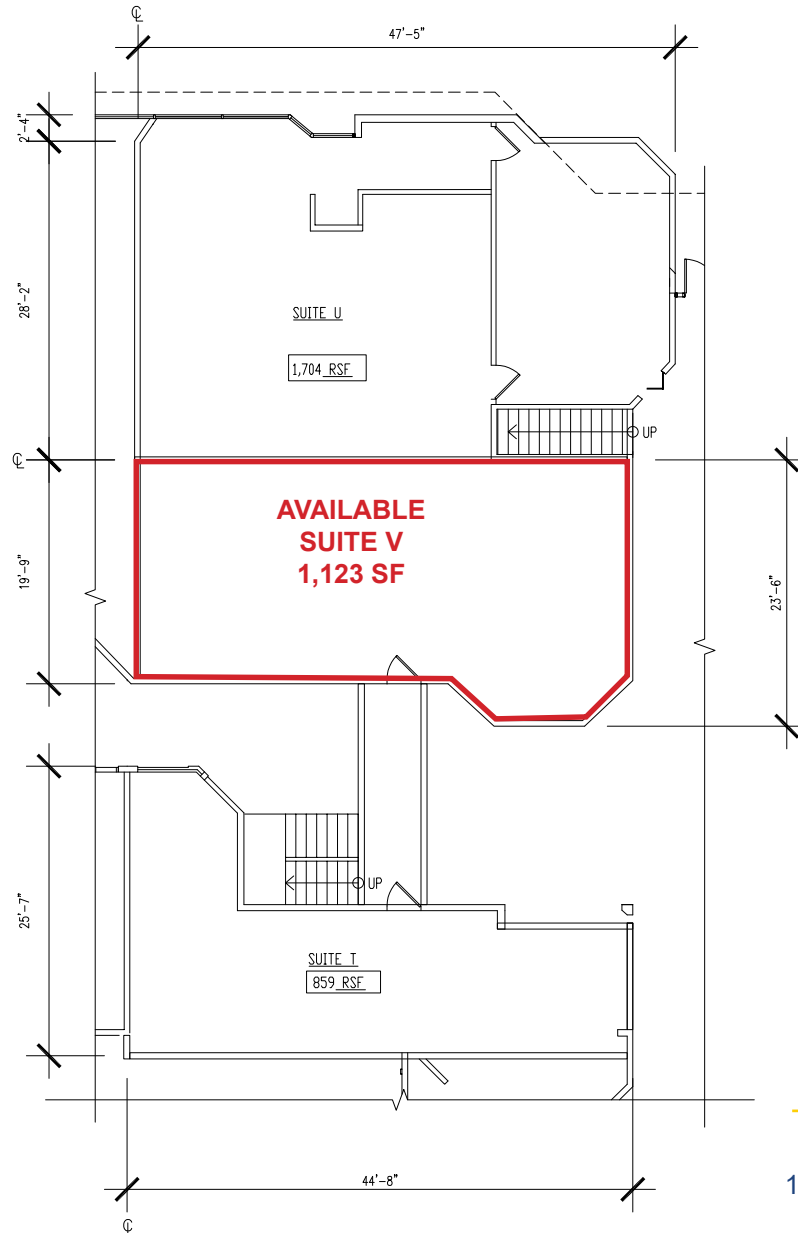


Suite	SF	Lease Rate	Monthly Rent
L	382	\$1.45 PSF, NNN	554.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement.			

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FLOOR PLAN  
2ND FLOOR



Suite	SF	Lease Rate	Monthly Rent
V	1,123	\$0.89 PSF, NNN	\$999.00
NNN costs are approximately \$0.48 PSF. \$0.19 PSF in utilities reimbursement.			

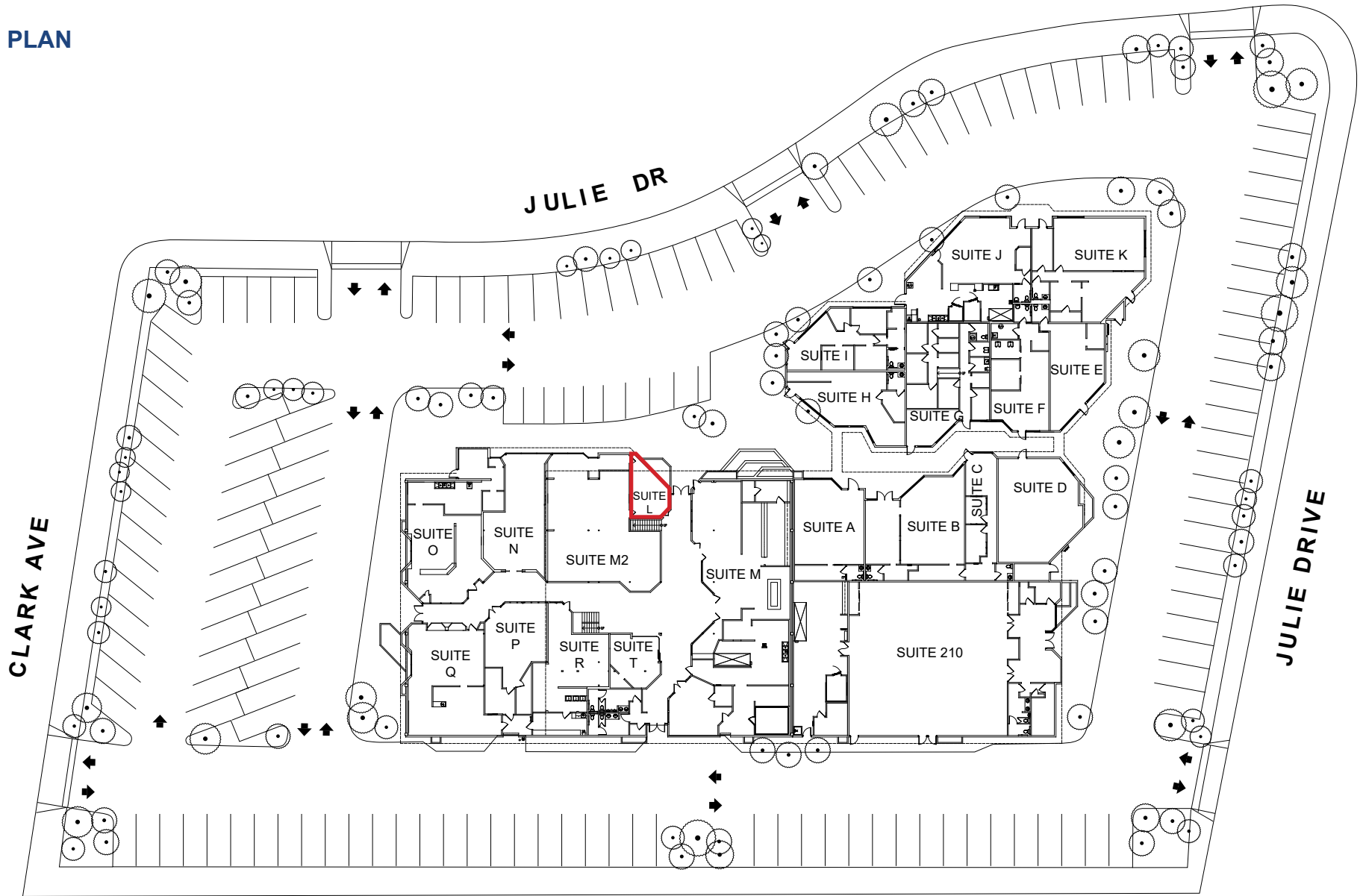
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SITE PLAN



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