



LEASEING OPPORTUNITY

1100 Garden Highway #1900 Yuba City CA 95991

AVAILABLE



ABOUT THE PROPERTY

Approximately 5,000+/- square feet of versatile commercial space is available near the intersection of Garden Highway and Lincoln Road, conveniently located at the entry to Yuba City's industrial park. The property benefits from approximately 27,000 vehicles per day at the intersection, providing excellent visibility and accessibility. The suite is currently configured and being used as a gym, making it an excellent opportunity for a fitness facility or a variety of other commercial uses, subject to applicable zoning and tenant improvements.

Prime Location • High Traffic Visibility • 5,000+/- SF • Existing Gym Configuration

PROPERTY FEATURES

- Zoned CM
- Ample Parking
- City Utilities
- Established businesses
- Well known area
- Owner willing to do TI
- Fenced complex

JOHN P. OCHIPINTI

BROKER LICENSE #00560647

ADAM DAIGLER

BROKER LICENSE #01483758



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469 Century Park
Drive, Yuba City
CA 95991



530-301-4422



310-293-5302

***Disclaimer:** This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

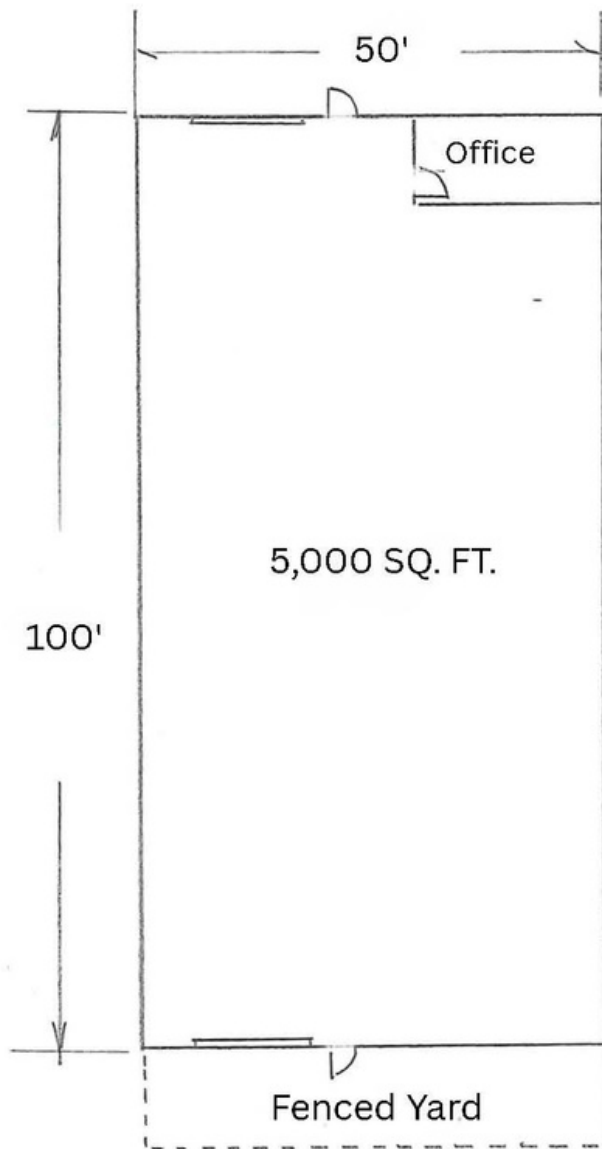


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