

TOWN & COUNTRY CENTER 1021 BRIDGE STREET COLUSA, CA

FOR SALE OR LEASE
19,104 SF RETAIL ANCHOR SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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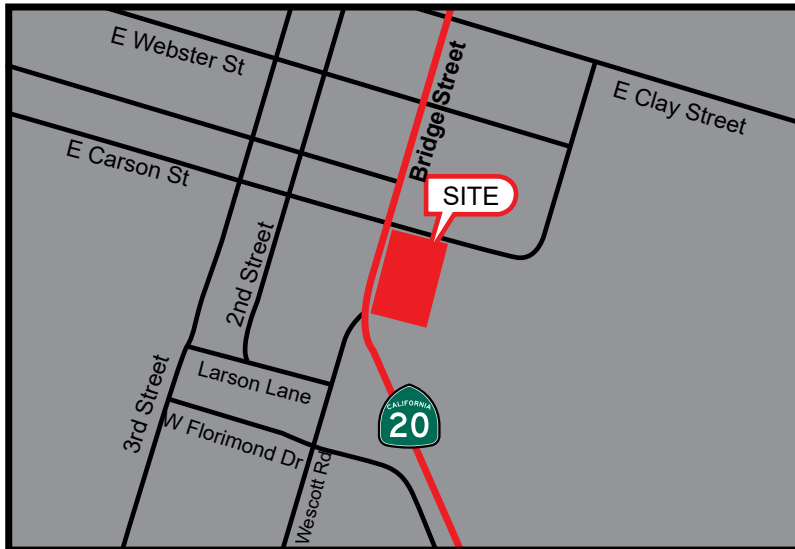
ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FEATURES:

- 19,104 SF anchor suite available for sale or lease
- Excellent exposure and ingress/egress on Bridge Street/ Hwy 20
- Tenants include Autozone, DMV, Burger King, Chevron and Subway
- Abundant parking
- Pylon signage available



PROPERTY DETAILS:

Town & Country Center is the main shopping center in the City of Colusa. The Center is located on Highway 20. Town & Country Center draws from a large regional trade area and serves numerous surrounding communities including Williams, Maxwell, Meridian, Grimes and West Butte.

Anchored by Sav Mor Foods, DMV and AutoZone, the Center offers an excellent opportunity to serve the Colusa market.

LEASE RATE:

19,104 SF: \$0.85 PSF, NNN

NNN costs are approximately \$0.29 PSF.

PURCHASE PRICE:

\$1,900,000.00 (\$99.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,109	86,154	113,553
2025 Average HH Income:	\$111,391	\$103,553	111,370
Traffic Count @ Bridge Street:	±5,161		

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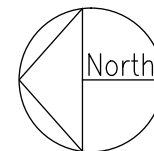
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SITE PLAN



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