

FOR LEASE

900 B STREET SUITE C

MARYSVILLE, CA 95901

Turnkey Restaurant Space
±1,500 SF End Cap with Lakeside Patio
All Equipment, Fixtures, and Furniture are Negotiable



KIDDER.COM

km Kidder
Mathews

900 B ST, SUITE C

FULLY BUILT-OUT LAKESIDE RESTAURANT

Ideal for Mimosas & Breakfast, Steak House, Mexican Cantina, or Sports Bar and Grille

AVAILABLE FOR LEASE

PROPERTY OVERVIEW

ADDRESS	900 B Street, Suite C, Marysville, CA
ASKING	\$3.50/SF, NNN
UTILITIES	Natural gas, city sewer, 208/120V, 3-phase power
YEAR BUILT	2008
PARKING	5.83/1,000 SF
ADT	24,109 at 9th & B Street
Dedicated turn lane with 2 driveways	
Located at a signalized intersection	

±1,500 SF
AVAILABLE

\$3.50/SF
LEASE RATE (SF/MO)

KIDDER MATHEWS



*Negotiable fixtures, furniture
& equipment*

All dining tables and chairs

Umbrellas

POS and Hostess Station

3 Compartment Dish-washing Sink

Refrigerators

Freezers

Prep Tables

Ventless Hood

Reach-in fridges

And more!

Contact broker for price:

KATIE KARKAZIS

916.751.3600

katie.karkazis@kidder.com

LIC N° 02092842

900 B ST, SUITE C



NEARBY DEVELOPMENTS & CITY IMPROVEMENTS

LAKE ELLIS PARK

The City of Marysville approved Plans for a new, 8-foot-wide walking path around Ellis Lake in July 2025, an improvement that will enhance the Subject Properties appeal. The completion of the project is still to be determined at the time of the creation of this brochure.

LAKE ELLIS MAINTENANCE CONTRACT

The City of Marysville has recently selected Solitude Lake Management to provide annual lake maintenance for Ellis Lake, an effort that has allowed the lake to reopen for public use and enjoyment.

B STREET PROJECT

B Street & 12th Street will get a new 75,000 SF commercial development with a 62,620 SF, 4 story hotel with a 2,500 SF event center, a 2,500 SF quick service restaurant, and a 16,000 SF retail/market space. Businesses going into the complex are Grocery Outlet, Starbucks, and a Hyatt Studios Hotel. Construction is underway.

DEMOGRAPHICS

POPULATION

	2 Mile	3 Miles	5 Miles
2024 ESTIMATE	28,104	65,598	123,253
GROWTH 2024 - 2029	6.34%	4.63%	3.49%
GROWTH 2020 - 2024	4.71%	3.96%	3.32%

HOUSEHOLD INCOME

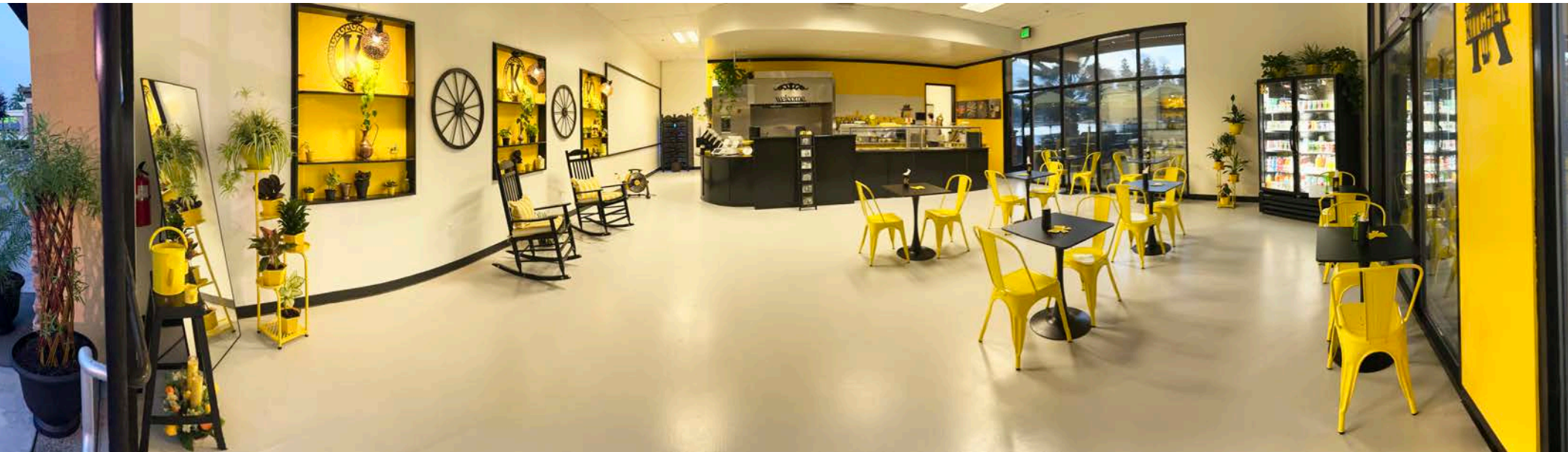
	2 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$59,962	\$64,649	\$77,233

2024 ANNUAL SPENDING

	2 Mile	3 Miles	5 Miles
TOTAL SPECIFIC CONSUMER SPENDING	\$259,468,000	\$262,317,000	\$1,280,060,000
FOOD AWAY FROM HOME	\$29,106,000	\$69,032,000	\$137,363,000
ALCOHOLIC BEVERAGES	\$4,479,000	\$10,460,000	\$20,598,000
ENTERTAINMENT	\$7,129,000	\$18,011,000	\$36,483,000
APPAREL	\$14,904,000	\$35,286,000	\$69,291,000

Data Source: ©2025, Costar













900 B STREET, SUITE C

KATIE KARKAZIS

916.751.3600

katie.karkazis@kidder.com

LIC N° 02092842

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

