

1050 THARP ROAD
YUBA CITY, CA
FOR LEASE
1,500 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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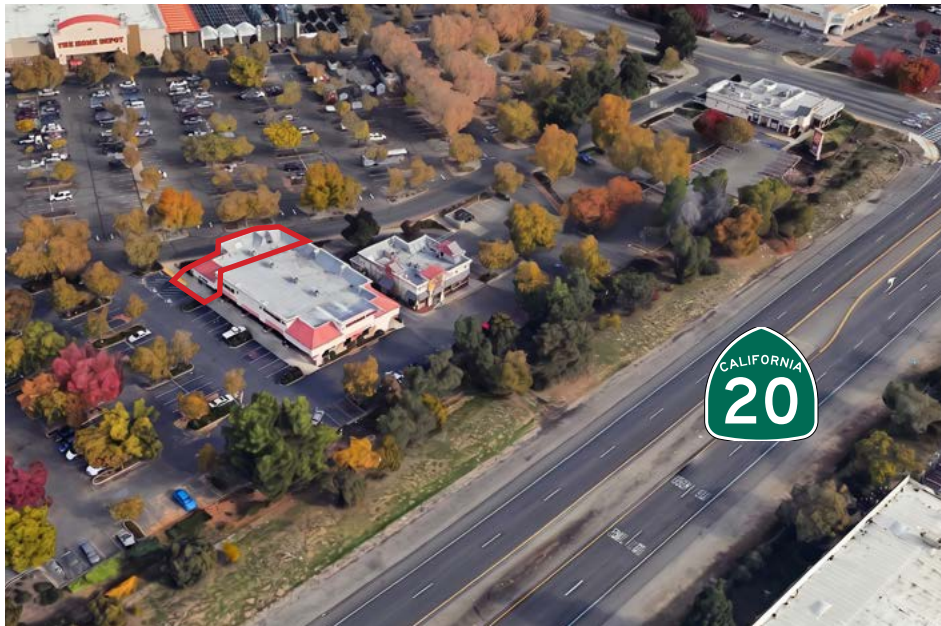
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Near Hwy 20 at Tharp Rd, part of the Yuba City Marketplace shopping center
- Center is anchored by Walmart Supercenter and Home Depot
- Abundant parking
- Mature landscaping and trees provides ample shade



PROPERTY DETAILS:

Located in the Yuba City Marketplace shopping center in a bustling commercial corridor of Yuba City. Positioned near the intersection of Tharp Road and Highway 20, the property benefits from easy vehicular access and strong traffic counts, ideal for operators seeking prominence and convenience for their customers.

Surrounded by many national tenants such as: Sportsman’s Warehouse, Michaels, Petco, Marshalls, Jack in the Box, McDonald’s, and many more.

LEASE RATE:

Suite 100: 1,500 SF \$2.00 PSF, NNN

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|---------------|---------------|---------------|
| 2025 Total Population (est): | 9,918 | 69,656 | 100,591 |
| 2025 Average HH Income: | \$99,416 | \$106,539 | \$105,643 |
| Traffic Count @ Tharp Rd: | 10,508 | | |
| Hwy 20: | 17,200 | | |

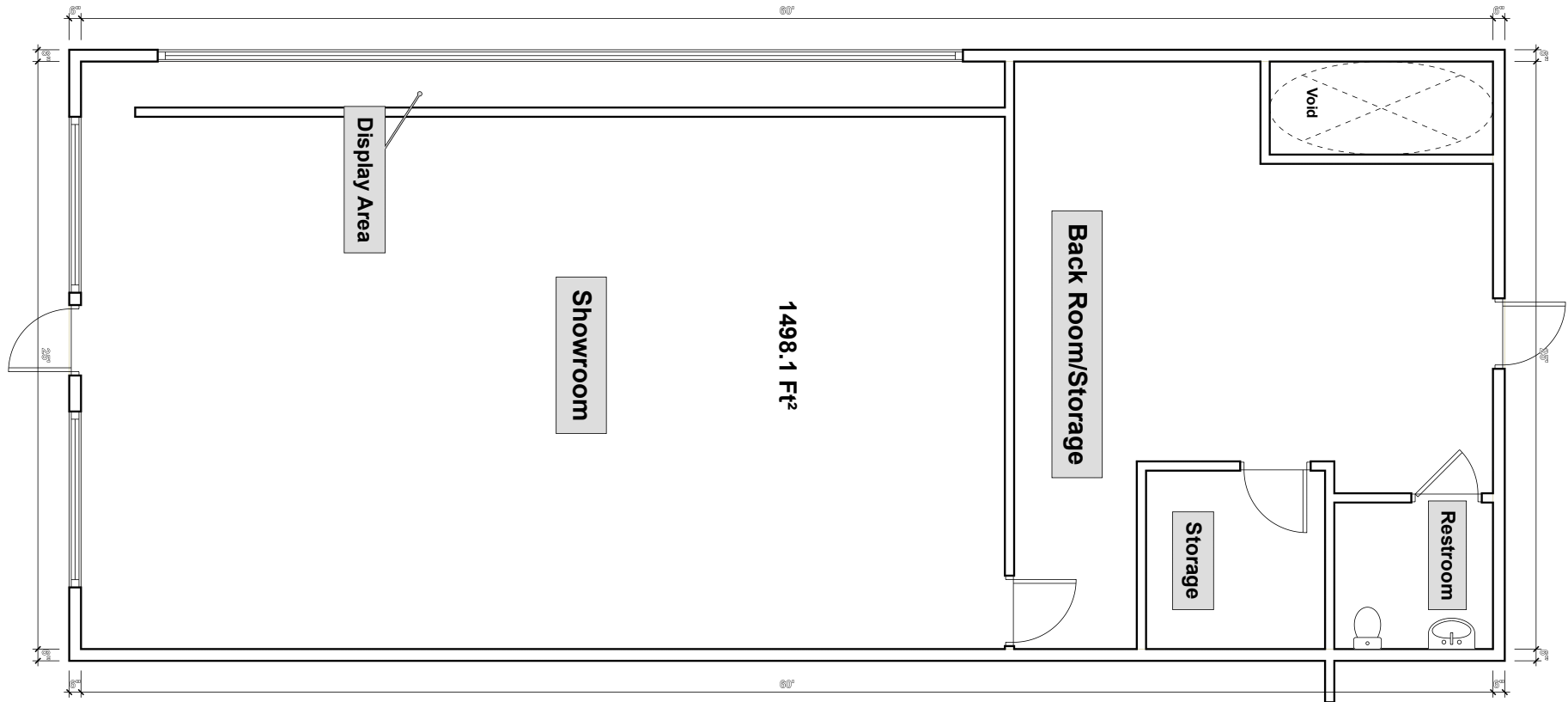
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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SITE PLAN



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