

# Retail For Sale

Retail on a Major Commercial Thoroughfare in Downtown Yuba City

667-669 Plumas St., Yuba City, CA 95991



## Property Highlights

- 2 BUILDINGS TOTALING APPROX. 11,260 SF RETAIL BUILDING ON 18,295 SF LOT.
- LOCATED IN PRIME DOWNTOWN YUBA CITY.
- ANCHORED BY CITY CAFE & CC SOCIAL WITH TYPE 47 LIQUOR LICENSE.
- CITY CAFE & CC SOCIAL HAS BEEN SERVICING THE AREA FOR OVER 10 YEARS.
- LOCATED BETWEEN THE MAJOR SIGNALIZED INTERSECTIONS OF CALUSA AVE./PLUMAS ST. & BRIDGE ST./PLUMAS ST.
- WALKING SCORE OF 88!
- GOOD DEMOGRAPHICS; OVER 120,000 PEOPLE RESIDE WITHIN A 5-MILE RADIUS.

**Price: \$2,175,000**

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# PROPERTY DESCRIPTION

Retail on a Major Commercial Thoroughfare in Downtown Yuba City  
667 Plumas Street | Yuba City, CA 95991



## Property Description

Located at 667-669 Plumas Street, leased investment opportunity features two buildings totaling approximately 11,260 square feet on an 18,295 square foot lot. Positioned in the heart of Downtown Yuba City, this prime location offers unmatched visibility and convenience, with ample on-site rear parking and abundant street parking for patrons.

Anchored by established local favorites City Cafe and CC Social, which have been serving the community for over 10 years. City Cafe and CC Social have a type 47 liquor license.

Positioned between the major signalized intersections of Calusa Ave./Plumas St. and Bridge St./Plumas St., the property enjoys high visibility with traffic counts of over 10,000 cars per day along Plumas Street, 20,000 cars per day along Bridge Street, and 40,000 cars per day along Calusa Avenue.

With strong demographics (over 120,000 residents within a 5-mile radius), a Walk Score of 88, and proximity to over 1,400 businesses and 10,500 employees, this low-maintenance asset offers an exceptional opportunity for an investor to secure a stable, income-producing property in a prime location.



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# INCOME SUMMARY & RENT ROLL

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## INVESTMENT SUMMARY

<b>Price:</b>	<b>\$2,175,000</b>
<b>Year Built:</b>	<b>1996</b>
<b>SF</b>	<b>11,260</b>
<b>Price / SF:</b>	<b>\$193.16</b>
<b>Lot Size (SF):</b>	<b>18,295</b>
<b>Price/SF (Lot):</b>	<b>\$118.88</b>
<b>Units:</b>	<b>4</b>
<b>Parking:</b>	<b>On-Site Rear &amp; Street</b>
<b>Zoning:</b>	<b>Commercial</b>
<b>APN:</b>	<b>052-241-014-000</b>
<b>Current Cap Rate:</b>	<b>6.5%</b>
<b>Proforma Cap Rate:</b>	<b>6.7%</b>

## TENANT ANNUAL SCHEDULED INCOME

	<b>Current</b>	<b>Proforma</b>
Gross Rent	\$180,910	\$188,831
<b>TOTALS</b>	<b>\$180,910</b>	<b>\$188,831</b>

## ANNUALIZED INCOME

	<b>Current</b>	<b>Proforma</b>
Gross Potential Rent	\$180,910	\$188,831
Less: Vacancy	\$0	(\$3,777)
<b>Effective Gross Income</b>	<b>\$180,910</b>	<b>\$185,055</b>
Less: Expenses	(\$40,137)	(\$40,137)
<b>Net Operating Income</b>	<b>\$140,773</b>	<b>\$144,918</b>

## ANNUALIZED EXPENSES

	<b>Current</b>	<b>Proforma</b>
Property Taxes	\$25,970	\$25,970
Insurance	\$5,000	\$5,000
Utilities	\$750	\$750
Gardener	\$1,440	\$1,440
Backflow Testing	\$800	\$800
Repairs & Maintenance	\$750	\$750
Management	\$5,427	\$5,427
<b>Total Expenses</b>	<b>\$40,137</b>	<b>\$40,137</b>
<b>Expenses Per RSF</b>	<b>\$3.56</b>	<b>\$3.56</b>

Current Rent Roll										Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Yearly Increases	Options	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
667A	Teara Perrin-Preus	1,078	1/1/22	12/31/26	\$2,300.00	\$2.13	\$200/mo		Gross	\$2,500.00	\$2.32	Gross
667B*	City Café	2,458	4/1/23	3/31/28	\$4,217.20	\$1.72	4%/yr	(i) - 5yr	Gross	\$4,385.89	\$1.78	Gross
669A	City Club	3,715	4/1/23	3/31/28	\$3,466.32	\$0.93	4%/yr	(i) - 5yr	Gross	\$3,604.97	\$0.97	Gross
669B	Simply Divine Beauty School	3,448	4/1/22	3/31/27	\$5,092.32	\$1.48	3%/yr	(i) - 5yr	Gross	\$5,245.09	\$1.52	Gross
<b>Total Square Feet</b>		<b>10,699</b>			<b>\$15,075.84</b>					<b>\$15,735.95</b>		

Note: \* Also occupies an additional 1,320SF Courtyard ar a  
 \*\* Tenant in 667B & 669A monthly rent is as of April 1, 2025  
 \*\*\* Tenant in 669B current monthly rent is as of April 1, 2025

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING OR UNITS. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

**\*\*DRIVE BY ONLY\*\***

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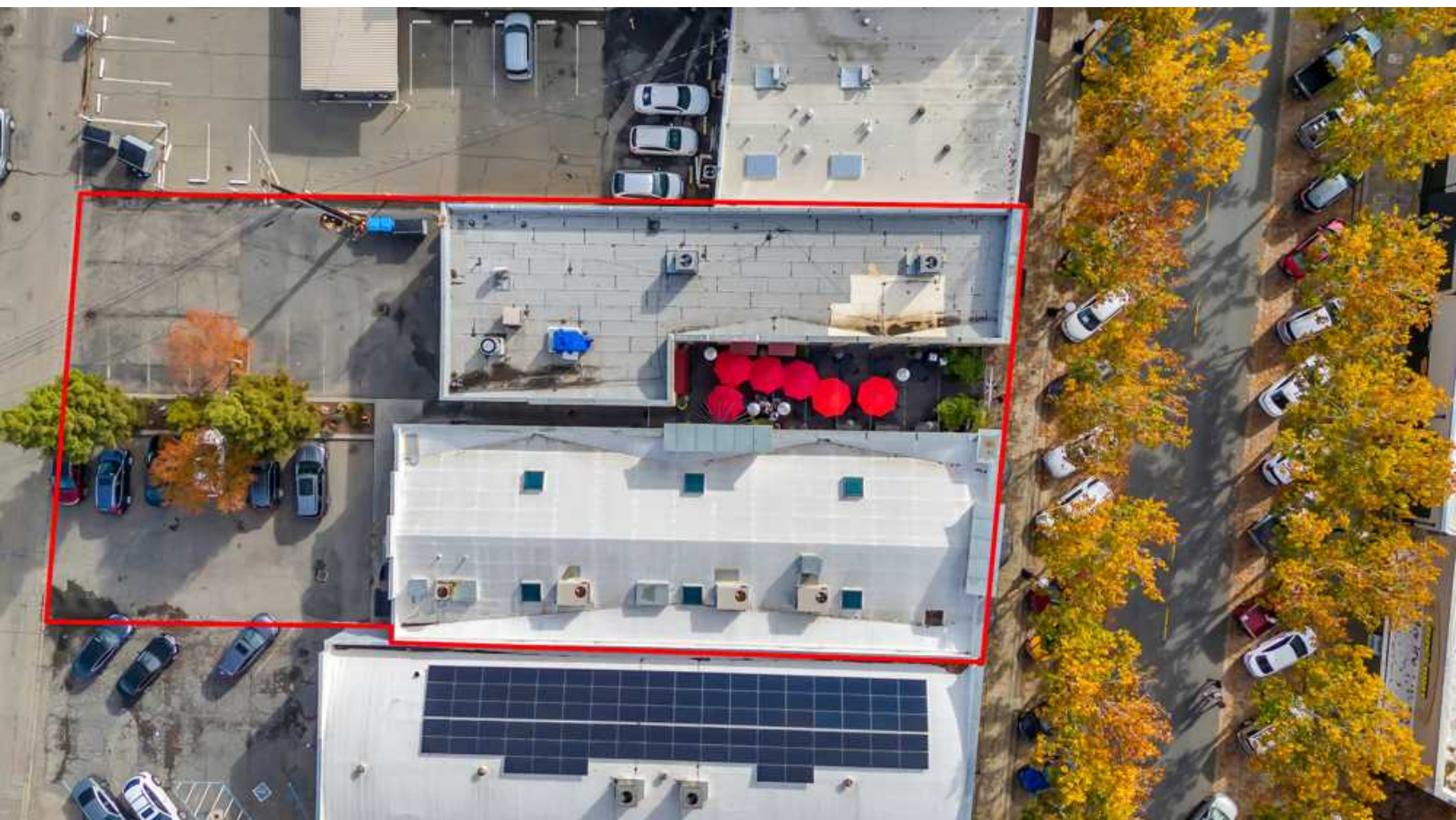
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# PROPERTY PHOTOS

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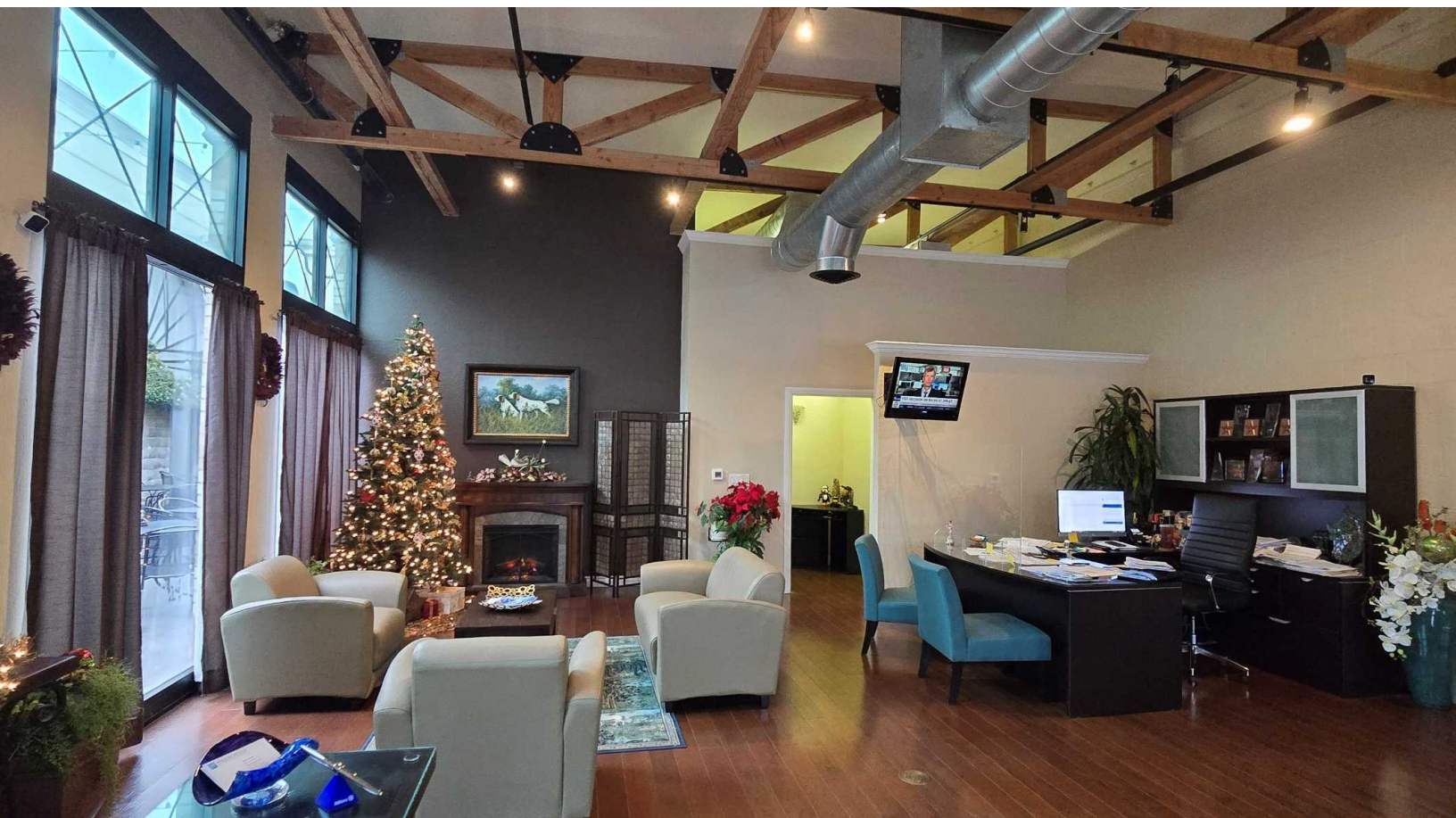
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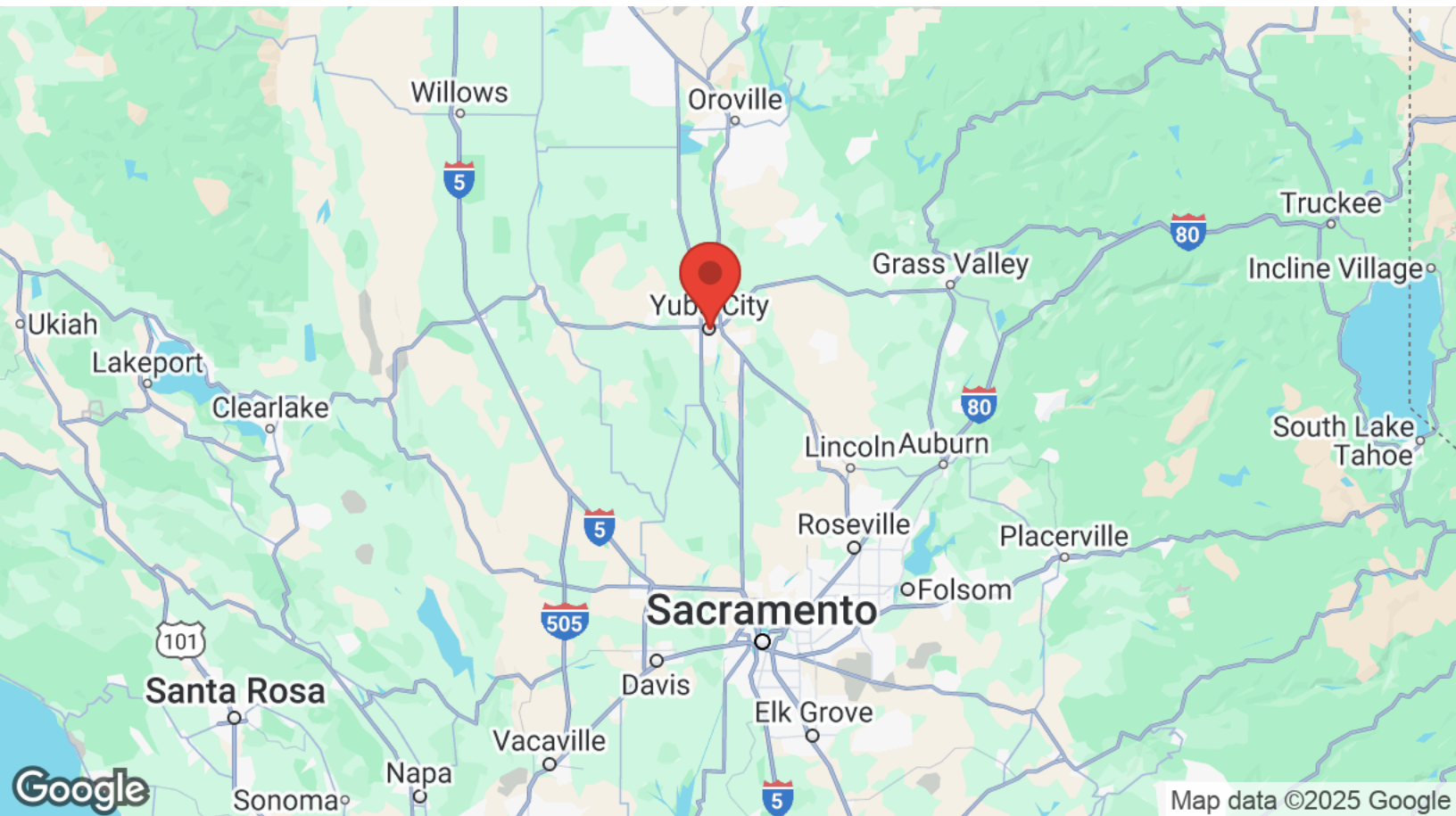
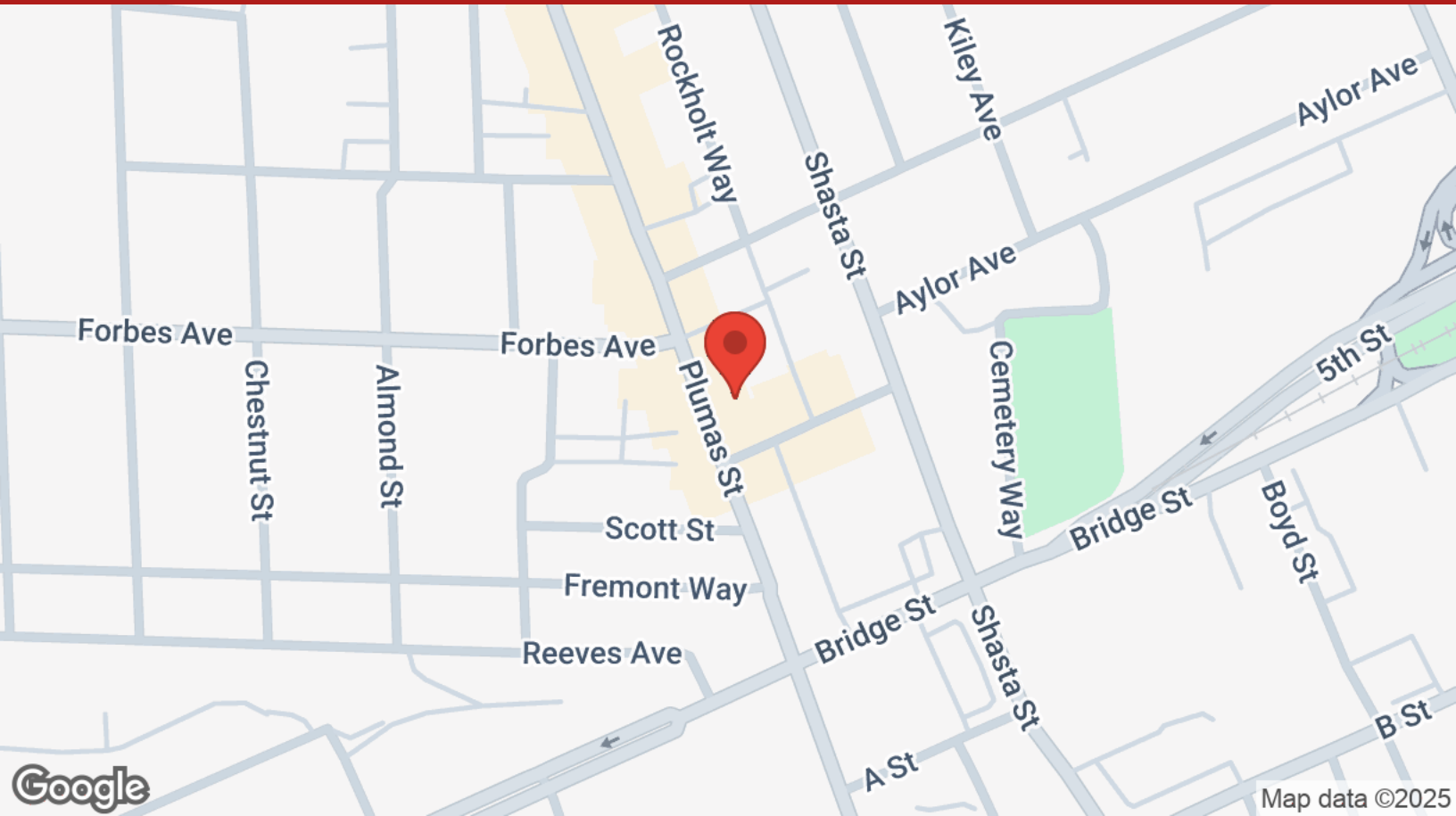
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# LOCATION MAPS

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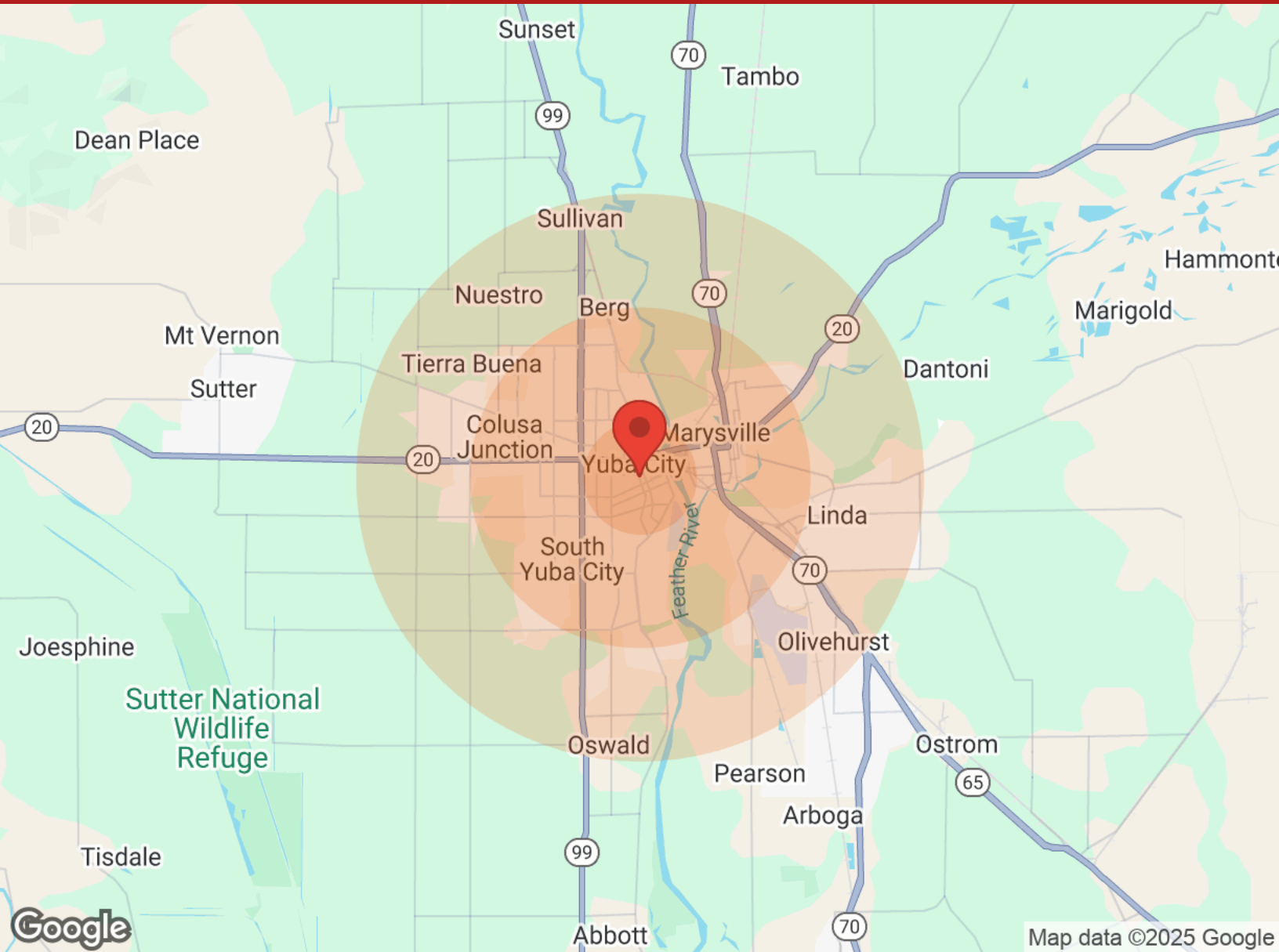
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# DEMOGRAPHICS

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	7,191	39,751	58,114	Median	\$35,613	\$46,293	\$46,319
Female	7,252	41,780	60,534	< \$15,000	1,280	3,957	5,212
Total Population	14,443	81,531	118,648	\$15,000-\$24,999	587	3,371	5,004
				\$25,000-\$34,999	751	3,522	5,065
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	744	4,267	5,946
Ages 0-14	3,772	19,774	29,638	\$50,000-\$74,999	883	5,290	7,542
Ages 15-24	2,153	11,944	17,944	\$75,000-\$99,999	542	3,150	4,802
Ages 25-54	6,037	31,206	45,077	\$100,000-\$149,999	117	2,530	3,779
Ages 55-64	1,206	8,388	11,649	\$150,000-\$199,999	71	929	1,242
Ages 65+	1,275	10,219	14,340	> \$200,000	N/A	632	734
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	8,371	48,943	72,171	Total Units	5,737	31,011	44,025
Black	191	1,325	2,040	Occupied	5,149	28,509	40,533
Am In/AK Nat	93	501	788	Owner Occupied	1,610	14,536	22,283
Hawaiian	21	54	108	Renter Occupied	3,539	13,973	18,250
Hispanic	7,929	26,317	37,501	Vacant	588	2,502	3,492
Multi-Racial	10,654	38,630	55,178				

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