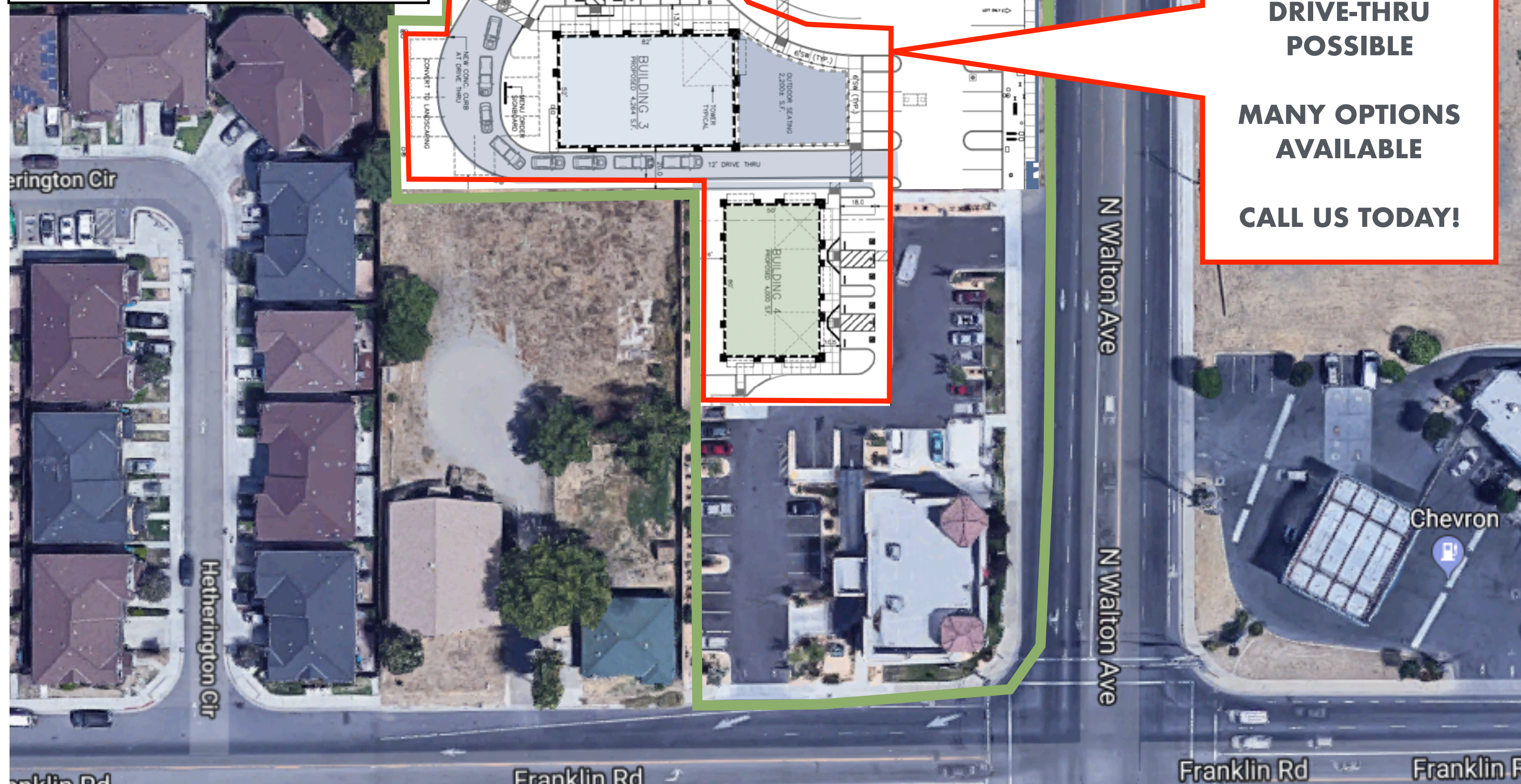


RARE OPPORTUNITY!

In the State of Art
Franklin Plaza

- **READY TO BUILD, ALL UTILITIES STUBBED IN THE PADS**
- **WELL MAINTAINED BUILDINGS AND PARKING LOT**
- **DEDICATED MONUMENT SIGNS**



4,000 - 10,500 SF

BUILD TO SUIT
or
GROUND LEASE

DRIVE-THRU POSSIBLE

MANY OPTIONS AVAILABLE

CALL US TODAY!



356 N WALTON AVE
YUBA CITY, CA

LARRY FEATHERSTON
JASDIP SINGH

530.518.5635
530.300.4387

LFeatherston@C21SelectGroup.com
JSingh@C21SelectGroup.com

DRE Lic. 00582302
DRE Lic. 01877559





River Valley High School



Sprint



Yuba City High School



Subject Property



AK Middle School



Franklin Elementary School



Domino's Pizza

Forbes Ave

Bridge St

Bridge St

Yuba C

Franklin Rd

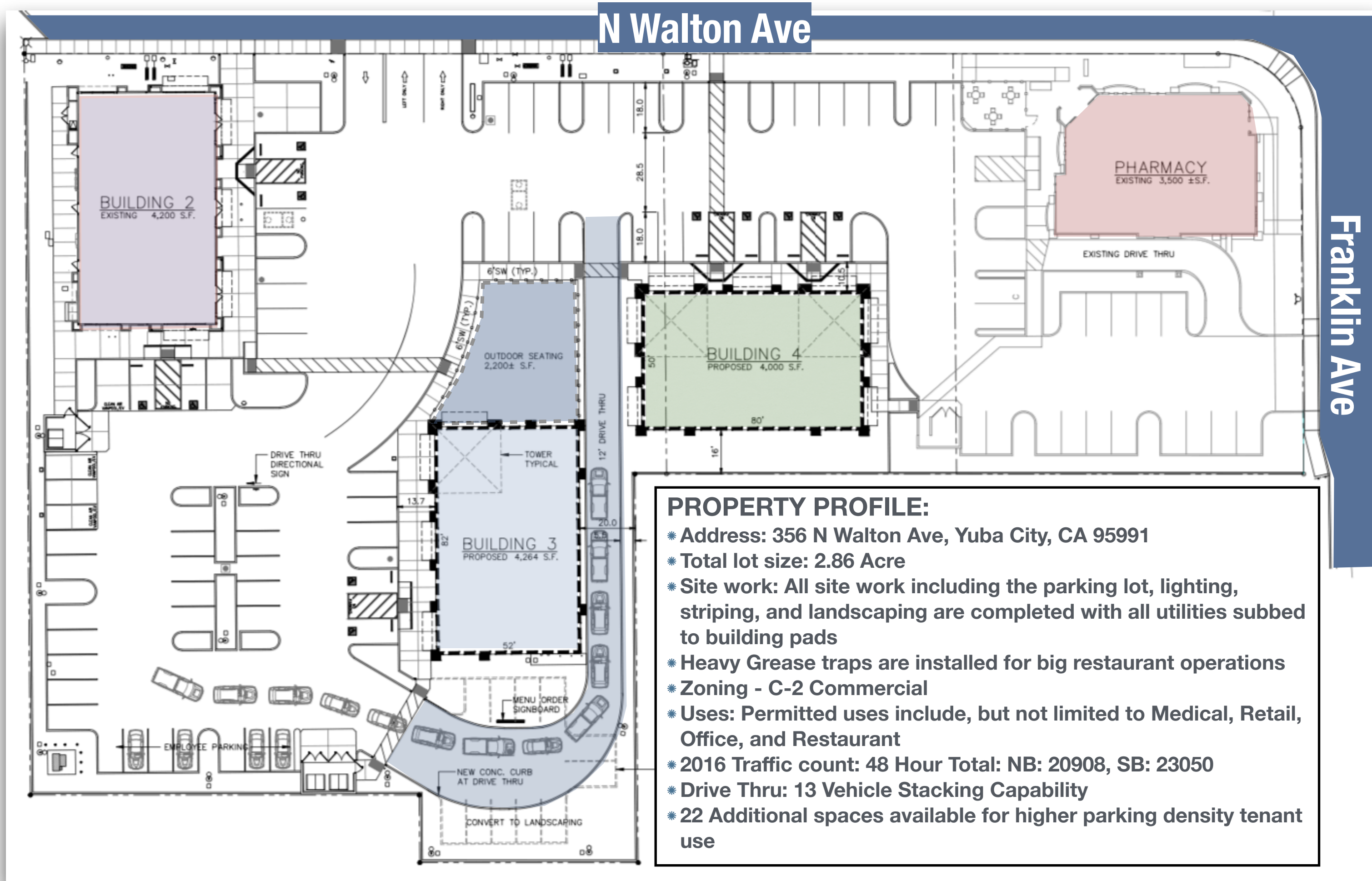
Franklin Ave

Clark Ave

Holly trees park

Golden State Hwy

99



PROPERTY PROFILE:

- * Address: 356 N Walton Ave, Yuba City, CA 95991
- * Total lot size: 2.86 Acre
- * Site work: All site work including the parking lot, lighting, striping, and landscaping are completed with all utilities subbed to building pads
- * Heavy Grease traps are installed for big restaurant operations
- * Zoning - C-2 Commercial
- * Uses: Permitted uses include, but not limited to Medical, Retail, Office, and Restaurant
- * 2016 Traffic count: 48 Hour Total: NB: 20908, SB: 23050
- * Drive Thru: 13 Vehicle Stacking Capability
- * 22 Additional spaces available for higher parking density tenant use

FRANKLIN PLAZA

Location:

Franklin Plaza has been situated in the Center of the City, on the NW corner of Franklin Ave & Walton Ave, which is less than half mile from CA-99.

Features and Tenants:

There are two entrances for this complex from N Walton Ave and Franklin Ave for easy to get in and get out. Whole building has been planned for sufficient parking, lighting, and security. This neighborhood center is a great spot for Restaurant, Medical or Professional offices, or retail neighborhood. It is conveniently located close to schools, businesses and residential neighborhood.

Building 1 (Built in 2016): Franklin Pharmacy is an Anchor Tenant with 3,500 SF occupied on a long term lease

Building 2 (Built in 2019): PAIN RELIEF (Chiropractor) & FALAFEL GUYS (Mediterranean Restaurant) occupying 2,800 SF. **1,400 SF in Building 2 is available for a new Tenant**

Availability:

Building 3 and Building 4 are available for Build to suit or Ground Lease

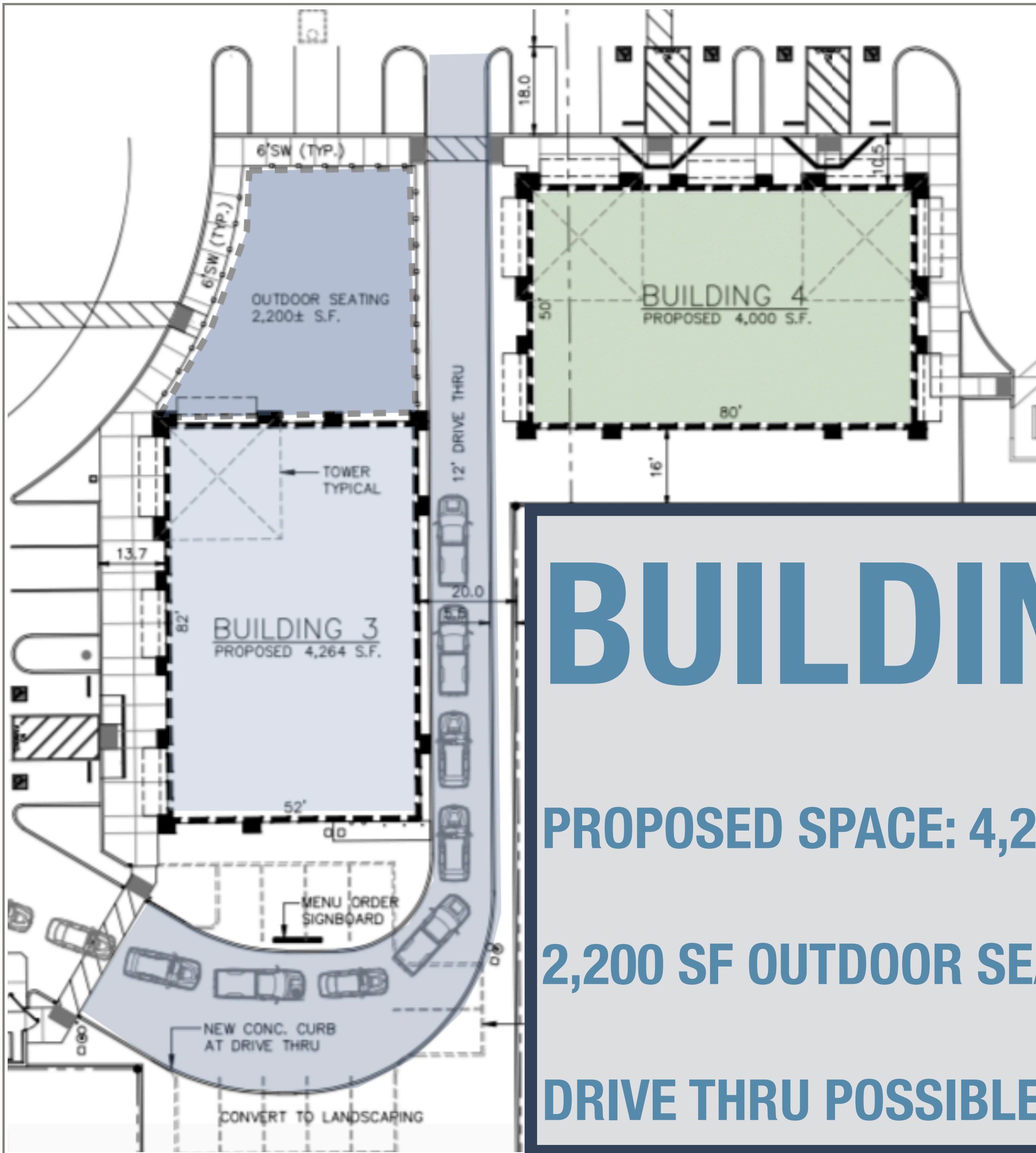
Each building will have it's own Monument sign
This is one of the best locations available in the City of Yuba City

356 N WALTON AVE, YUBA CITY, CA 95993



www.BizAndLand.com





BUILDING 4

PROPOSED SPACE: 4,000 SF

80FT FRONT

FULLY VISIBLE FRONT FROM N WALTON AVE

BUILDING 3

PROPOSED SPACE: 4,264 SF

2,200 SF OUTDOOR SEATING SPACE

DRIVE THRU POSSIBLE

FOR LEASING INQUIRIES:

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**CENTURY 21
COMMERCIAL.**

Select Real Estate, Inc.

