



25,662 ADT

25,883 ADT



SITE



SIERRA AVE - 2,050 ADT

THARP ROAD - 4,785 ADT

GROUND LEASE AVAILABLE

±0.73 AC Zoned Commercial

998 Tharp Rd | Yuba City, CA



±0.73 AC PARCEL FOR GROUND LEASE

998 THARP ROAD | YUBA CITY, CA

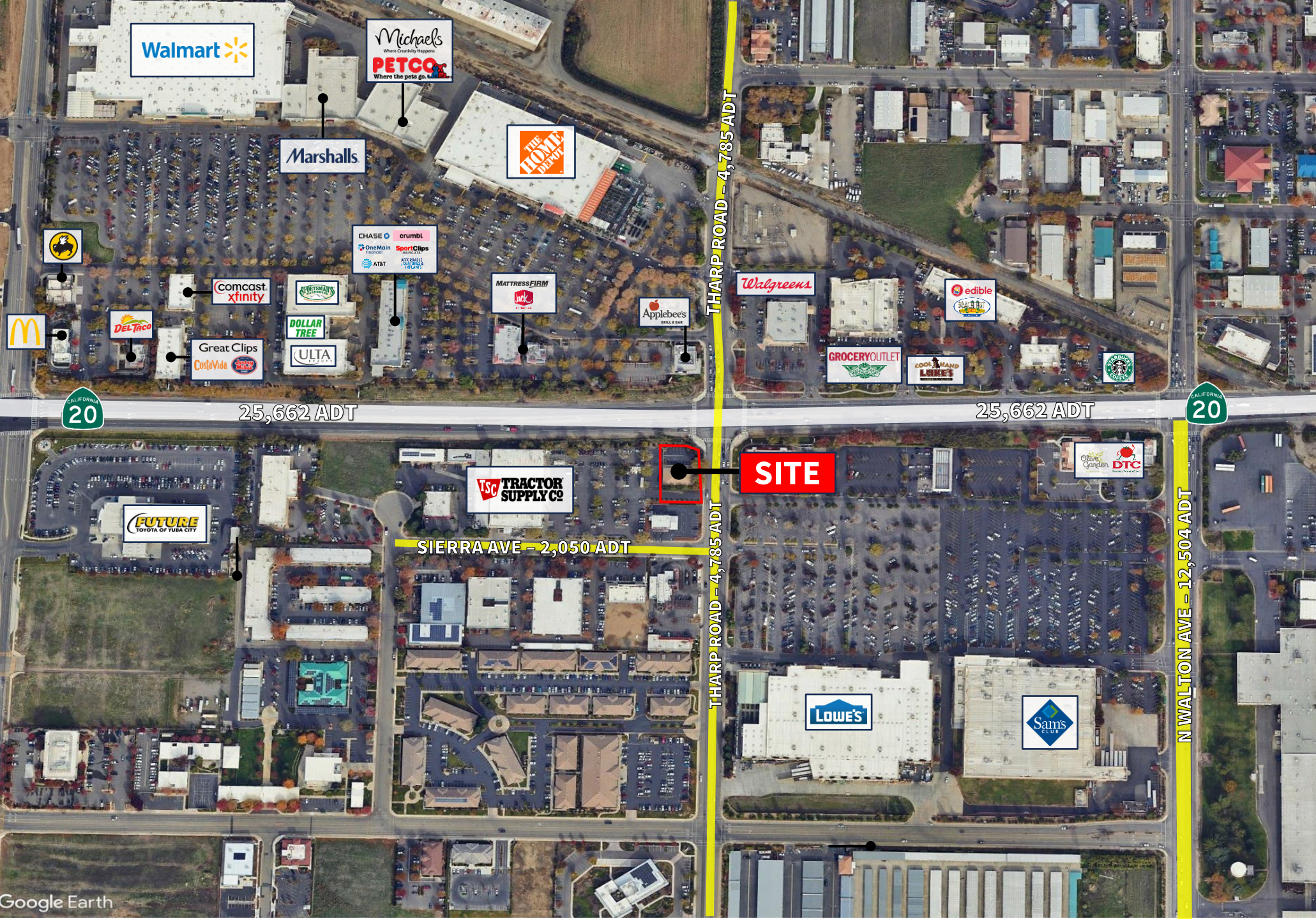
Well located hard corner parcel at main and main in Yuba City, CA

Building can be re-utilized or ground lease opportunity for new building or drive thru concept. Corner sits in the middle of the most active retailer trade area in Yuba City.

- High traffic location
 - Colusa Hwy – 25,883 ADT
 - Tharpe Rd – 4,784 ADT
- .73 Acres (±31,798 SF)
- Zoned commercial*
- APN 058-050-037-000
- Well located retail corridor with many national tenants in the vicinity

*Tenant to verify with City of Yuba City





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