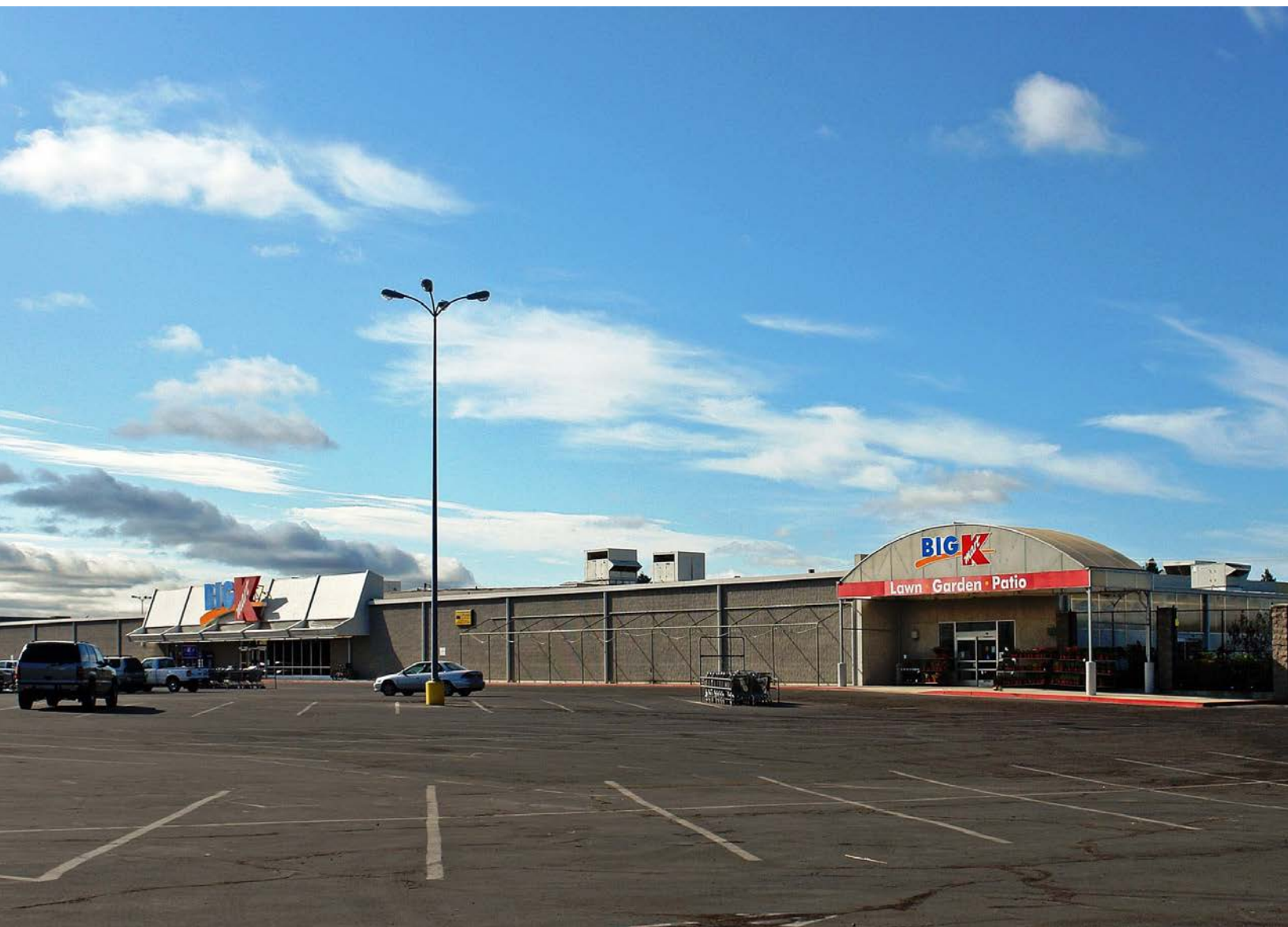




850 Gray Ave Yuba City, CA

FORMER KMART SPACE AVAILABLE FOR LEASE



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RETAIL INSITE

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FEATURES:

- Tenants in trade area include Food Max, Walgreens, Target, Lowes and Kohls
- Growing population base
- Great proximity to Highway 99 and Highway 20
- Near Yuba City Mall featuring Sears, Forever 21, Ross & JC Penney

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population:	14,581	76,103	106,513
Avg. HH Income:	\$47,949	\$62,077	\$59,373
Daytime Population:	15,527	36,173	41,795

Source: Nielson & Google Earth KSS 2012 Data

TRAFFIC COUNT

Golden State HWY 99:	30,400 ADT
Colusa Avenue HWY 20:	29,700 ADT
Gray Avenue:	13,000 ADT
TOTAL	73,100 ADT

Source: Nielson

Yuba Sutter Mall
FOREVER 21 **ROSS**
DRESS FOR LESS
JCPenney **sears**

Golden State Highway | 30,400 ADT

Colusa Avenue | 29,700 ADT

Gray Avenue | 13,000 ADT

CALIFORNIA
20

CALIFORNIA
99

GARDEN
SITE

factory 2-U

Sam Brannan Park

Walgreens

FOOD MAXX