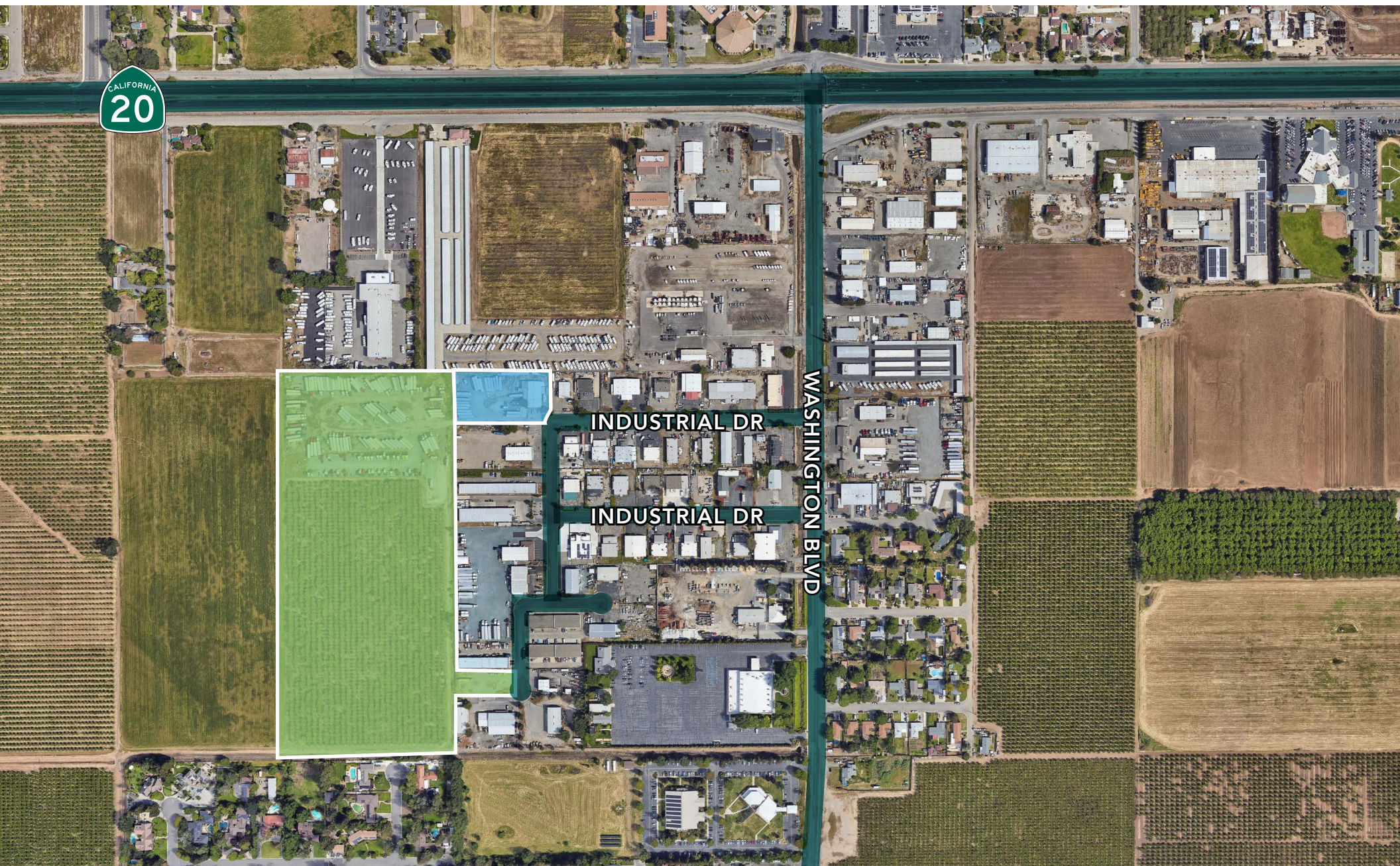


Industrial Drive

OFFERING MEMORANDUM

2 Industrial Development Sites | 1.75 Acres & 23.10 Acres
Yuba City, CA 95993





Industrial Drive

OFFERING MEMORANDUM

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OVERVIEW

Sutter Equities is pleased to present two adjoining properties with substantial development opportunity in west Yuba City.

This offering includes a 1.75 acre industrially zoned parcel improved with an existing trucking facility that includes a 6,404 square foot shop / office facility and fence / gated & partially paved yard and parking areas. Also included is 23.10 acre parcel of C-M (Heavy Commercial) zoned land that is currently in the "re-zone" process with the City of Yuba City for conversion to M-1 (Light Industrial) zoning. Both parcels are located on the City of Yuba City Designated Truck Route and Terminal Access Route, with excellent access to State Highway 20 & State Highway 99. The 23.10 acre parcel is currently improved with 16 acres of Howard Walnuts planted in 2013 on paradox rootstock, and irrigated via micro-jet sprinklers and irrigation well with 400/gpm production. This represents one of the few remaining opportunities in the City of Yuba City to obtain a parcel of this size that will have M-1 zoning (trucking permitted) and be situated on the City of Yuba City approved truck route & with approved truck terminal access.





Property Details - Site A

ASKING PRICE: \$4,620,000 (± \$200,000/acre)

LOCATION: Yuba City, CA 9599

COUNTY: Sutter

SIZE: ± 23.10 Acres (1,006,236 SF)

APN #: 063-020-142

IMPROVEMENTS: No Structural Improvements. Currently being farmed to 16 acres of Howard Walnuts (2013)

ZONING: Existing Zoning is C-M (Heavy Commercial). Property is currently in process of being re-zoned to M-1 (Light Industrial) which will permit trucking / truck terminal land uses

ACCESS: Concrete rolled curb off western line of southwestern terminus of South Industrial Drive

UTILITIES: Municipal water / sewer at the street. Electricity & Natural Gas provided by P.G. & E.



Property Details - Site B

ASKING PRICE: \$1,075,000 (± \$614,286/acre)

LOCATION: 3421 Industrial Drive, Yuba City, CA 95993

COUNTY: Sutter

SIZE: ± 1.75 Acres (76,230 SF)

APN #: 063-020-071-000

IMPROVEMENTS: 6,404 SF Shop / Office Building. Currently occupied by Northwest Freightways trucking / transportation services

ZONING: M-1 (Light Industrial)

ACCESS: Rolled concrete curb off western line of Industrial Drive

UTILITIES: Municipal water / sewer at the street. Electricity & Natural Gas provided by P.G. & E.





zoning - purpose

Article 20. Light Industrial District (M-1)

To provide suitable areas for low intensity assembly, processing or manufacturing activities, product distribution, and related activities, all of which do not create nuisance or otherwise unacceptable levels of noise, dust, odor, smoke, bright light or vibration. This district is consistent with the Light Industrial and Industrial General Plan designations.

(§ 8-5.2001, Ord. 010-94, eff. January 5, 1995)



zoning - uses



[1] The level of review is determined as provided in Section 8-5.7001.

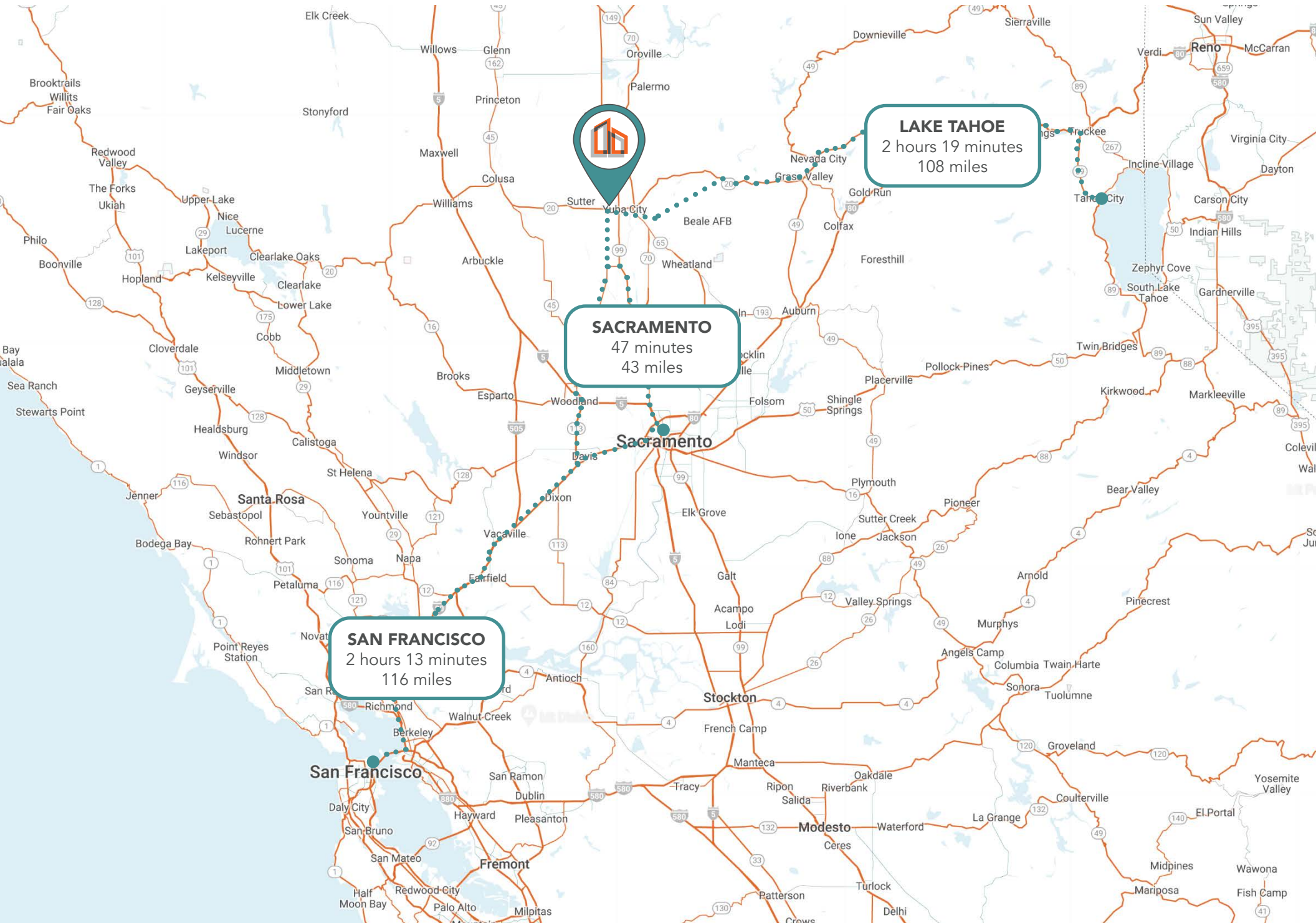
[2] See Section 8-5.7003 for review process explanation.

[3] Maximum retail sales area is limited to 15% of the building square footage with products limited to those created on site.

[4] Provided it is part of a bona fide industrial use and not a separate rental unit.

Uses	Permitted ^[1]	Zoning Clearance ^[2]	Use Permit ^[3]	Specific Standards
Auto body and painting shop	X			
Building materials and supplies sales that are strictly wholesale or cater to the building contractor	X			
Bulk product storage (indoor)	X			
Cabinet shop	X			
Caretaker/night watchman's residence ^[4]	X			
Commercial coach (<10,000 sf)		X		Sec. 8-5.5102(c)
Commercial coach (>10,000 sf)			X	Sec. 8-5.5102(c)
Commercial coach (temporary)			X	
Construction and material yards	X			
Contractors yard	X			
Distribution center	X			
Dry cleaning and dyeing plant	X			
Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do not create noise, dust, odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise creates offensive conditions at the property line	X			
Heliports			X	
Indoor recreational facilities			X	
Laundries (commercial)	X			
Liquefied petroleum and pressurized gas products storage and wholesale			X	
Machine shop	X			
Mini-warehouses	X			
Office and other ancillary facilities that are part of and clearly subordinate to the principal use as listed herein and located on the same site	X			
Outdoor sales (temporary)	X			Sec. 8-5.5103
Outdoor storage and sales area	X			Sec. 8-5.5905
Printing, engraving, lithography and publishing	X			
Public and quasi-public			X	
Recycling collection and materials processing facilities			X	
Research and development laboratory	X			
Retail sales, limited ⁽³⁾	X			
Sales and repair of commercial trucks and trailers and other heavy equipment	X			
Sheet metal shop	X			
Storage warehouse	X			
Support businesses for permitted uses, provided the hours of operation are similar to those permitted uses, including a coffee shop, delicatessen, cafeteria or office supply	X			
Tire recapping plant	X			
Truck terminals	X			
Welding shop	X			
Wholesale business	X			

location overview



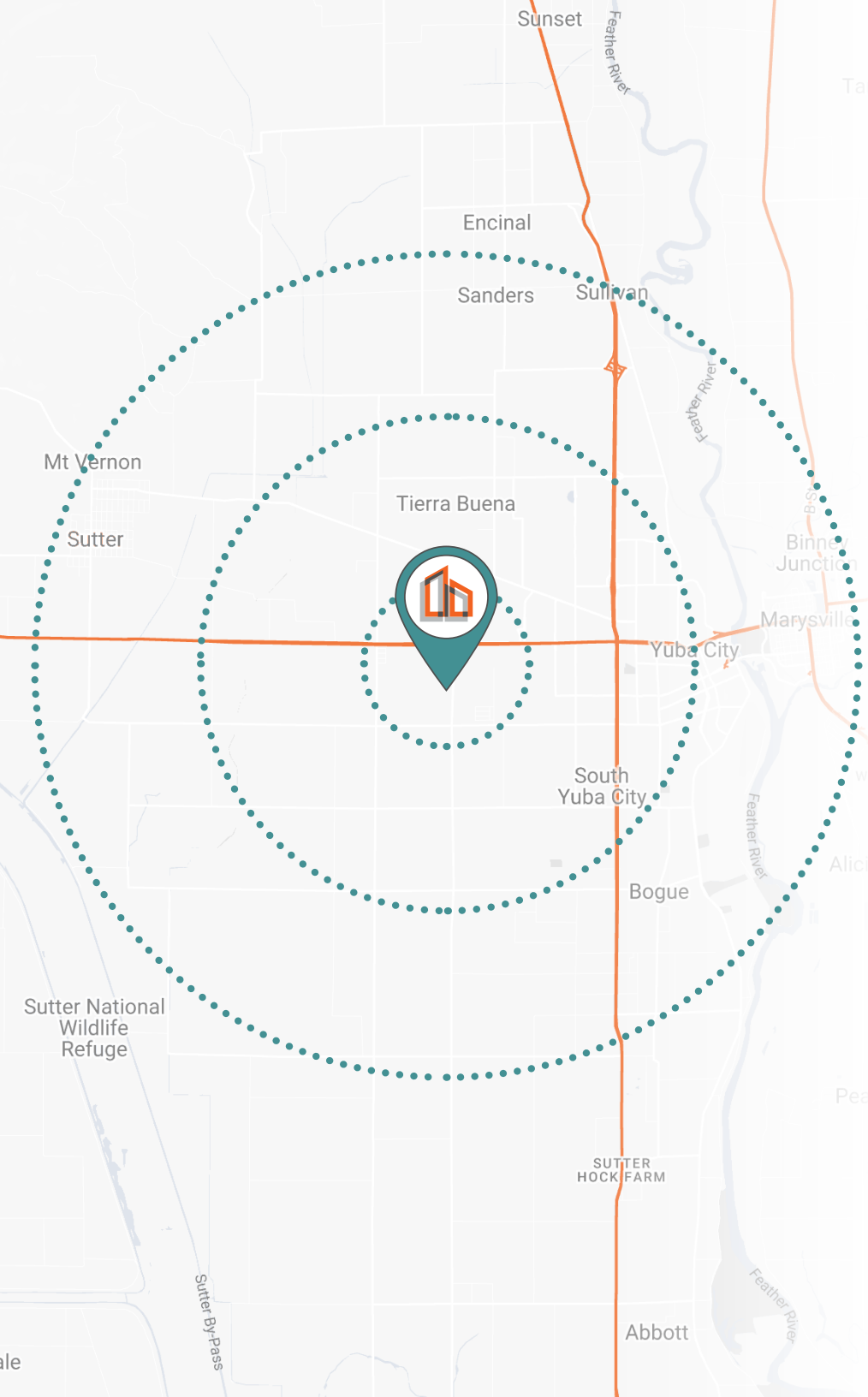
demographic summary

2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,176	54,770	89,377
Households	1,666	18,465	30,038
Families	1,328	13,406	21,324
Average Household Size	3.11	2.94	2.93
Owner Occupied Housing Units	1,222	10,498	16,920
Renter Occupied Housing Units	444	7,967	13,118
Median Age	39.3	36.8	36.0
Median Household Income	\$77,072	\$63,594	\$63,309
Average Household Income	\$123,642	\$89,737	\$87,828

2028 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,122	54,528	89,099
Households	1,651	18,470	30,103
Families	1,314	13,402	21,333
Average Household Size	3.10	2.93	2.91
Owner Occupied Housing Units	1,227	10,598	17,107
Renter Occupied Housing Units	424	7,872	12,996
Median Age	39.8	37.5	36.6
Median Household Income	\$88,647	\$73,147	\$72,225
Average Household Income	\$147,020	\$103,253	\$100,904



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