



**RESTAURANT  
SUITES AVAILABLE**

1125 - 1265 COLUSA AVE  
YUBA CITY, CA

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW OPEN!**

**Burlington**  
**BOOT BARN**  
**TURNER'S**  
OUTDOORSMAN

**HOBBY LOBBY**  
**five BELOW**  
**TILLYS**

**LEASE SIGNED!**

**carter's**

**SHOEPALACE**

**YUBA SUTTER MARKETPLACE**

**VIEW VIRTUAL TOUR**



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1300 NATIONAL DRIVE, SUITE 100  
SACRAMENTO, CA 95834 | 916.779.1000  
www.ethanconradprop.com

# RESTAURANT SUITES AVAILABLE

**YUBA SUTTER MARKETPLACE**  
1185 - 1265 COLUSA AVE  
YUBA CITY, CA

## YUBA SUTTER MARKETPLACE RESTAURANT SUITE DETAILS:

Located in the heart of this bustling power center, Yuba Sutter Marketplace Food Court has fantastic natural light in the seating area, has a play zone for young children and hosts a multitude of special events year-round.

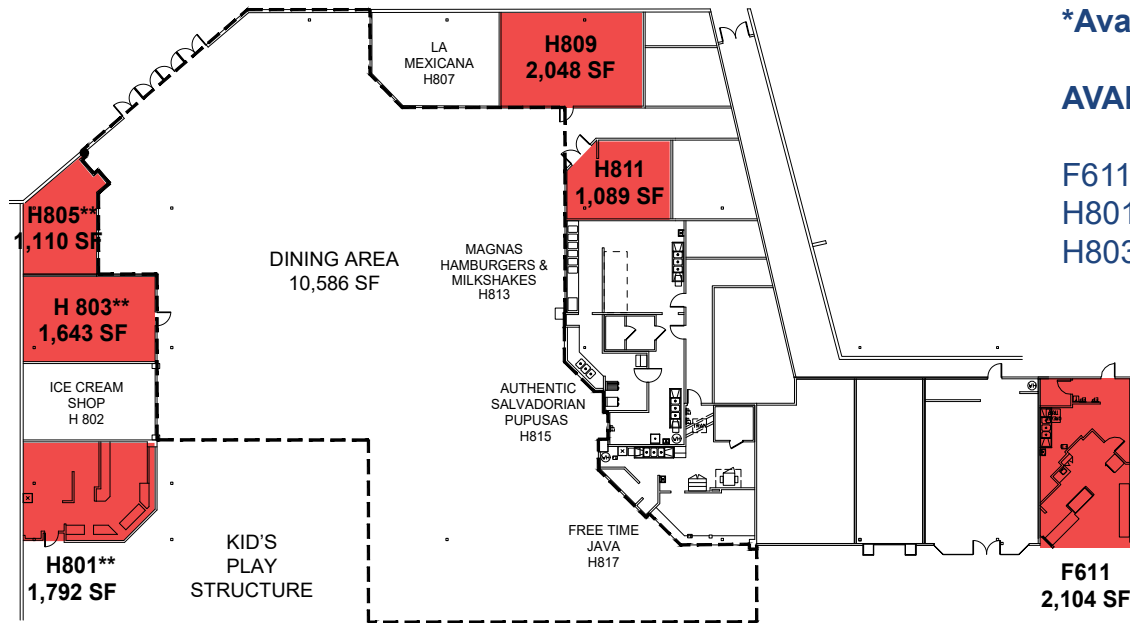
| SUITES | SF    | RENT PER SF | BASE RENT  |
|--------|-------|-------------|------------|
| F611   | 2,104 | \$1.49      | \$3,135.00 |
| H801*  | 1,792 | \$1.38      | \$2,473.00 |
| H803*  | 1,643 | \$1.38      | \$2,267.00 |
| H805*  | 1,110 | \$1.54      | \$1,711.00 |
| H809   | 2,048 | \$1.38      | \$2,826.00 |
| H811   | 1,089 | \$1.38      | \$1,503.00 |

**NNN Food Court:** \$0.86 PSF, Monthly

**\*Available with 45 days' notice.**

## AVAILABLE EQUIPMENT LOCATION:

- F611: Steamer/Sanitizer
- H801: Ice Machine, Sauce Cooker, Work Top
- H803: Chrome Racks w/ Trays, Stainless Steel 3-Basin Sink, Reach-in Cooler Chest



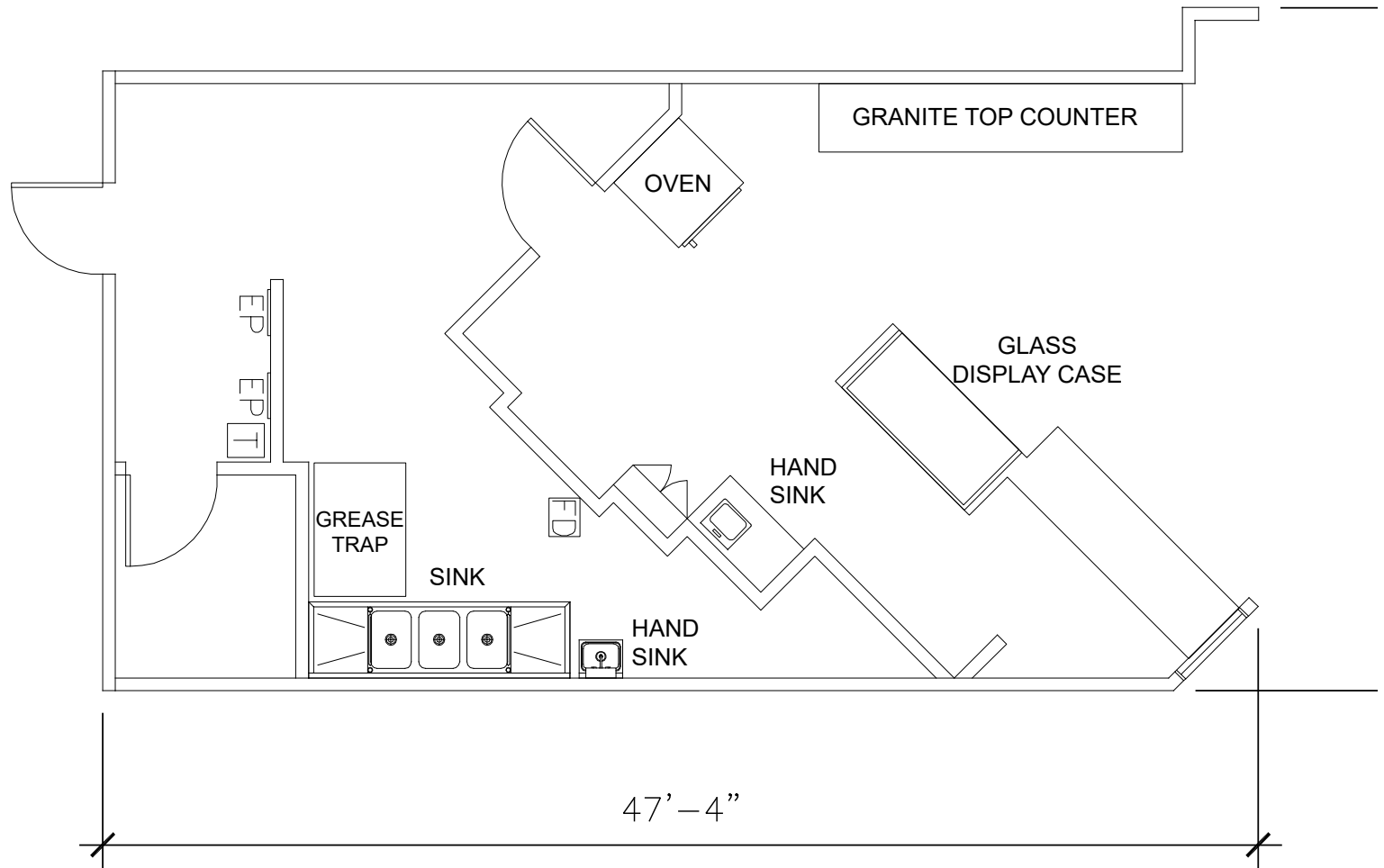
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FLOOR PLAN**



**AVAILABLE  
SUITE F611  
2,104 SF**

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**BAKERY SUITE - F611**



**AVAILABLE EQUIPMENT**



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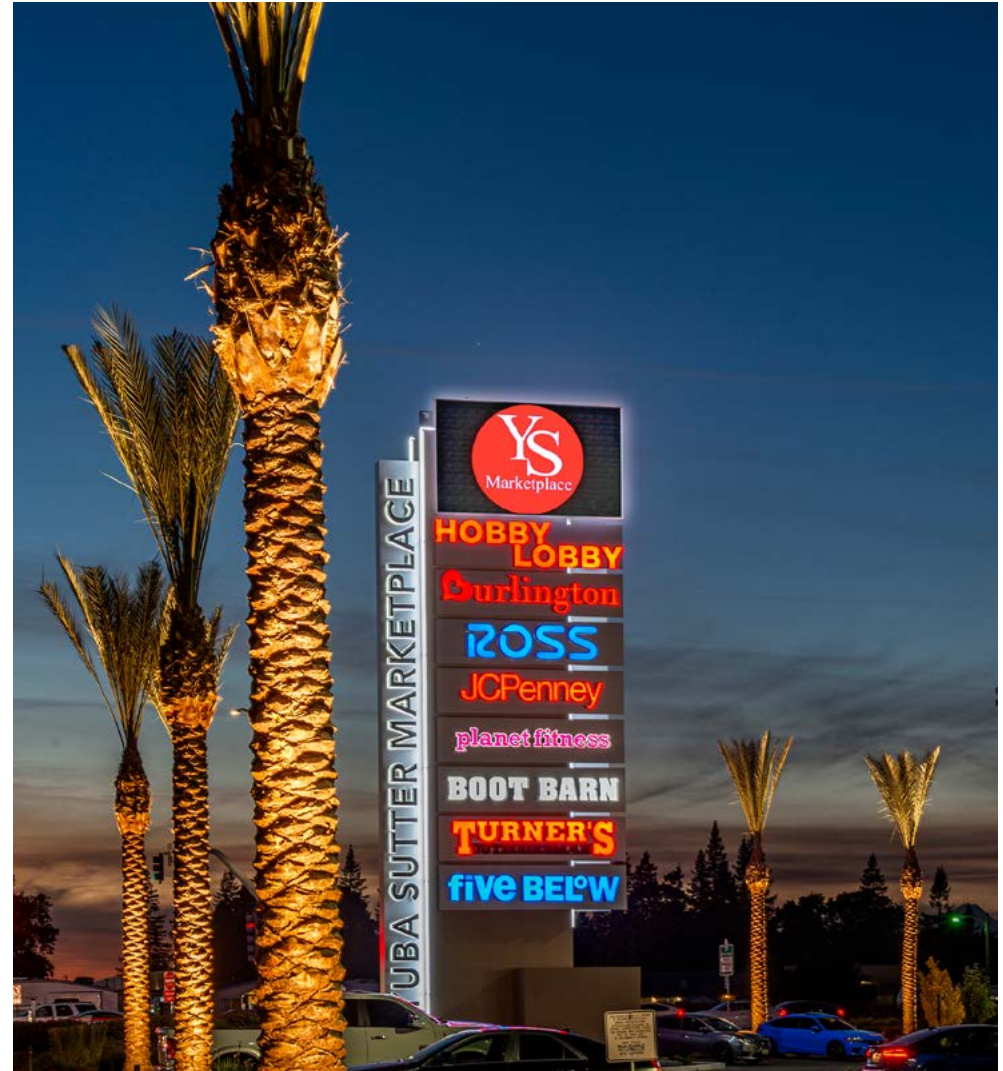
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