

HILLCREST PLAZA
229 CLARK AVE
YUBA CITY, CA
FOR LEASE
1,159 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

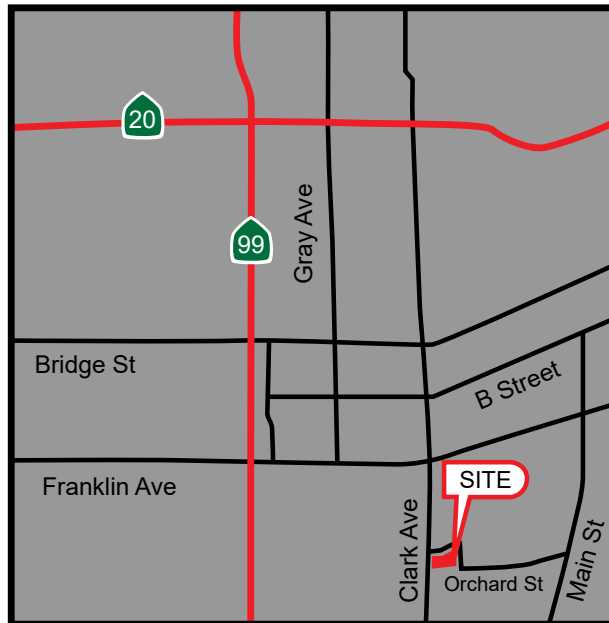
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FEATURES:

- Located on well-traveled Clark Rd
- Strong residential population
- Well maintained property
- Large monument sign and building signage available
- Turn-key salon suite available

**PROPERTY DETAILS:**

Hillcrest Plaza is a unique retail center developed from a former 16,000 SF grocery store into an approximately 38,000 SF building with “mall” space and mezzanine.

Surrounded by a mix of commercial buildings, churches, a school and residential developments.


KING
 ENERGY

Tenants save up to
10% vs traditional
utility costs.

LEASE RATE:

Suite N*: 1,159 SF \$1,159.00, (\$1.00 PSF, NNN)

NNN costs are approximately \$0.38 PSF.

*Available with 30 days' notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	16,629	79,264	122,624
2023 Average HH Income:	\$67,579	\$76,663	\$77,988
Traffic Count @ Clark Rd:		9,188	

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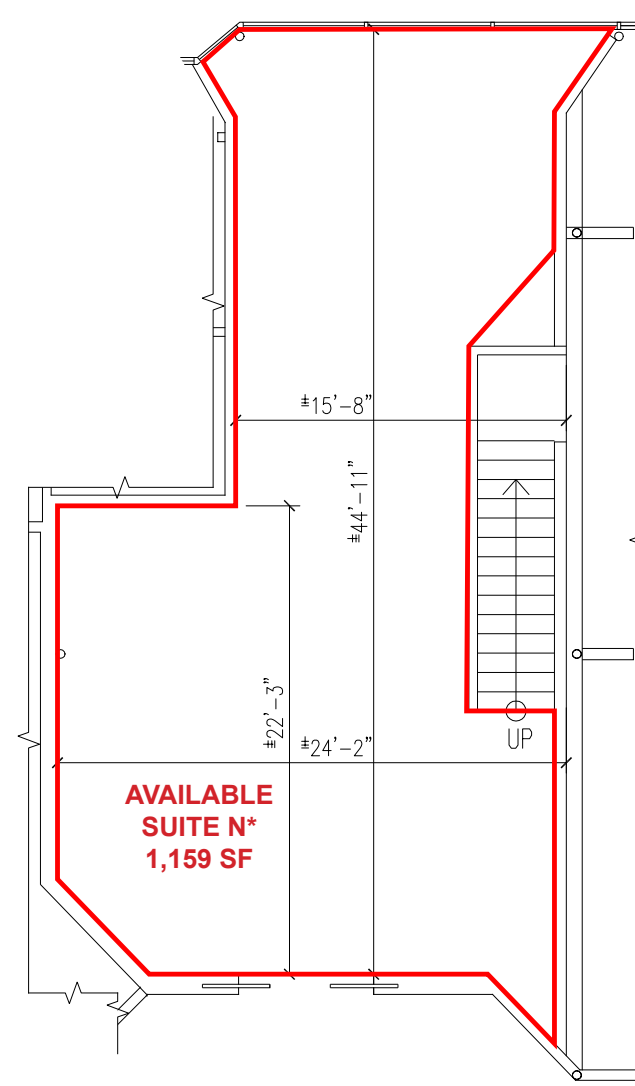
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
N*	1,159	\$1.27 PSF, NNN	\$1,270.00

NNN costs are approximately \$0.38 PSF.

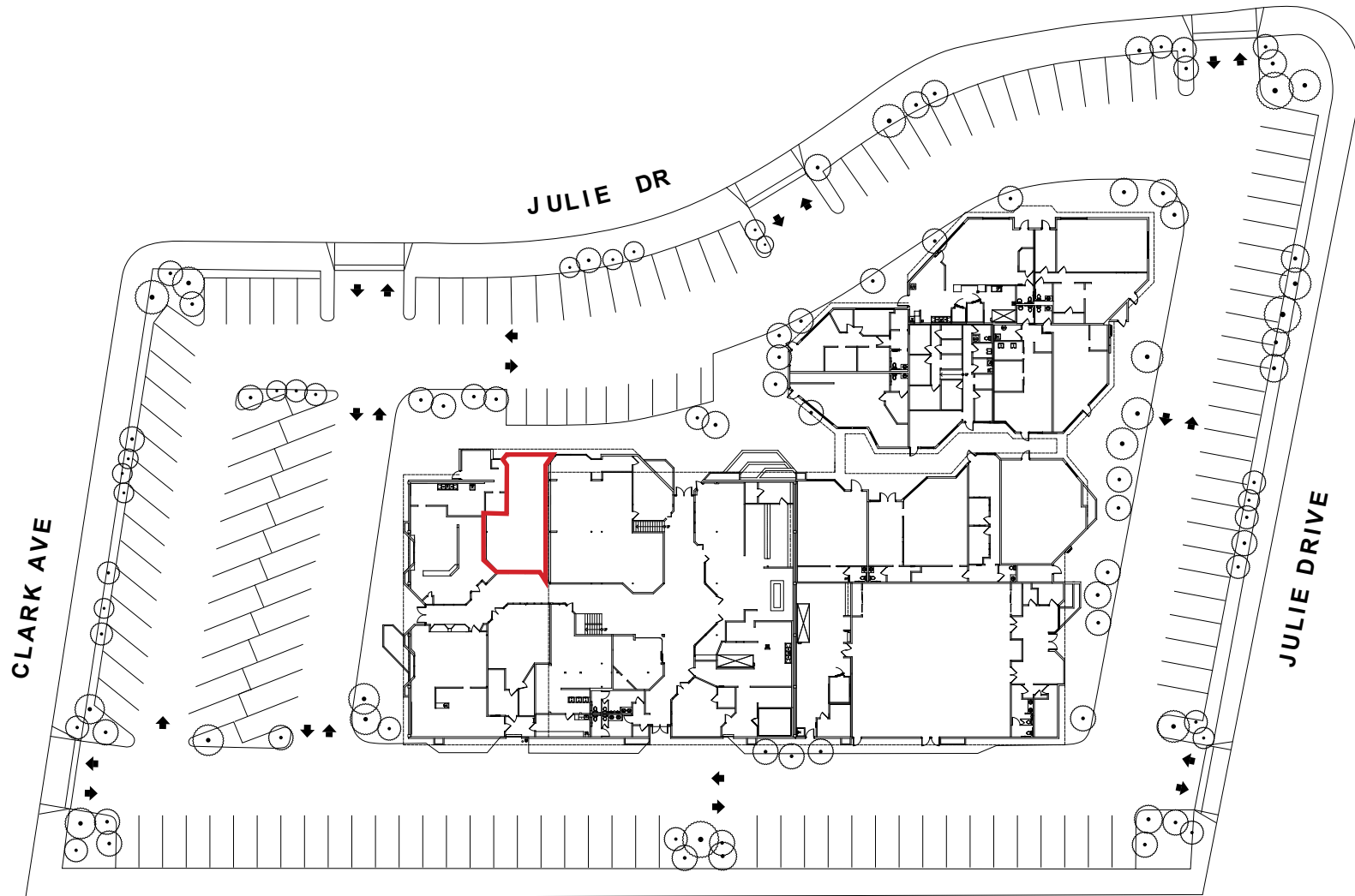
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SITE PLAN



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