

FEATHER RIVER SHOPPING CENTER

SWQ of Feather River Blvd & N. Beale Rd along HWY 70, Marysville, CA



COSTCO - NOW OPEN

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Feather River Shopping Center is conveniently located in the heart of Yuba County at SWQ of Feather River Blvd & N. Beale Rd along HWY 70, Marysville, CA 95901. The center will be delivering consumers with a regional shopping hub complete with many national retailers. The 405,450 square foot center has direct exposure to 1,750' of Highway 70 and its 50,000 daily travelers. Feather River Shopping Center offers:

- The best in class retail anchor, Costco Wholesale!
- Yuba County has committed to a significant capital injection to improve the local corridor via the Yuba County Community Development & Services Agency, Board of Supervisors and Community Development Block Grant. The revitalization will improve storefronts, roadways, sidewalks and infrastructure.
- Multiple Highway 70 on and off ramps to help provide a better customer experience.
- In addition to Yuba City and Marysville, the center will pull consumers regionally from towns such as Colusa, Sutter, Live Oak, Browns Valley, Penn Valley, Wheatland, Plumas Lake. This regional draw is estimated to encompass a population of approximately 200,000.

SQUARE FEET

±405,450

NOTABLE TENANTS

**COSTCO,
FOODMAXX, WENDY'S**

GET TO KNOW
YOUR NEIGHBORS.





Feather River Shopping Center aligns with the most predominantly used path of travel for Yuba College that enrolls 5,175 students, Beale Air Force Base with a population of 1,303, and Peach Tree Country Club which has a large amount of members and employees.

LOCATION

Yuba County benefits from a strong presence of market leaders from varying economic sectors making it a dynamic trade area. The local economy is diversified while providing The diversified such as:

- Municipal – Yuba County is business friendly and welcome new development.
- Armed Forces – Established in the 1940s and once home to the SR-71, there approximately 1,300 personnel currently living on base which is directly east on N. Beale Rd 7.5 miles.
- Entertainment – Feather River Shopping Center will complement the Hard Rock Hotel & Casino who chose Yuba County in 2019 for their 300,000 square foot resort which includes a 169 room hotel, 14,000 square foot casino floor and a 10,000 square foot event center.
- Agriculture – In 2021 Yuba County’s agricultural production was valued at approximately \$278M which is an increase of 29% from 2020. The two leading commodities are Rice (\$100M) and Walnuts (\$55M).
- Medical – The only hospital in Yuba County is Adventist Health Rideout is located less than 2 miles from the Feather River Shopping Center. This medical facility has more than 2,400 staff members.
- Music / Arts – Toyota Amphitheater is the regions only large scale outdoor concert venue which regularly holds events with nationally recognized performers. The venue has a capacity of 18,500.

IMPROVEMENTS

The county of Yuba has announced that the revitalization of Lindhurst Avenue Corridor is still a top priority as it has been for the last 9 months. The results of this beautification include: the funding of engineering and design of sidewalks, bike lanes, street paving, landscaping, lighting and transit enhancements. Additionally, property grants were awarded to business owners on the corridor to make improvements to their existing businesses. With additional grants awarded to do general clean up of the corridor including trash and graffiti removal and drainage improvements to completed by May of 2023. The county is also cracking down on code enforcement to help maintain the preservation of progress and further the aesthetics of the corridor.



Walmart
Supercenter



ARCO
ampm

TACO BELL



EASY FREEWAY ACCESS

N BEALE RD

N BEALE RD



22,953 ADT



LINDHURST AVE



COSTCO
WHOLESALE



SCALES AVE

53,363 ADT

TRADE AREA & DEMOGRAPHICS



| | 1-Mile | 3-Mile | 5-Mile | 7-Mile |
|---|----------|----------|----------|-----------------------|
|  2024 Total Population | 7,292 | 67,134 | 125,639 | 135,612 |
|  2024 Daytime Population | 6,793 | 62,782 | 117,440 | 127,346 |
|  2024 Total Employees | 1,627 | 22,638 | 41,257 | 44,481 |
|  2024 Total Households | 2,268 | 22,481 | 41,708 | 45,182 |
|  2024 Average Household Income | \$67,780 | \$87,265 | \$97,201 | \$101,485 |
| | | | HW 70 | N. Beale at Lindhurst |
|  Traffic Counts | | | ±53,363 | ±22,953 |

SITE PLAN & LEASING

FEATHER RIVER SHOPPING CENTER

SWQ OF FEATHER RIVER BLVD & N. BEALE RD ALONG HWY 70, MARYSVILLE, CA



| SUITE | TENANT | SQUARE FEET |
|-------------|-----------------------------------|-------------|
| Major 1 | Costco | 160,000 |
| Major 2 | FoodMaxx | 76,000 |
| Mid Major 1 | AVAILABLE (Divisible) | 8,500 |
| Mid Major 2 | AVAILABLE (Divisible) | 22,500 |
| Mid Major 3 | AVAILABLE (Divisible) | 22,600 |
| PAD 1 | AVAILABLE | 3,000 |
| PAD 2 | Wendy's | 3,000 |
| PAD 3 | Lease Executed | 3,000 |
| PAD 4 | AVAILABLE (Divisible) | 7,000 |
| PAD 5 | AVAILABLE | 9,000 |
| PAD 6 | AVAILABLE | 3,100 |
| PAD 7 | AVAILABLE | 3,000 |
| PAD 8 | NAP - Linda County Water District | 8,400 |
| PAD 9 | AVAILABLE (Divisible) | 47,000 |
| PAD 10 | AVAILABLE | 4,000 |
| Shop Space | AVAILABLE (Divisible) | 19,500 |



GALLELLI RETAIL TEAM

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YUBA - SUTTER REGION IMMEDIATE TRADE AREA



TOYOTA AMPHITHEATRE
& HARD ROCK CASINO

10 MILES



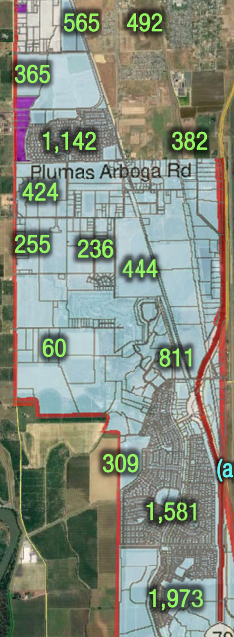
YUBA - SUTTER REGION HOUSING DEVELOPMENT



Active Subdivision Projects
 # of approved lots
 # of tentative/projected lots

| PROJECT | COMMENTS | TOTAL LAND AREA | TOTAL ESTIMATED FUTURE HOMES |
|--|---|-------------------------|------------------------------|
| El Margarita Master Plan (Yuba City - Sutter County) | Currently under review by Planning Dept. - pending review, anticipated construction could start late 2020 | ±650 ac | ±1,510 homes |
| Lincoln East Specific Plan (Yuba City - Sutter County) | LESP & EIR adopted 2010 - development contingent upon BSMP (Bogue Stewart Master Plan) | ±1,160 ac | ±4,865 homes |
| Bogue Stewart Master Plan (Yuba City - Sutter County) | Approval expected early 2019 - anticipated construction commencement 2020 | ±741.5 ac | ±2,517 homes |
| Plumas Lake Specific Plan (Yuba County) | Construction commenced. Full build out anticipated over the next 20 years | ±3,340 ac (residential) | ±13,000 homes |

Sources: Yuba City Planning Department, October 2018
 Yuba County Community Development Dept.



Plumas Lake Specific Plan
 ±13,000 total future homes
 (approximately 2,500 existing homes)

FOR MORE INFORMATION PLEASE CONTACT

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