

Retail 24/7.

NOW
LEASING

ORCHARD PLAZA

510-550 BOGUE ROAD

YUBA CITY :: CA 95991

PAD &
SHOP SPACE
AVAILABLE



FOR MORE INFORMATION
PLEASE CONTACT:

Rick Martinez

Lic. 00991459

+1 916 446 8233

rick.martinez@cbre.com

www.cbre.com/rick.martinez

CBRE, Inc.

500 Capitol Mall, Suite 2400

Sacramento, CA 95814

T +1 916 446 6800

F +1 916 446 8750

www.cbre.com/sacramentodt

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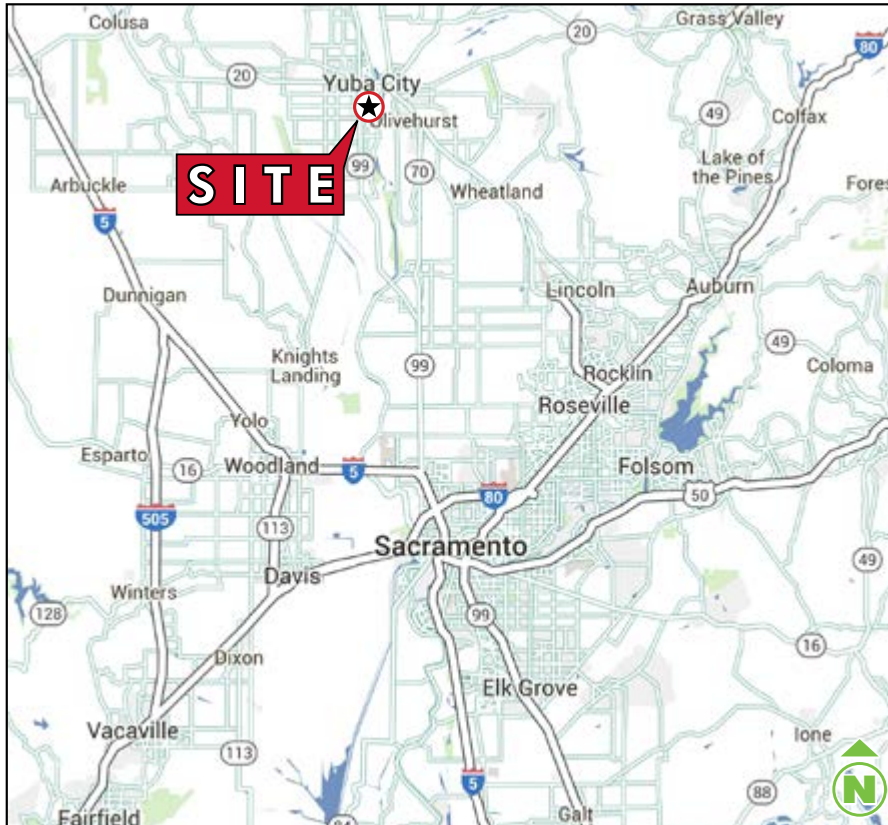
ORCHARD PLAZA

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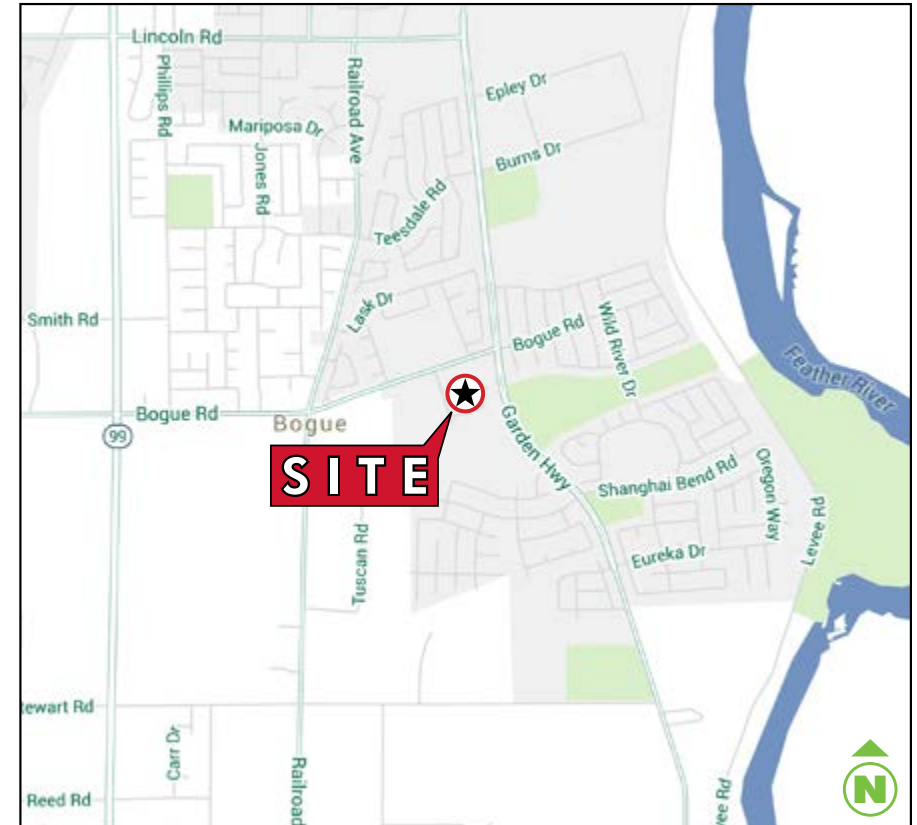
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

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PROPERTY INFORMATION

Orchard Plaza is a ±37,716 square foot neighborhood center anchored by Tower Market, Chevron and Starbucks. The property is located on the southwest corner of Bogue Road and Garden Highway in Yuba City, CA. Yuba City is located midway between California's Capitol Sacramento, and Chico—a growing metropolitan area with unique opportunities to serve the local area.

Yuba City is the county seat of Sutter County where the economy is thriving on the emergence of new technologies and opportunities—particularly at Beal Air Force Base—while embracing new developments in traditional industries including agriculture, manufacturing and building materials.

HIGHLIGHTS

- :: Shop space available
- :: Anchored by Tower Market, Chevron, and Starbucks
- :: Newly remodeled
- :: Strong traffic counts
- :: Signalized intersection
- :: Strong day and evening population
- :: Trade area includes Beale Air Force Base, a major area employer with annual military payroll of over \$96 million
- :: Trade area growth is fueled by a high quality of life with affordable housing
- :: Pylon signage available

DEMOGRAPHICS (2015 EST.)

Population

1-mile	11,782
3-mile	53,453

Average Household Income

1-mile	\$75,464
3-mile	\$62,660

Median Household Income

1-mile	\$59,825
3-mile	\$47,476

Daytime Employment (3-mile)

Employees	18,003
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Significant Employers (3-mile)

Employers	Employees
Rideout Regional Medical Center	2,000
Walmart Supercenter	450
Yuba City Unified School District	200
Larry Geweke Ford	200
Winco Foods	175
Siller Bros Aviation Division	150
Yuba City High School	130

Source: Nielsen

TRAFFIC COUNTS

Bogue Road (2008)	12,048 ADT
Garden Highway (2009)	11,587 ADT
Highway 99 at Bogue Road (2014)	24,200 ADT

Source: City of Yuba City; Caltrans

ORCHARD PLAZA

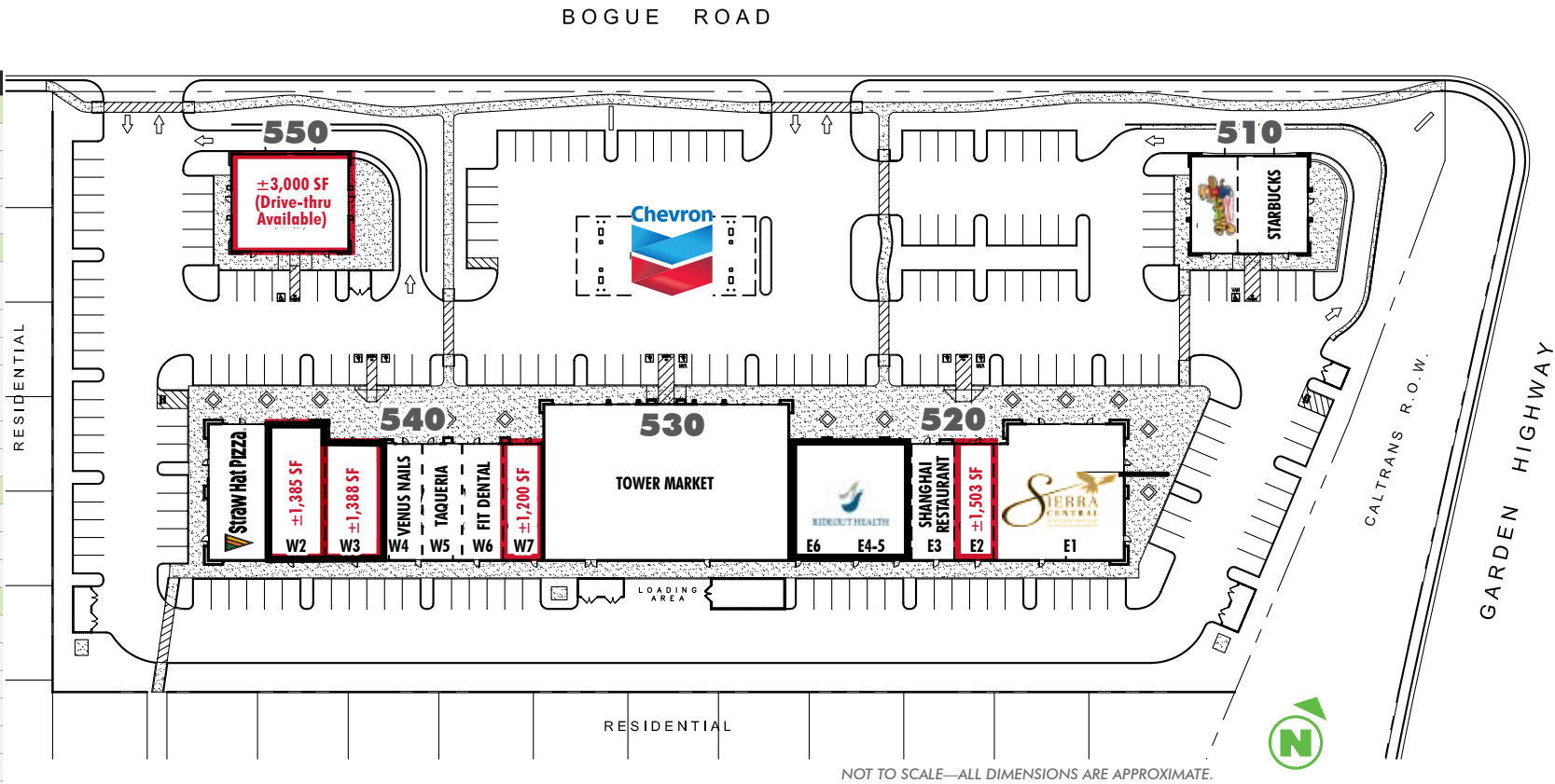
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SITE PLAN

SUITE	TENANT	SF (±)
510 BOGUE ROAD		
N/A	Yorks Yummies	1,200
N/A	Starbucks	1,800
	TOTAL BUILDING SF	3,000
520 BOGUE ROAD		
E1	Sierra Central Credit Union	2,619
E2	AVAILABLE	1,503
E3	Shanghai Restaurant	1,398
E4-6	Fremont Rideout Health	4,080
	TOTAL BUILDING SF	10,800
530 BOGUE ROAD		
	Tower Market	10,000
	TOTAL BUILDING SF	10,000
540 BOGUE ROAD		
W1	Straw Hat	3,007
W2	AVAILABLE	1,385
W3	AVAILABLE	1,388
W4	Venus Nails & Spa	1,155
W5	Veronica's Tacqueria	1,170
W6	Fit Dental	1,611
W7	AVAILABLE	1,200
	TOTAL BUILDING SF	10,916
550 BOGUE ROAD		
	AVAILABLE	3,000
	TOTAL PROJECT SF	37,716

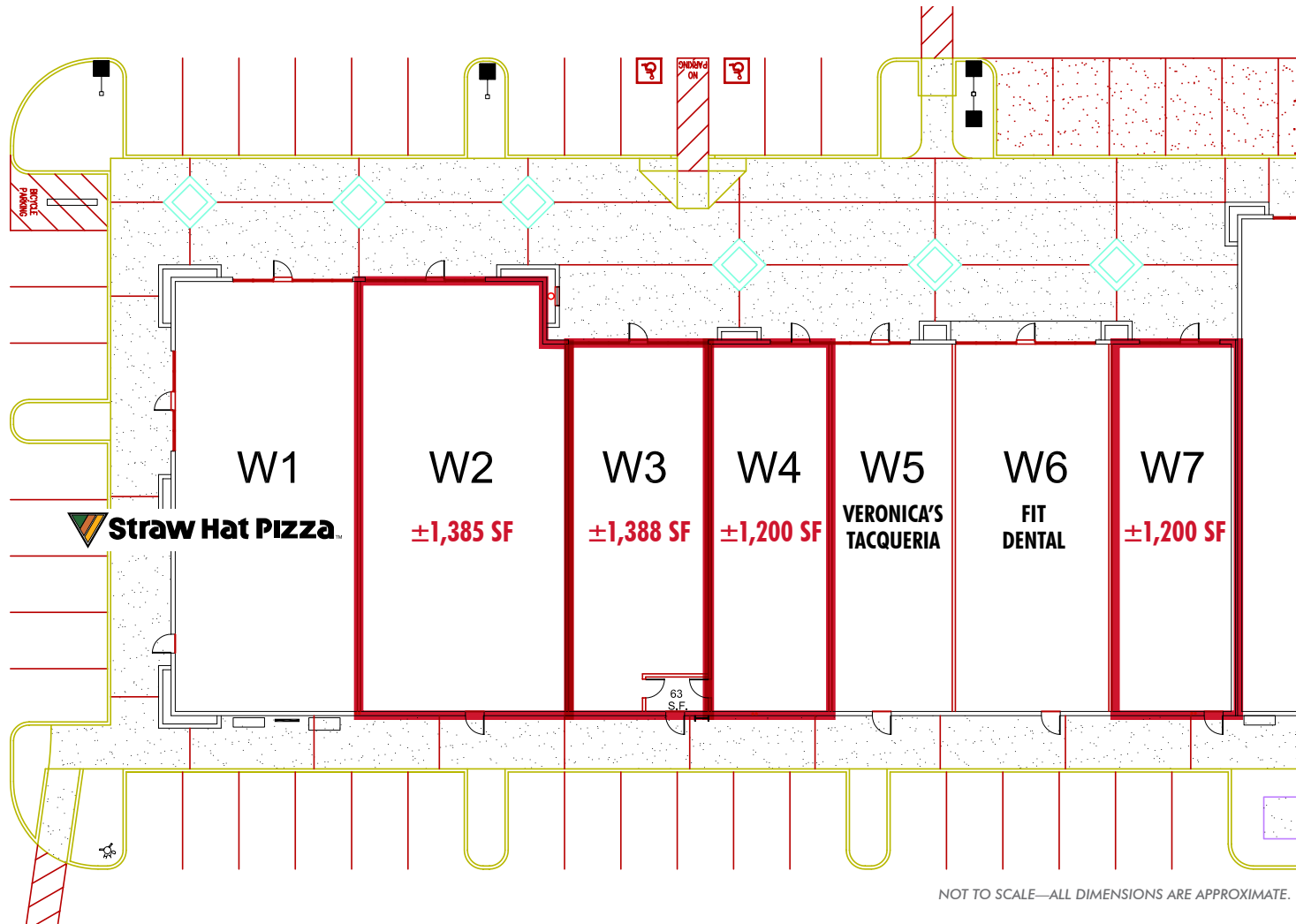


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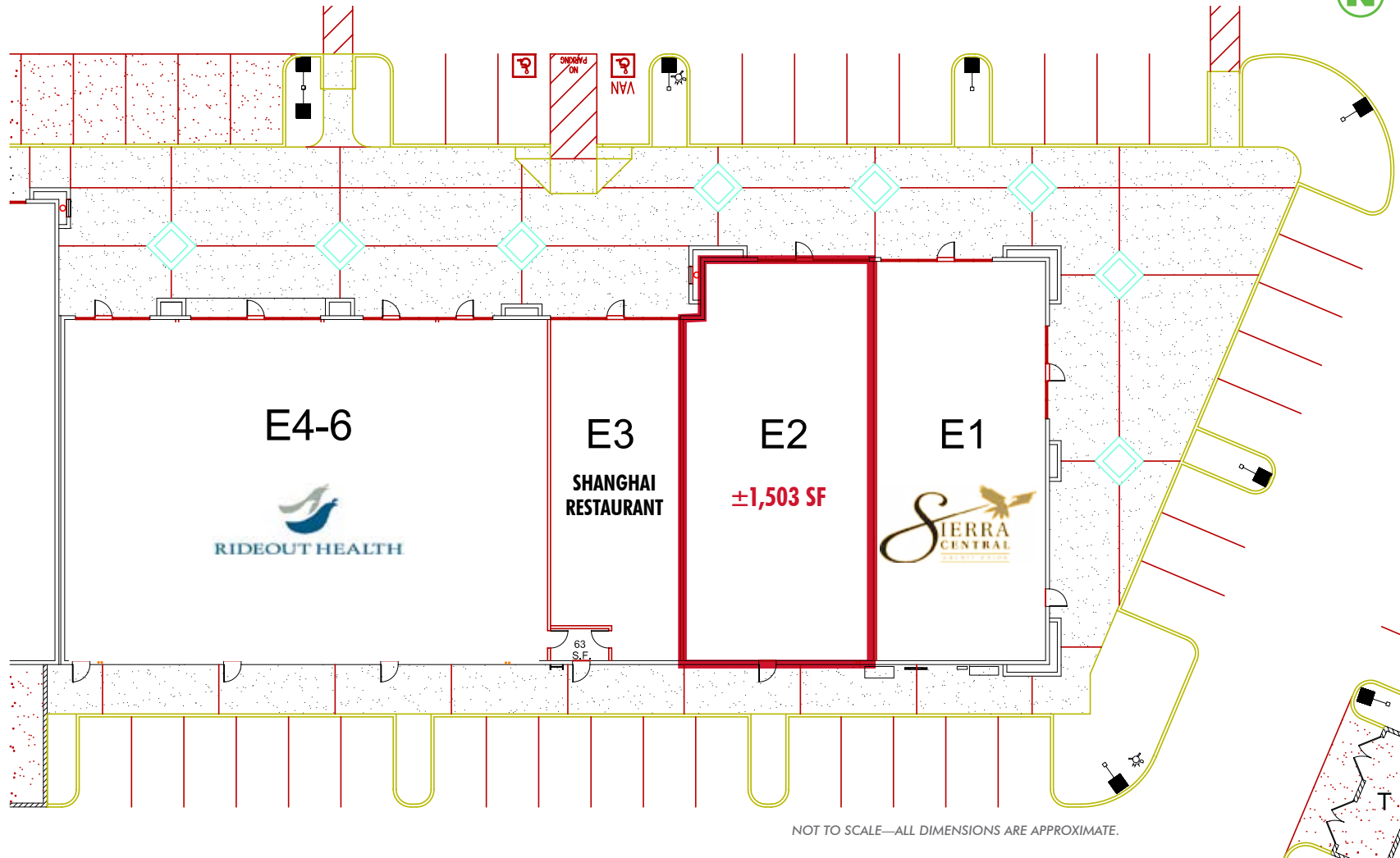
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FLOOR PLAN | 540 BOGUE ROAD



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

FLOOR PLAN | 520 BOGUE ROAD

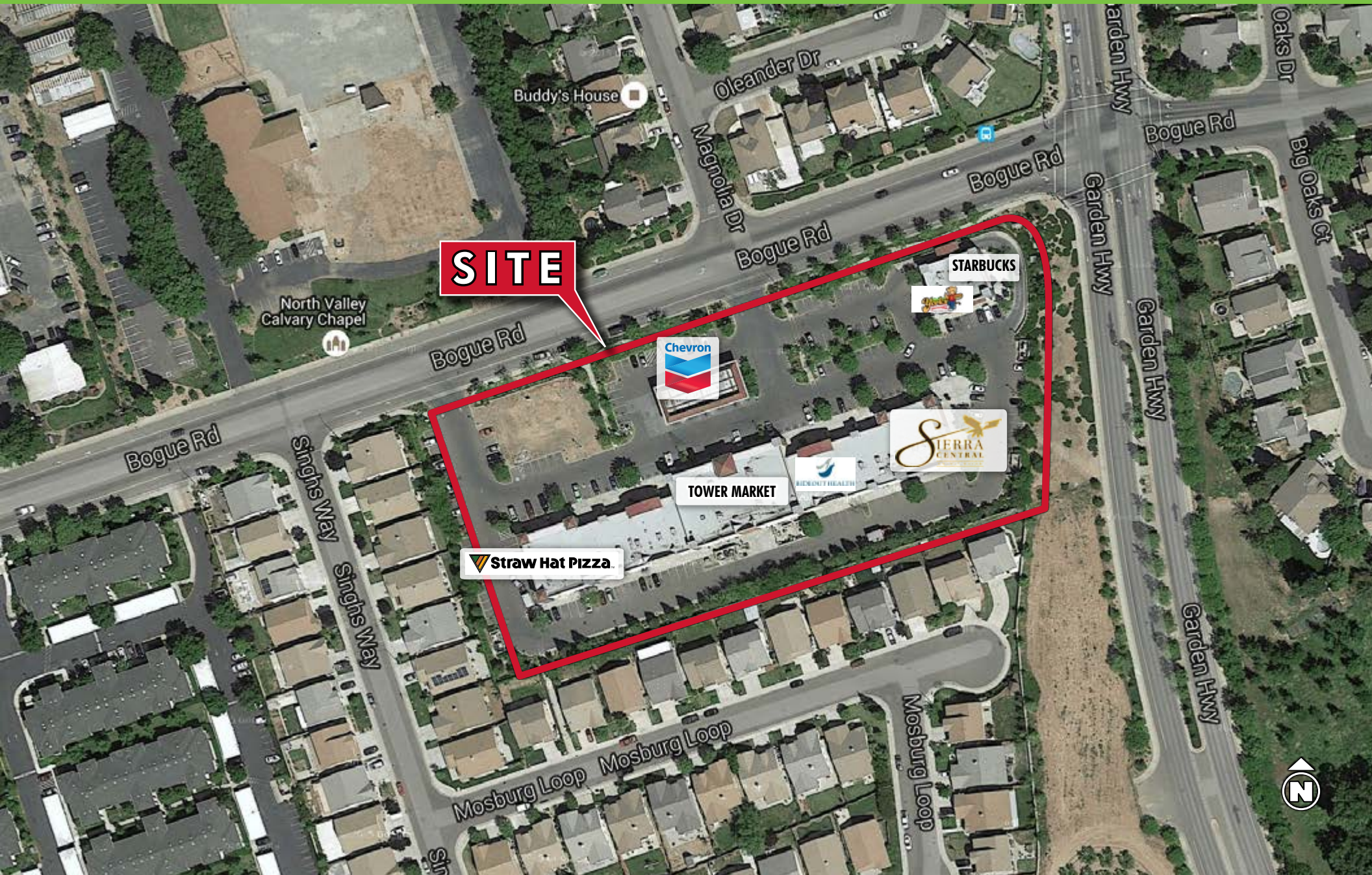


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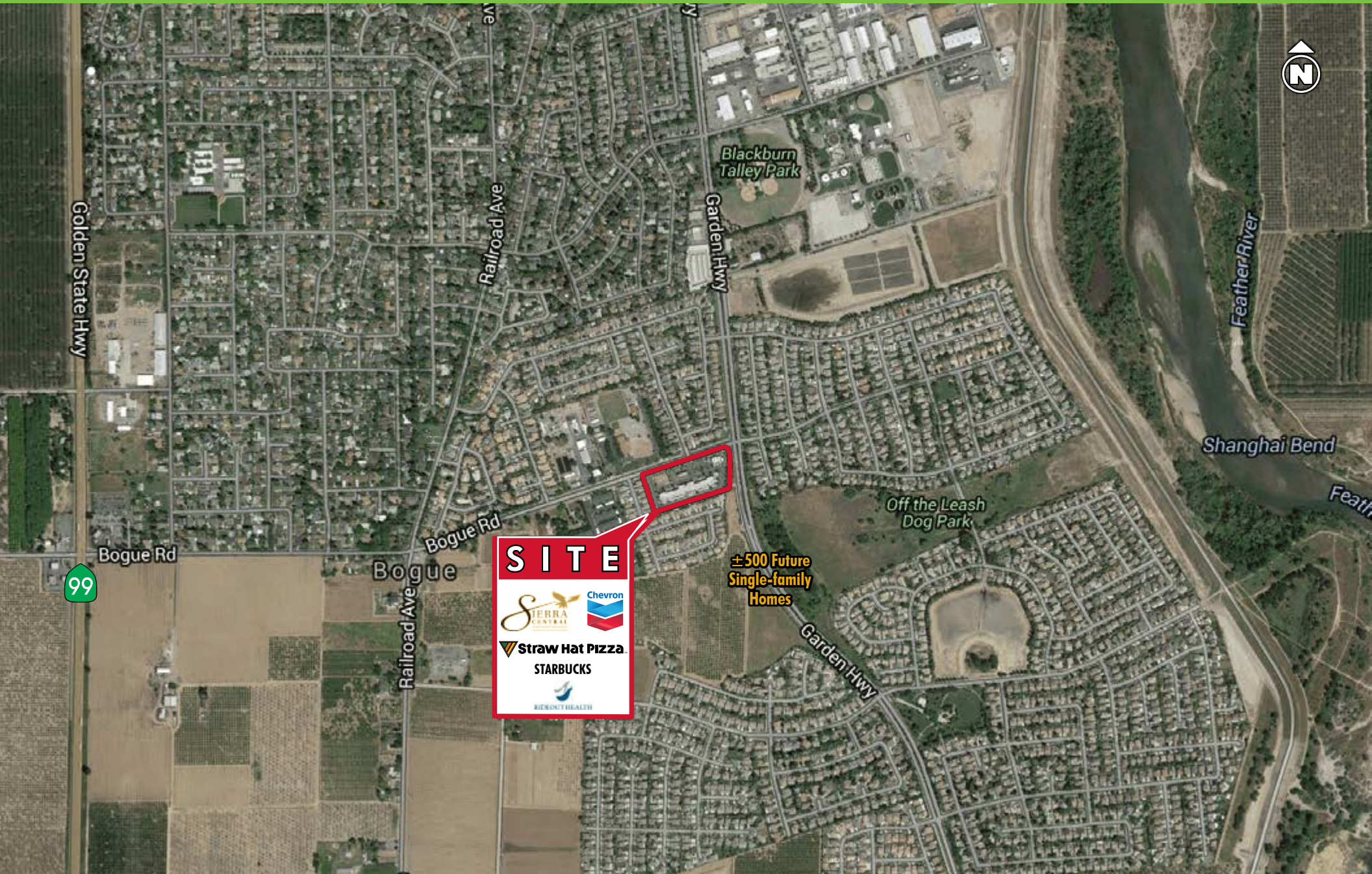


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SITE



Straw Hat Pizza

STARBUCKS



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