Marcus & Millichap
DUONG INVESTMENT GROUP

SHERWIN WILLIAMS SHOPPING STRIP

1191 BRIDGE ST, YUBA CITY, CA 95991



INVESTMENT OVERVIEW

Investment Highlights

Sherwin-Williams Anchored Three-Tenant Retail Strip — Corporate-Backed Convenience Anchor in a Densely Populated Infill Location

Prime Infill Location One Block from Hwy 99, a Regionally Significant Arterial Roadway Connecting Sacramento to Redding with a Combined Traffic Count of Over 53,000 CPD

100% Occupied by an Internet-Resistant, Service-Based Tenant Mix Anchored by Daily-Needs Uses

Rare Northern California Infill Offering

- **Irreplaceable Yuba City Location** — Fully Built-Out, Densely Populated Trade Area with Significant Barriers to New Retail Construction
- **Corporate-Backed Sherwin-Williams Anchor** — 68% of the GLA Occupied by Sherwin-Williams, (±5,400 Locations Globally, $23.57B in Annual Revenue, BBB Credit Rating by S&P)
- The Leases Feature 3% Annual Rental Increases, Providing Consistent Income Growth and a Strong Hedge Against Inflation Over the Term
- 32% of the Center has Rents Significantly Under Market, Allowing for Value-Add Potential in the Future

Pride of Ownership Yuba City

- **One of California's Fastest-Growing Cities** - Yuba City has Been Ranked Among the Fastest-Growing Cities in California According to Recent California Department of Finance Data.
- **Most Rapidly Growing County in California** - Sutter County, where Yuba City is Located, has Ranked as the Fastest-Growing County in the State.
- **Affordable Northern California Alternative** - Yuba City Offers a Lower Cost of Living Relative to Major California Metros while Maintaining Proximity to Sacramento.
- **Dense, High-Volume Consumer Trade Area** — Over ±116,000 Residents Within Five Miles, Providing a Deep Daily-Needs Customer Base for the Center's Service-Oriented Tenant Mix







INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Sherwin Williams Shopping Strip
Property Address	1191 Bridge St Yuba City, CA 95991
Assessor's Parcel Number	052-040-024-000
Current Occupancy	100%
Year Built	1965
Gross Leasable Area (GLA)	±10,720 Square Feet
Lot Size	±0.92 AC (±40,075 Square Feet)

Pricing

Price	$1,968,548
Cap Rate	6.77%
Price/SF	$183.63

Annualized Operating Data

	Current
Gross Potential Rent	$143,253
Expense Reimbursements	$21,124
Effective Gross Income	$164,377
Less Expenses	($31,148)
Net Operating Income	**$133,229**

Expenses

	Current
Property Tax (1.1000%)	$21,654
Insurance	$2,420
Professional Fees	$150
CAM-Utilities/Misc	$2,124
Property Management	$4,800
Total Expenses	**$31,148**
Expenses/SF/Year	$2.91

FINANCIAL ANALYSIS

Rent Roll - As of October 2026

Tenant Name	GLA	% of GLA	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options
Sherwin Williams	7,270	67.82%	12/31/2037	$9,158.89	$1.26	NNN	3% Annual	Two, Five-Year
AJ Sandwiches	3,450	32.18%	12/31/2028	$2,393.00	$0.69	Gross	Annual CPI 3% Max	Three, Five-Year
Flower Kiosk	N/A	N/A	01/30/2027	$385.88	N/A	Gross	5% Annual	Three, One-Year
Total Available: **Total Occupied:**	**0 SF** **10,720 SF**		**Monthly:** **Annual:**	**$11,937.77** **$143,253.24**				

MARKET OVERVIEW

The City Of Yuba City

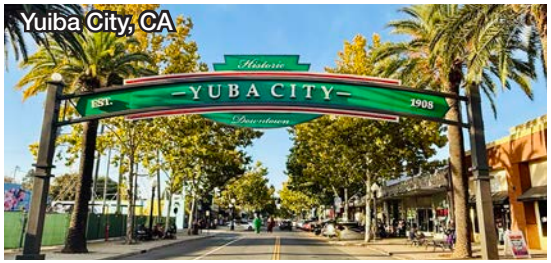
The Yuba City MSA serves as the primary commercial hub for the Yuba-Sutter region, with a metro population base of approximately 187,000 residents and steady growth over the past several years. The market benefits from a contained regional trade area, where daily-needs retail, grocery, services, education, healthcare, agriculture, food processing, and local government activity support recurring consumer demand.

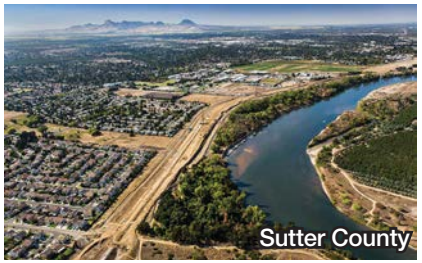
Retail fundamentals are supported by Sutter County's established household base, regional shopping patterns, and a local economy anchored by healthcare, retail trade, agriculture, food processing, education, and public-sector employment. County-level retail sales exceed $1.8 billion, reinforcing Yuba City's role as the dominant retail node for surrounding communities and smaller outlying areas.

Nearby schools, grocery anchors, discount retailers, service tenants, and area employers support consistent daily-needs traffic. Sunset Growers / Sunset Moulding, identified as a nearby major employer with more than 620 employees, adds a meaningful daytime population driver within the surrounding trade area.

Local aviation infrastructure is supported by Sutter County Airport and Yuba County Airport, both serving the Yuba-Sutter area. Yuba County Airport adds a larger regional aviation asset, with approximately 35,300 annual aircraft operations, averaging nearly 97 operations per day, primarily from general aviation activity.

For private investors, the market offers a practical retail profile: a stable regional consumer base, limited competing urban cores, strong highway connectivity, nearby employment drivers, and proximity to necessity-based shopping centers.





Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$75,579	$91,906	$88,279
Average Household Retail Expenditure	$71,734	$79,744	$78,427
2025 Daytime Population	17,902	75,058	98,087
Population			
2030 Population	14,927	79,890	113,840
2025 Population	14,900	79,557	112,659
2020 Population	15,291	81,359	113,584
Households			
2030 Households	5,379	27,761	39,058
2025 Households	5,361	27,597	38,514
2010 Households	5,051	25,877	35,294

Nearby Attractions **Proximity to Subject Property

Yuba City High School



Sunsweet Growers



Yuba Sutter Marketplace



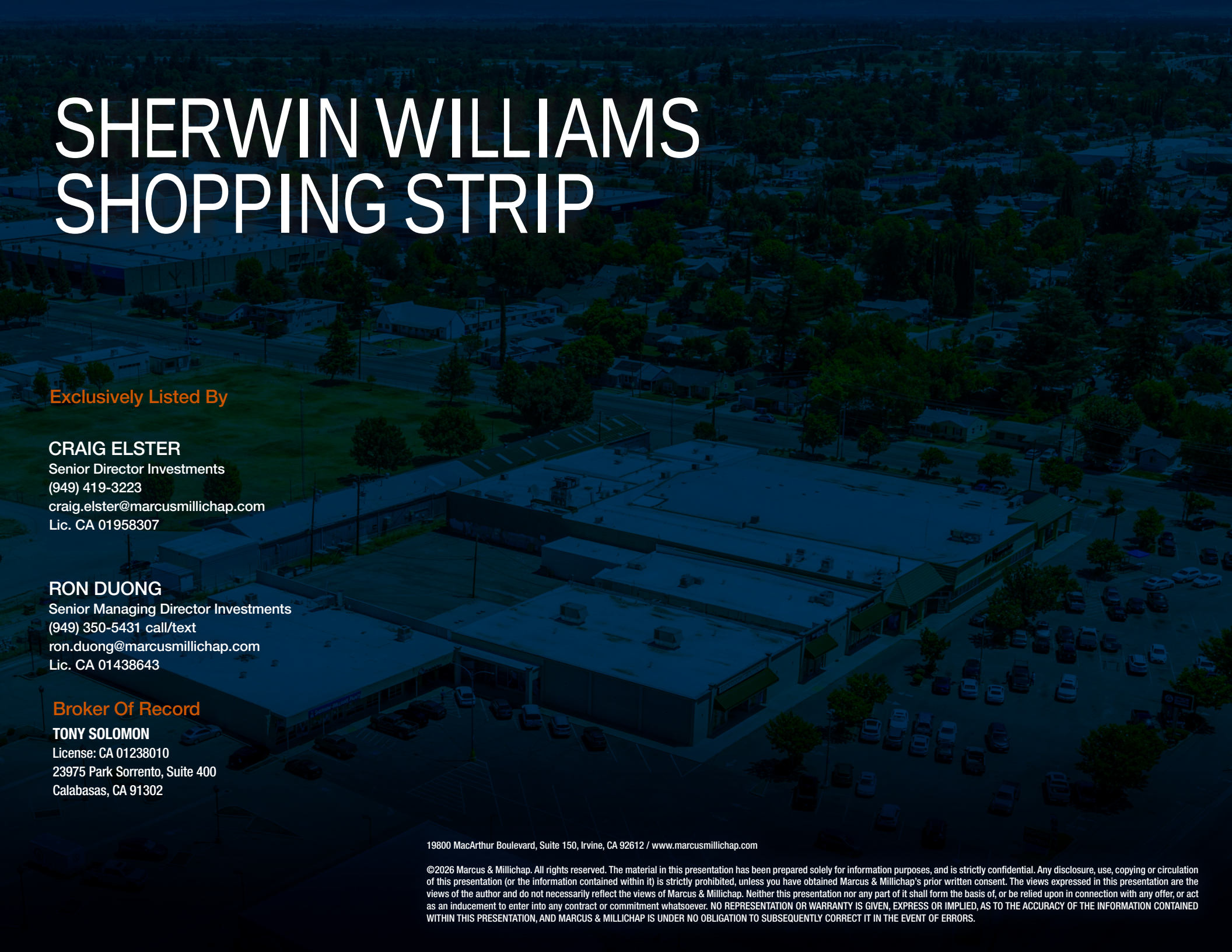
Yuba County Airport



Yuba City Marketplace



SHERWIN WILLIAMS SHOPPING STRIP



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