

STROMER REALTY COMPANY OF CALIFORNIA



2.27 ACRES
Commercial Property
Yuba City, CA
Lic. 01050665

Stromer Realty Company of California
Logan Taylor | DRE # 02062799
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



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LOCATION: The 2.27 acres is located on the north side of Highway 20 just west of George Washington Blvd in Yuba City, California. Yuba City is located about 45 miles north of Sacramento.

EGRESS/INGRESS: The property has very good ingress and egress from the paved frontage road bordering the south side of the property. there is also a four-way stoplight at George Washington Blvd for easy access off of Highway 20.

SIZE: The size of the property is 2.27 acres but the final size may vary slightly at the completion of the parcel split.

ZONING: The property is zoned commercial - office park with a zoning designation of C-O from the City of Yuba City.

PROPERTY USES: With the C-O zoning there are approximately 22 permitted uses for the property. There are also an additional 11 uses that are possible with a use permit obtained through the city approval process. (Please see the attached listed of uses allowed on the property.)

COMMENTS: The creation of the 2.27 acres has been approved by the City of Yuba City. the owner must now finish the parcel split and install the curb, gutter, and sidewalk for the property. The sewer and water lines abutt the property and each of them will be stubbed to the property.

PRICE: \$695,000 (\$7.00 per square foot)



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10/2020

Yuba City, CA Code of Ordinances

Uses	Permitted ⁽¹⁾	Use Permit ⁽³⁾	Specific Standards
Art galleries	X		
Banks and savings and loans that primarily provide direct service to the public	X		
Churches		X	
Commercial coach (temporary)		X	Sec. 8-5.5101
Cultural and community centers	X		
Day care center	X		
Drive-thru facilities		X	
Employment agency	X		
Health clubs	X		
Heliports		X	
Hospitals		X	
Laboratories (medical, dental and optical)	X		

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11/9/2020

Yuba City, CA Code of Ordinances

Uses	Permitted ⁽¹⁾	Use Permit ⁽³⁾	Specific Standards
Libraries and museums	X		
Mortuary		X	
Offices (administrative, business, government, medical and professional)	X		
Office (insurance and real estate sales)	X		
One-family residence or multiple-family residence (4)		X	
Outdoor sales (temporary)	X		Sec. 8-5.5103
Outdoor storage and sales areas	X		Sec. 8-5.5905
Pharmacies, prescription	X		
Public utilities		X	Sec. 8-5.5107
Public and quasi-public		X	
Rotating church cold weather shelter		X	Sec. 8-5.5112
Security/detective agencies	X		

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19/2020

Yuba City, CA Code of Ordinances

Uses	Permitted ⁽¹⁾	Use Permit ⁽³⁾	Specific Standards
Schools (music, dancing, photography, art and broadcasting)	X		
Service and social clubs	X		
Skilled nursing/intermediate care facilities		X	
Studios (music, dancing, photography, art and broadcasting)	X		
Support services ⁽³⁾	X		
Tax consultant	X		
Title insurance company	X		
Trade schools	X		
Travel agency	X		

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