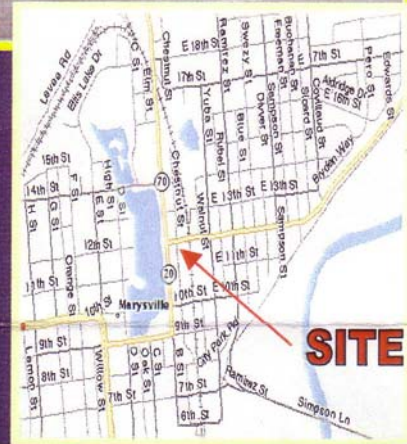




**LAKEVIEW
DEVELOPMENT**

LEASING OPPORTUNITY

HIGHWAY 20 & HIGHWAY 70 MARYSVILLE, CA



LAKEVIEW CENTER

Anchor Tenant:

Circle K Convenience store - 4,187 SF
6 Pump Gas Station & Car Wash

Available Space: ±3,100 SF of Retail Space
with drive-thru possibilities

Features:

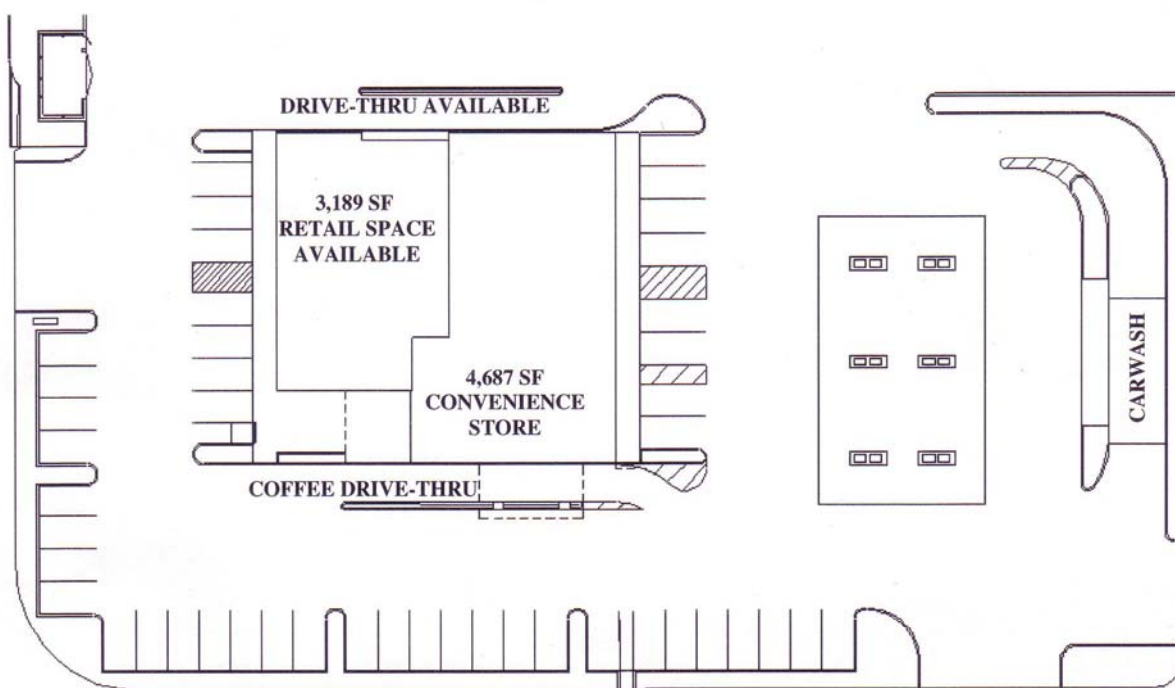
- Premier traffic count at 31,000 ADT
- Gateway to the Sierra's at Intersection of Highway 20 and Highway 70.
- Thoroughfare to recreation areas at Lake Oroville, Collins Lake, Englebright Lake and Bullard's Bar
- Lakeside Patio Seating

Information Call:

RHONDA JONES
(530) 742-7614
rjones.lakeview76@
sbcglobal.net



**LAKEVIEW
DEVELOPMENT**



SITE AREA: ± 1.225 Acres (53,383 S.F.)

BUILDING AREA:

Convenience Store: 4,687 SF
Available Retail Space 3,189 SF

REQUIRED PARKING:

18 Parking Stalls
16 Parking Stalls

TOTAL REQUIRED:

34 Parking Stalls

TOTAL AVAILABLE:

45 Parking Stalls

POPULATION CHANGE 2001 - 2002					Housing prices, data from Sutter Yuba Association of Realtors				
COUNTY	REVISED (7-1-01)	PROVISIONAL (7-1-02)	NUMBER	PERCENT		Average sold, 3rd qtr. 2001	Average sold, 4th qtr. 2001	Average sold, 3 rd qtr. 2002	Average sold, 4th qtr. 2002
Yuba	61,200	62,400	1,200	1.96%	Yuba City	156,399	155,742	192,957	197,949
Sutter	80,700	82,500	1,800	2.23%	Marysville	115,187	118,595	132,447	147,607
TOTAL	141,900	144,900	3,000	4.19%	Yuba/Sutter Counties (all areas)	132,043	135,406	163,048	165,039