



**FOR LEASE**

**Park Place**

1595 N. Beale Road and 6007 Park Ave  
Marysville, CA 95901

Property Features:

- ❖ Two mixed-use shell building totaling 20,000 sqft (approx)
  - We can partition based on your sqft needs.
  - If drive-thru is required, we can try to accommodate.
- ❖ Land zoned **NMX** (Neighborhood Mixed Use) – allows both commercial and residential
- ❖ Perfect location – Close to Beale Air Force Base, Walmart, FoodMaxx, Yuba College, and residential EdgeWater community
- ❖ Strong traffic counts
- ❖ Serviced by local bus with a stop in front of property

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**CONTACT INFO:**

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- Edgewater, less than 1 mile from Site, is a recent residential community of single family homes. Avg income is \$66,954<sup>1</sup>.
- Plumas Lake, approx. 5 miles from Site, is a newer residential community. Avg income here is \$88,467<sup>1</sup>.

### 2021 Estimated Demographics

Radius	1-mile	3-mile	5-mile	10-mile
Population <sup>2</sup>	10,889	54,325	84,801	120,036

### Traffic Counts<sup>3</sup>

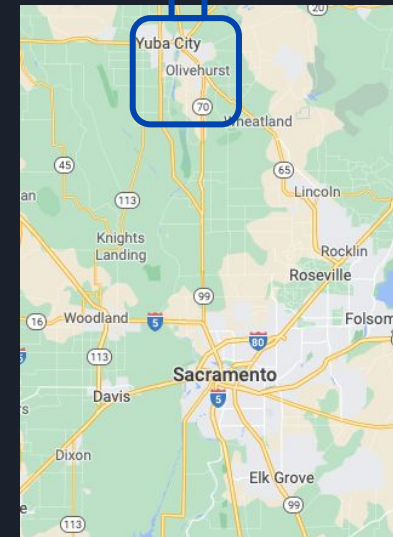
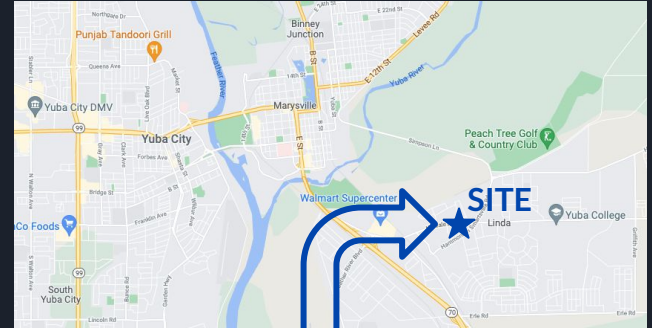
N Beale Rd (2019)	115,800 AADT
Hwy 70 (2019)	113,300 AADT

#### Sources:

<sup>1</sup> [Justice Map](#)

<sup>2</sup> [Free Map Tools](#)

<sup>3</sup> [Caltrans Traffic Counts](#)



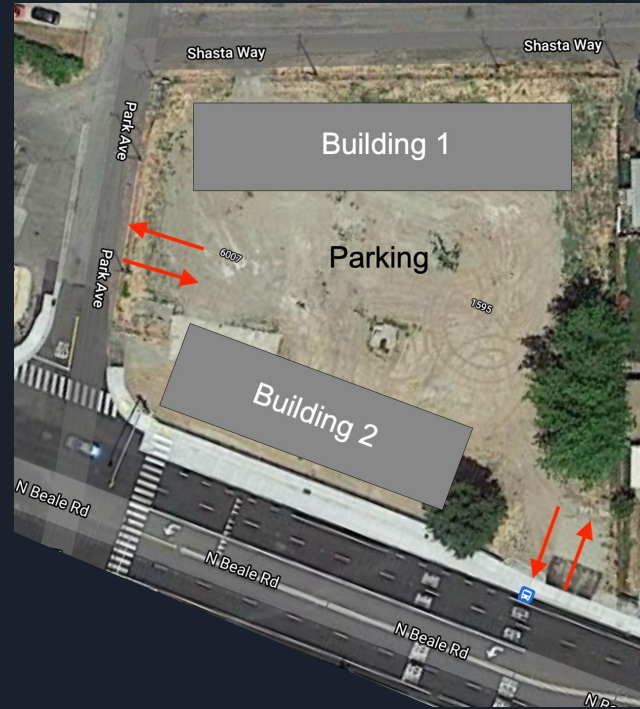
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Potential, tentative layout

- Building 1 ~ 12,000 sqft
- Building 2 ~ 8,000 sqft



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