

**AVAILABLE FOR SALE OR LEASE**  
**±26,946 SF**

**830 J STREET**  
**MARYSVILLE, CA 95901**



**Blair J. Wheatley**  
**Director**

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*COVID-19 Site Specific Plan for Tours*

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# ABOUT

830 J STREET  
MARYSVILLE, CA 95901

## PROPERTY PROFILE

<b>Location:</b>	830 J Street Marysville, CA 95901
<b>Space Available:</b>	±26,946 SF
<b>APN:</b>	010-026-007-000
<b>Zoning:</b>	Commercial
<b>Trade Area Neighbors:</b>	SaveMart, Mountain Mike's Pizza, Chase Bank & Yuba County Government Center



## PROPERTY HIGHLIGHTS

- Former CVS Pharmacy
- Ample Parking
- Excellent visibility off of HW 20/Colusa Avenue and great signage from scenic overlooking bridge.
- Located nearby Yuba County Government Center
- Excellent signage
- Neighborhood Location

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## DEMOGRAPHICS

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### TOTAL POPULATION

1 MILE

6,635

3 MILE

73,871

5 MILE

118,187



### DAYTIME POPULATION

1 MILE

12,125

3 MILE

79,604

5 MILE

116,897



### MEDIAN AGE

1 MILE

**32.9**  
YEARS OLD

3 MILE

**33.4**  
YEARS OLD

5 MILE

**33.9**  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

**\$37,748**

3 MILE

**\$49,919**

5 MILE

**\$54,567**



### TRAFFIC COUNTS



HIGHWAY 20 — — — — — **36,400 ADT**



TWIN CITIES MEMORIAL BRIDGE — — — **37,587 ADT**

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## AERIAL - CLOSE UP

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# AERIAL - FAR

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