

Yuba County

PLUMAS LAKE

CALIFORNIA

NOW LEASING | 1,200-13,230 SF AVAILABLE | FULL COMMISSION

NEC & SEC Plumas Lake & River Oaks Blvd.

GROUND LEASE | 0.52 ACRES & 1.48 ACRES



916-399-3221

info@petrovichdevelopment.com

825 K Street, Floor 3
Sacramento, CA 95814

www.PetrovichDevelopment.com



Project Highlights

- Two Prime retail pads available
- Adjacent to High Volume Walgreens
- 5,000 existing homes in a 4 mile radius
- More than 12,000 new homes approved in Plumas Lake Specific Plan
- Immediate freeway access to greater trade area
- 1 1/2 miles from new Hard Rock Casino
- 2 miles from Toyota Amphitheater

Demographics



RESIDENTIAL
POPULATION

1.5 MILES
5,415
3 MILES
9,403
5 MILES
22,243



AVG. HOUSEHOLD
INCOME

1.5 MILES
\$98,162
3 MILES
\$99,744
5 MILES
\$81,038

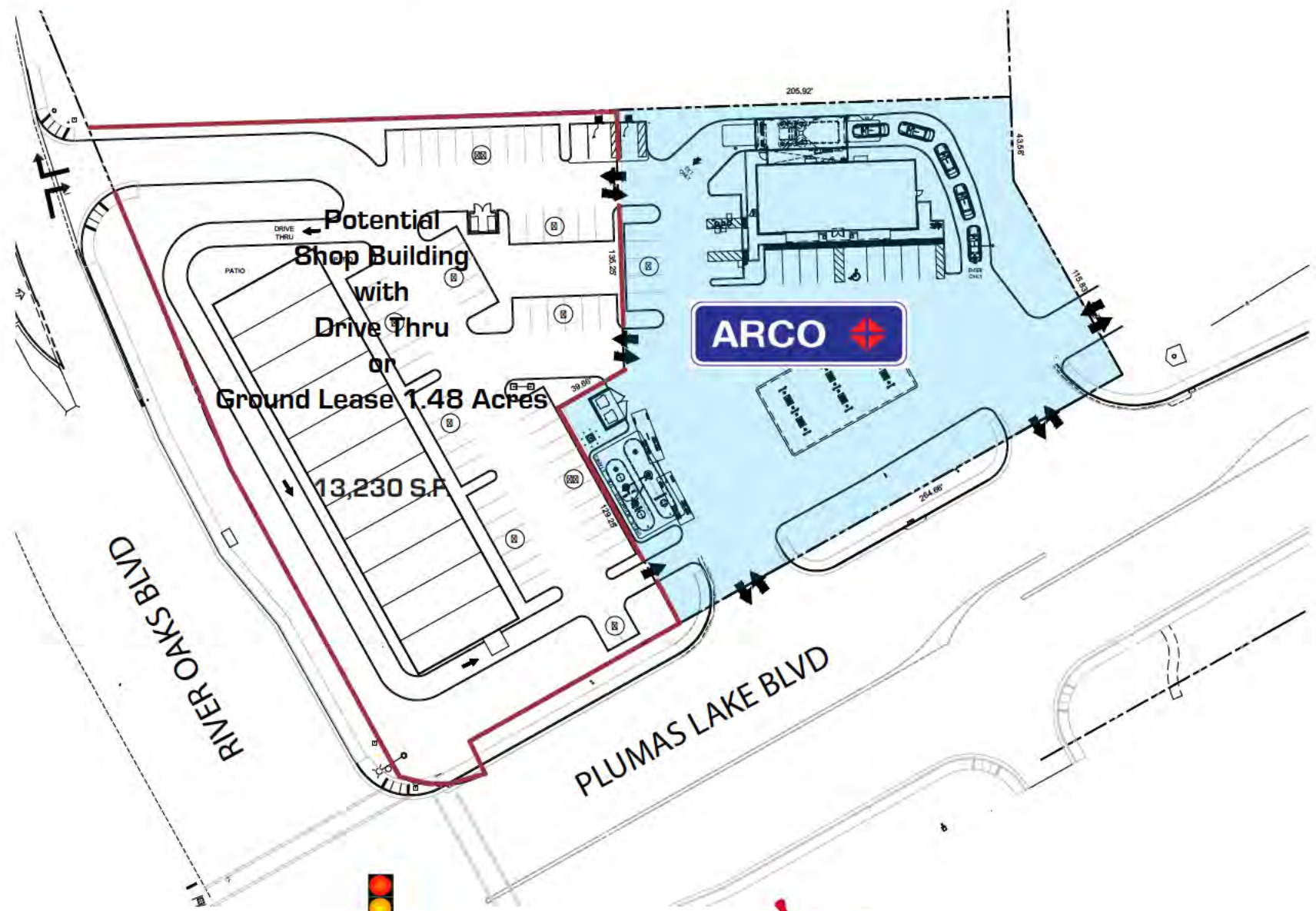


Existing Walgreens



Existing Plumas Fuel Stop

Site Plan - Shop Building 1,200 - 13,230 SF



Ground Lease

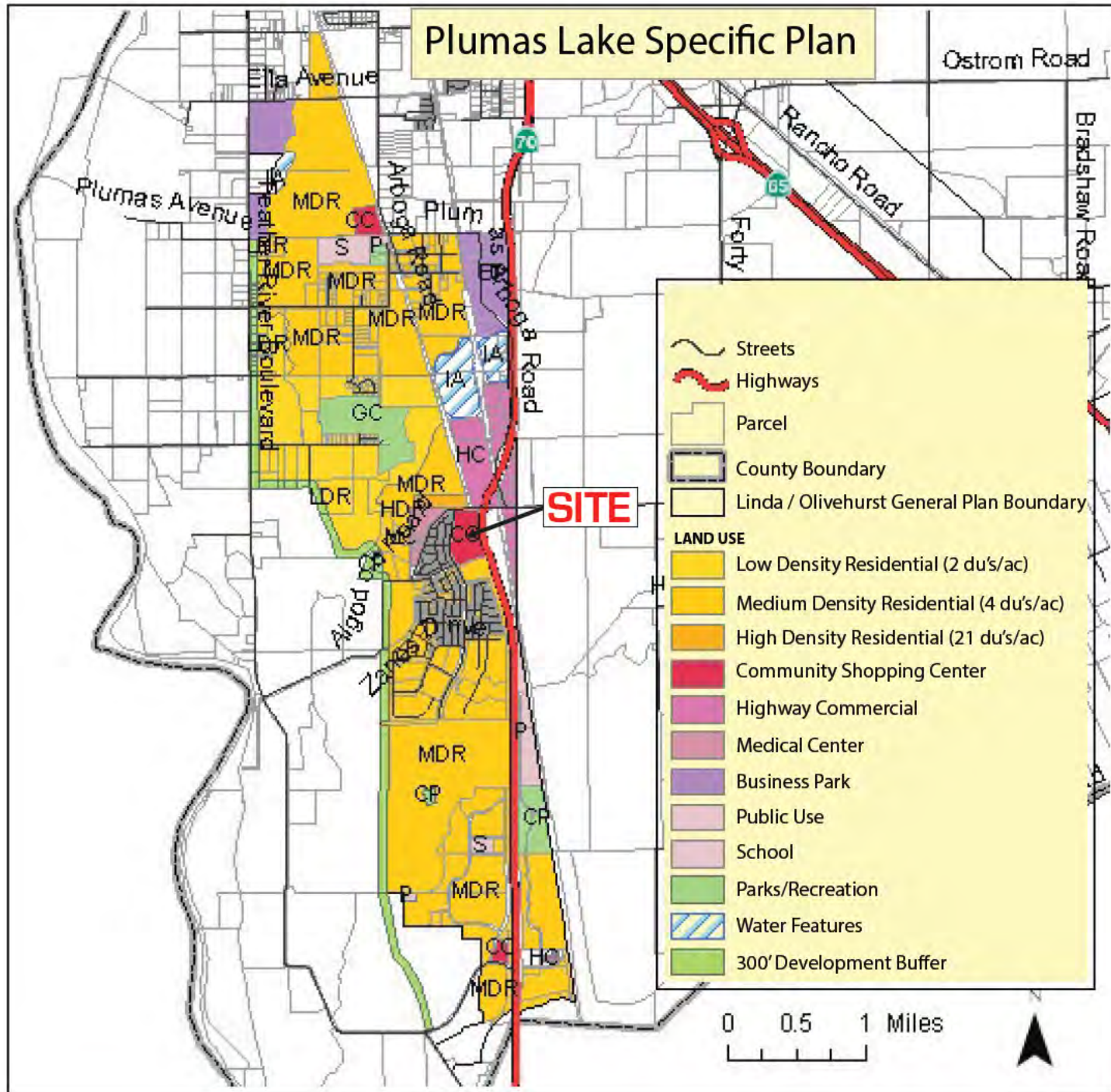


Available as a
Ground Lease

1.48 ACRES



Density Map



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