

OFFERING
MEMORANDUM

North Pointe Shopping Center

Yuba City, CA 95991

A 17-Unit, Multi-Tenant, Retail Investment Property

NORTH POINTE SHOPPING CENTER

1747 Live Oak Blvd. & 451 Queens Ave.
Yuba City, CA

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OFFERING SUMMARY

NORTH POINTE SHOPPING CENTER

Coldwell Banker Realty is pleased to present the opportunity to acquire a highly visible, income-producing retail center located on two parcels, **1747 Live Oak Boulevard and 451 Queens Avenue** positioned in the heart of Yuba City, California.

This well-positioned strip mall is situated on a prominent commercial corridor with strong traffic counts and excellent exposure. The property sits on a \pm 2.27-acre parcel and offers \pm 26,300 square feet of gross leasable area across multiple suites, providing stable in-place income and future lease-up or repositioning upside.

Currently configured with a diverse tenant mix of local and regional businesses, North Pointe Shopping Center offers a balanced combination of service-oriented and retail uses. Ample on-site parking, prominent signage, and multiple points of ingress and egress enhance convenience and visibility for customers and tenants alike. The property is zoned for commercial use, allowing a wide range of potential tenants and uses.

Recent improvements include upgraded HVAC systems, exterior painting, and ongoing unit renovations, ensuring minimal capital expenditures for a new owner. Strategically located near residential neighborhoods, schools, and other retail anchors, the property benefits from a steady consumer base and strong daytime foot traffic. The area continues to experience steady economic growth and population expansion, making it a compelling market for investors seeking yield, stability, and long-term appreciation.

1747 Live Oak Boulevard & 451 Queens Avenue represents a rare opportunity to acquire a well-maintained retail asset in a thriving Northern California submarket with value-add potential and stable cash flow.

Property Address	1747 Live Oak Blvd & 451 Queens Ave
City	Yuba City
Price	\$3,250,000
Number of Units	17 Units
Number of Parking Spaces	98 Spaces
Total Property Square Feet	26,300 Square Feet
Total Lot Square Feet	99,186 Square Feet
Number of Structures	2 Structures
Present Use Type	Commercial - Retail
Zoning Type	C-1 & C-2
Year Built	1988 & 2009
APN Numbers	051560044000, 051560039000



PROPERTY HIGHLIGHTS

NORTH POINTE SHOPPING CENTER



Gross Leasable Area
26,300 SQFT
(Per Tax Records)



LOT SIZE
2.27 ACRES



YEAR BUILT
1988 & 2009



PARKING SPACES
98
(5:1,00)



POWER
200 AMPS



HVAC
YES



OCCUPANCY
88%



ZONING
C-1 & C-2
(Community Commercial)



VPD
13,998
(APPROX.)



GAS
YES



SPRINKLERS
YES
461 QUEENS AVE ONLY



RESTROOMS
7

- A. Segunda Vuelta - Thrift Store
- B. Jackson Hewitt Tax Service
- C. AZ Furniture
- D/E. Mazik Smoke Shop
- F. Queens Wigs – Hair Salon
- G/H. Yuba Halal Market
- I. Traditions Barber
- J. Vacant
- K. Vacant
- L. Transitions Dance
- M. Sylvio’s Pizzeria
- N/O. Punjab Tandoori Grill
- A. Transitions Dance
- C. Jay’s Fuel Coffee

★ Tenant Occupying Two Spaces



RENT ROLL

NORTH POINTE SHOPPING CENTER

Unit Number	Sq Ft	Tenant	Rents	Move-In Date	Market Rent	Lease End Date	Escalations	Options
1747 Live Oak								
A	1,184	Segunda Vuelta	\$1,350	11/1/2024	\$1,539	11/30/2025		One - 2 Year
B	1,330	Jackson Hewitt	\$1,261	11/1/2020	\$1,729	4/30/2027	\$1,292.27	None
C	1,221	A-Z Furniture	\$1,380	12/9/2024	\$1,587	1/31/2026		One - 3 Year, 3% annual increases
D/E*	2,583	Mazik Smoke Shop	\$2,675	1/1/19 & 7/1/24	\$3,358	6/30/2029	\$,2756.00 - 7/1/2027 \$2,639.00 - 7/1/2028	One 5-Year
F	1,460	Queens Wigs - Hair Salon	\$1,600	7/1/2024	\$1,898	5/30/2027	\$1680.00 - 1/1/2026	One 5-Year
G/H*	4,827	Yuba Halal Market	\$5,092	3/1/2025	\$6,275	4/30/2027	\$5,245.00 - 5/1/2026	One 5-Year
I	1,200	Traditions Barber	\$1,200	1/1/2016	\$1,560	MTM		MTM
J**	1,200	VACANT	\$1,560	VACANT	\$1,560	N/A	N/A	MTM
K**	1,200	VACANT	\$1,560	VACANT	\$1,560	N/A	N/A	N/A
L	1,500	Traditions Dance	\$1,525	12/1/2024	\$1,950	11/30/2027	12/1/2025 - \$1,553 12/1/2026 - \$1,592	One - 3-Year at FMR
M	1,080	Sylvio's Pizzeria	\$1,320	5/1/2018	\$1,404	MTM		MTM
N/O	3,600	Punjab Tandoori Grill	\$2,900	4/1/2017	\$4,680	6/30/2028	\$2,987.00 - 7/1/2026 \$3,077.00 - 7/1/2027	One 5-Year
451 Queens Ave								
A	2,587	Traditions Dance	\$2,895	9/1/2021	\$4,036	11/30/2027	\$2,967 - 12/1/2025 \$3,041 - 12/1/2026	One 3-Year
C	1,413	Jay's Fuel Coffee	\$2,200	9/16/2025	\$2,200	10/31/2025	\$2,255 - 10/01/2026	One 2-Year
Total Monthly			\$28,518		\$35,336			
Total Annual			\$342,213		\$424,035			

* = Tenant occupying two spaces

** = Seller is currently marketing vacant units for lease. In the event the vacant units remain vacant at close of escrow, Seller shall pay rent for each vacant unit at the rate of \$1.30/SF/Month. This obligation shall continue until the earlier of (a) until a new lease is executed for the applicable unit or (b) for 6 months following close of escrow.

Annual Operating Expenses		Current	Exp/Unit	% / Exp	Market	Exp/Unit	% /Exp
Real Estate Taxes (new)	<i>1.17143563% of Sales Price</i>	\$38,072	\$2,240	26%	\$38,072	\$2,240	25%
Insurance	<i>From Owners 2024 Financials</i>	\$11,274	\$663	8%	\$11,274	\$663	7%
On-Site Security	<i>From Owners 2024 Financials</i>	\$8,400	\$494	6%	\$8,400	\$494	6%
Alarm Monitoring	<i>From Owners 2024 Financials</i>	\$780	\$46	1%	\$780	\$46	1%
Fire Protection Safety	<i>From Owners 2024 Financials</i>	\$1,245	\$73	1%	\$1,245	\$73	1%
Air Conditioning/HVAC	<i>From Owners 2024 Financials</i>	\$12,949	\$762	9%	\$12,949	\$762	9%
Repairs & Maintenance	<i>From Owners 2024 Financials</i>	\$29,615	\$1,742	20%	\$29,615	\$1,742	19%
Management Fee (6.00% of EGI)	<i>From Owners 2024 Financials</i>	\$19,506	\$1,146	13%	\$24,170	\$1,422	16%
Utilities							
PG&E	<i>From Owners 2024 Financials</i>	\$3,038	\$179	2%	\$3,038	\$179	2%
Recology	<i>From Owners 2024 Financials</i>	\$14,470	\$851	10%	\$14,470	\$851	10%
Yuba City Water	<i>From Owners 2024 Financials</i>	\$8,096	\$476	5%	\$8,096	\$476	5%
Total Operating Expenses		\$147,445	\$8,673	100%	\$152,109	\$8,948	100%
Expenses as % of EGI		45.35%			37.76%		
Effective Gross Income		\$325,102			\$402,833		
Net Operating Income		\$177,658			\$250,724		

FINANCIAL OVERVIEW

NORTH POINTE SHOPPING CENTER

Financial Summary

Price	\$3,250,000
Price Per Sq Ft	\$124
Price Per Unit	\$191,176
CAP Rate - Current	5.47%
CAP Rate - Proforma	7.71%
GRM - Current	9.50
GRM - Proforma	7.66



Annual Gross Income

	Projected		Proforma
Gross Potential Income	424,035		424,035
Loss to Lease	(81,822)	19%	0
Gross Current Rent	342,213		424,035
Vacancy Factor -	5.0%		(21,202)
Effective Gross Income	325,102		402,833
Less Expenses	(147,445)		(152,109)
Net Operating Income	\$177,658		\$250,724

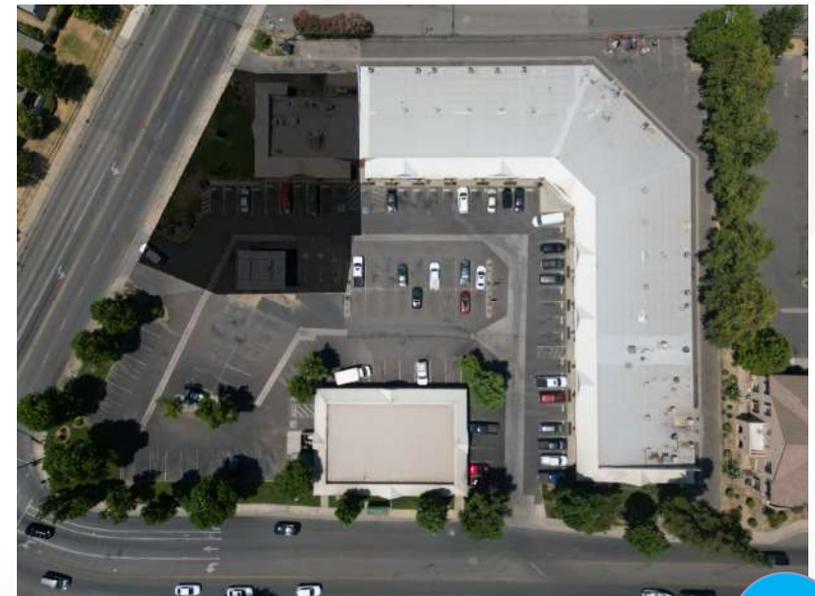
NORTH POINTE SHOPPING CENTER

PROPERTY PHOTOS



PROPERTY PHOTOS

NORTH POINTE SHOPPING CENTER



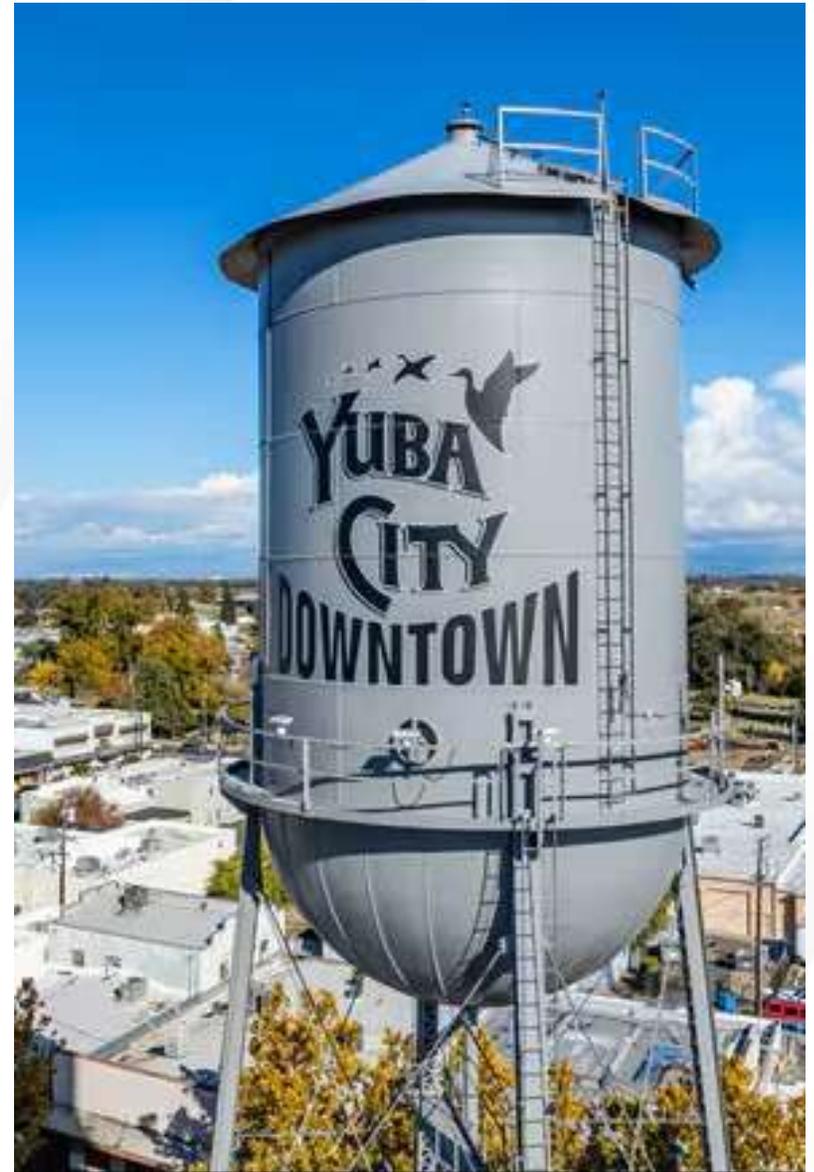
REGIONAL OVERVIEW

Nestled in the heart of Northern California's fertile Sacramento Valley, Yuba City offers a unique blend of small-town charm, vibrant community life, and convenient access to both outdoor adventure and urban amenities. Known for its rich agricultural roots and warm, welcoming neighborhoods, Yuba City provides an ideal setting for families, professionals, and retirees alike.

Residents enjoy a relaxed pace of life with tree-lined streets, well-maintained parks, and top-rated schools. The city hosts a variety of local events throughout the year, including the renowned Sikh Parade and the Yuba-Sutter Fair, fostering a strong sense of community and cultural pride.

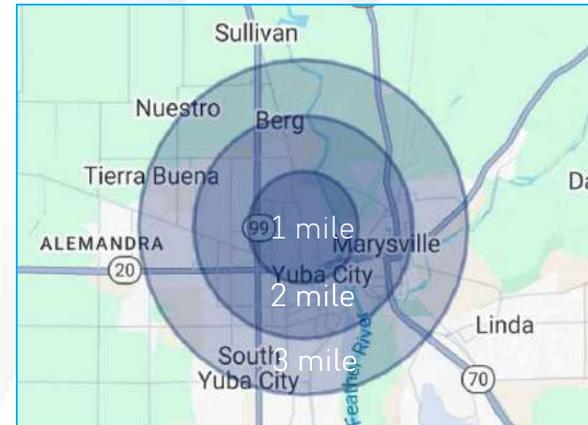
Yuba City's location is another key advantage—just 40 miles north of Sacramento and a short drive from Lake Tahoe and the Sierra Nevada Mountains. This makes commuting to the capital or enjoying weekend getaways both easy and convenient.

Whether you're looking for a peaceful place to call home or a smart investment in a growing market, Yuba City blends affordability, quality of life, and future potential—all in one friendly, thriving community.



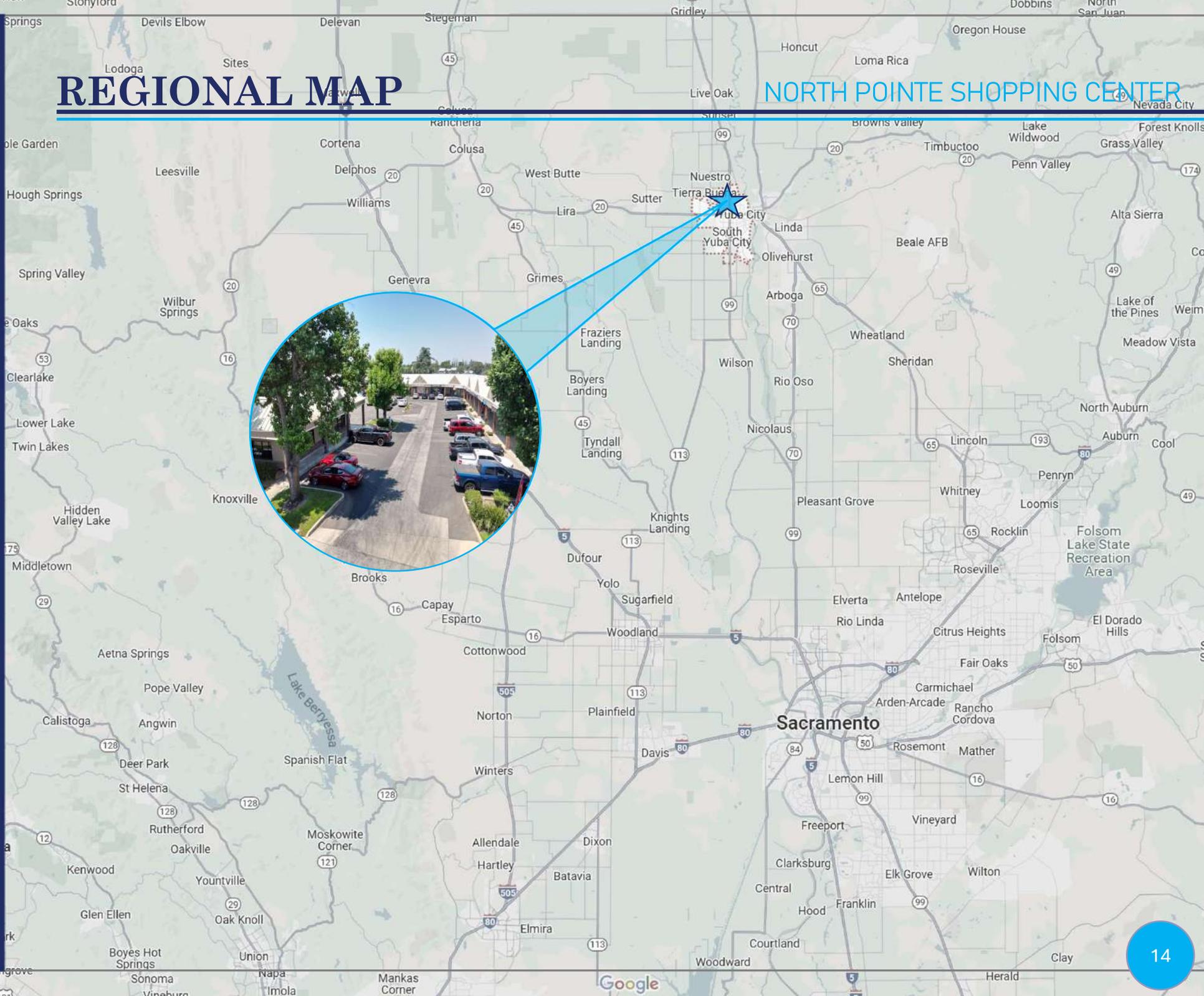
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,596	37,088	66,965
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,549	13,513	23,605
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$70,108	\$74,942	\$79,154
Average House Value	\$426,422	\$387,777	\$397,646

Demographics data derived from AlphaMap



REGIONAL MAP

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

