FOR LEASE

900 B STREET SUITE C

MARYSVILLE, CA 95901

Turnkey Restaurant Space
±1,500 SF End Cap with Lakeside Patio

All Equipment, Fixtures, and Furniture are Negotiable

KIDDER.COM

Kidder Mathews

FULLY *BUILT-OUT* LAKESIDE RESTAURANT

Ideal for Mimosas & Breakfast, Steak House, Mexican Cantina, or Sports Bar and Grille

PROPERTY OVERVIEW

ADDRESS	900 B Street, Suite C, Marysville, CA
ASKING	$3.00/SF, NNN
UTILITIES	Natural gas, city sewer, 208/120V, 3-phase power
YEAR BUILT	2008
PARKING	5.83/1,000 SF
ADT	24,109 at 9th & B Street

Dedicated turn lane with 2 driveways

Located at a signalized intersection

±1,500 SF
AVAILABLE

$3.00/SF
LEASE RATE (SF/MO)

Negotiable fixtures, furniture & equipment

- All dining tables and chairs
- Umbrellas
- POS and Hostess Station
- 3 Compartment Dish-washing Sink
- Refrigerators
- Freezers
- Prep Tables
- Ventless Hood
- Reach-in fridges
- And more!

Contact broker for price:

KATIE KARKAZIS
916.751.3600
katie.karkazis@kidder.com
LIC N° 02092842

NEARBY DEVELOPMENTS & CITY IMPROVEMENTS

LAKE ELLIS PARK

The City of Marysville approved Plans for a new, 8-foot-wide walking path around Ellis Lake in July 2025, an improvement that will enhance the Subject Properties appeal. The completion of the project is still to be determined at the time of the creation of this brochure.

LAKE ELLIS MAINTENANCE CONTRACT

The City of Marysville has recently selected Solitude Lake Management to provide annual lake maintenance for Ellis Lake, an effort that has allowed the lake to reopen for public use and enjoyment.

B STREET PROJECT

B Street & 12th Street will get a new 75,000 SF commercial development with a 62,620 SF, 4 story hotel with a 2,500 SF event center, a 2,500 SF quick service restaurant, and a 16,000 SF retail/market space. Businesses going into the complex are Grocery Outlet, Starbucks, and a Hyatt Studios Hotel. Construction is underway.

DEMOGRAPHICS

POPULATION

	2 Mile	3 Miles	5 Miles
2024 ESTIMATE	28,104	65,598	123,253
GROWTH 2024 - 2029	6.34%	4.63%	3.49%
GROWTH 2020 - 2024	4.71%	3.96%	3.32%

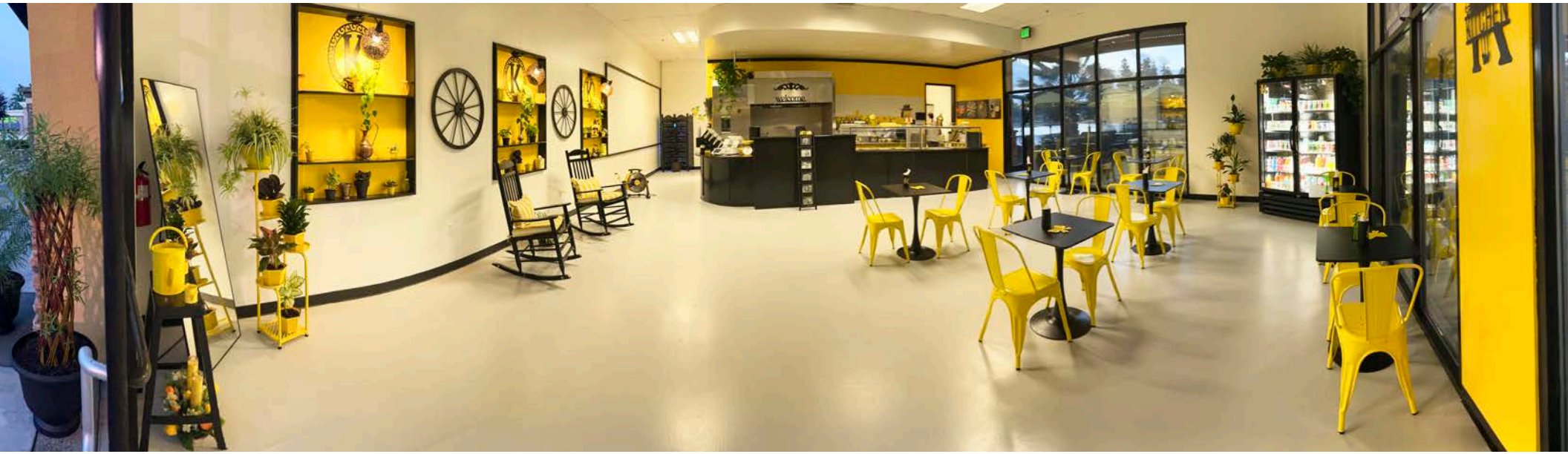
HOUSEHOLD INCOME

	2 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	$59,962	$64,649	$77,233

2024 ANNUAL SPENDING

	2 Mile	3 Miles	5 Miles
TOTAL SPECIFIC CONSUMER SPENDING	$259,468,000	$262,317,000	$1,280,060,000
FOOD AWAY FROM HOME	$29,106,000	$69,032,000	$137,363,000
ALCOHOLIC BEVERAGES	$4,479,000	$10,460,000	$20,598,000
ENTERTAINMENT	$7,129,000	$18,011,000	$36,483,000
APPAREL	$14,904,000	$35,286,000	$69,291,000

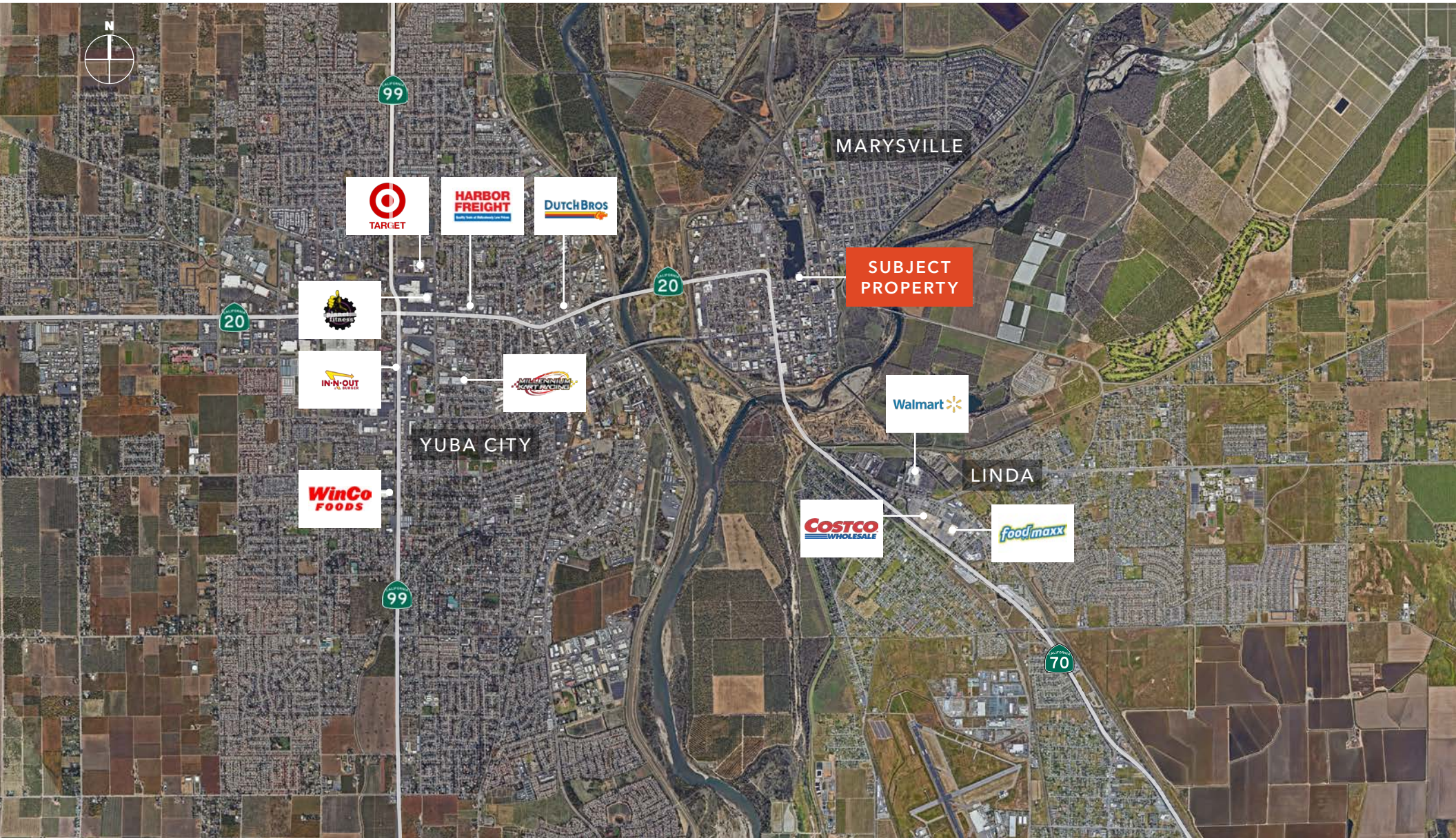
Data Source: ©2025, Costar



welcome

UGAR

N
MARYSVILLE HIGHSCHOOL
15TH ST
14TH ST
13TH ST
12TH ST
11TH ST
10TH ST
9TH ST
8TH ST
7TH ST
6TH ST
5TH ST
4TH ST
3RD ST
D ST
E ST
G ST
H ST
I ST
C ST
B ST
A ST
Ellis Lake
Yuba River
SIMPSON LN
GROCERY OUTLET
DUTCH BROS
FAMILY DOLLAR
SUBJECT PROPERTY
Walgreens
Save Mart
PANDA EXPRESS
the Habit BURGER GRILL
ROUND TABLE
YUBA COUNTY SHERIFF'S DEPARTMENT
Caltrans
CAL TRANS OFFICE 750+ EMPLOYEES
PG&E
PG&E 100-240 EMPLOYEES
McDonald's
Adventist Health + Rideout
JIMBOY'S TACOS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99
MARYSVILLE
TARGET
HARBOR FREIGHT
DUTCH BROS
SUBJECT PROPERTY
20
20
IN-N-OUT BURGER
MILLENNIUM KART RACING
Walmart
YUBA CITY
LINDA
WinCo FOODS
COSTCO WHOLESALE
foodmaxx
99
70

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KATIE KARKAZIS
916.751.3600
katie.karkazis@kidder.com
LIC N° 02092842

KIDDER.COM

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