

OFFERING MEMORANDUM

900 B STREET

Multi-Tenant Retail Building For Sale
100% NNN Leased Investment



MARYSVILLE, CA 95901

km Kidder
Mathews

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Exclusively Listed by

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PROPERTY OVERVIEW

Kidder Mathews is pleased to present 900 B Street in Marysville, CA for Sale. Building One of the Watermarke at Ellis Lake is a fully leased, retail investment opportunity.

ADDRESS	900 B Street, Marysville, CA 95901
COUNTY	Yuba City
ZONING	C-2
TYPE	Retail, 100% NNN Leased Investment
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	
3 tenants, one new 10-year lease	

\$2,800,000

ASKING PRICE

KIDDER MATHEWS



TENANT PROFILES



Ocean Crab Marysville is a premium seafood restaurant dedicated to bringing fresh and high-quality ocean flavors to local guests.

They adhere to using fresh daily seafood ingredients and rich seasonings, committed to delivering hearty portions and an enjoyable casual dining experience for every customer.

The restaurant is well known for juicy boiled crab, seasonal shellfish, fresh shrimp, and a wide selection of classic seafood platters and combo meals full of rich coastal flavors.



Best Asian Massage offers a wide variety of relaxation services including deep tissue, hot stone, swedish, reflexology, therapeutic, and more.



RENT ROLL

Suite	Tenant	SF	Lease Term	Lease Type	Start	End	Monthly Rent	\$/SF	Annual Increase	Options
A	Ocean Crab	±3,000	10 years	NNN	February 1, 2026	January 31, 2036	\$7,800	\$2.60	3%	2 x 5 years
B	Best Asian Massage	±1,500	5 Years	NNN	July 1, 2026	June 30, 2031	\$3,000	\$2.00	3%	Tenant since 2015
C	Yellow Kay Restaurant*	±1,500	7 Years	NNN	June 1, 2026	May 31, 2033	\$3,000	\$2.00	3%	

*May be delivered vacant

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 $\pm 75,000$ SF commercial development with a $\pm 62,620$ SF, 4 story hotel with a $\pm 2,500$ SF event center, a $\pm 2,500$ SF quick service restaurant, and a $\pm 16,000$ SF retail/market space. Businesses going into the complex are Grocery Outlet, Starbucks, and a Hyatt Studios Hotel. Construction is underway.

LOCATION OVERVIEW

Ellis Lake

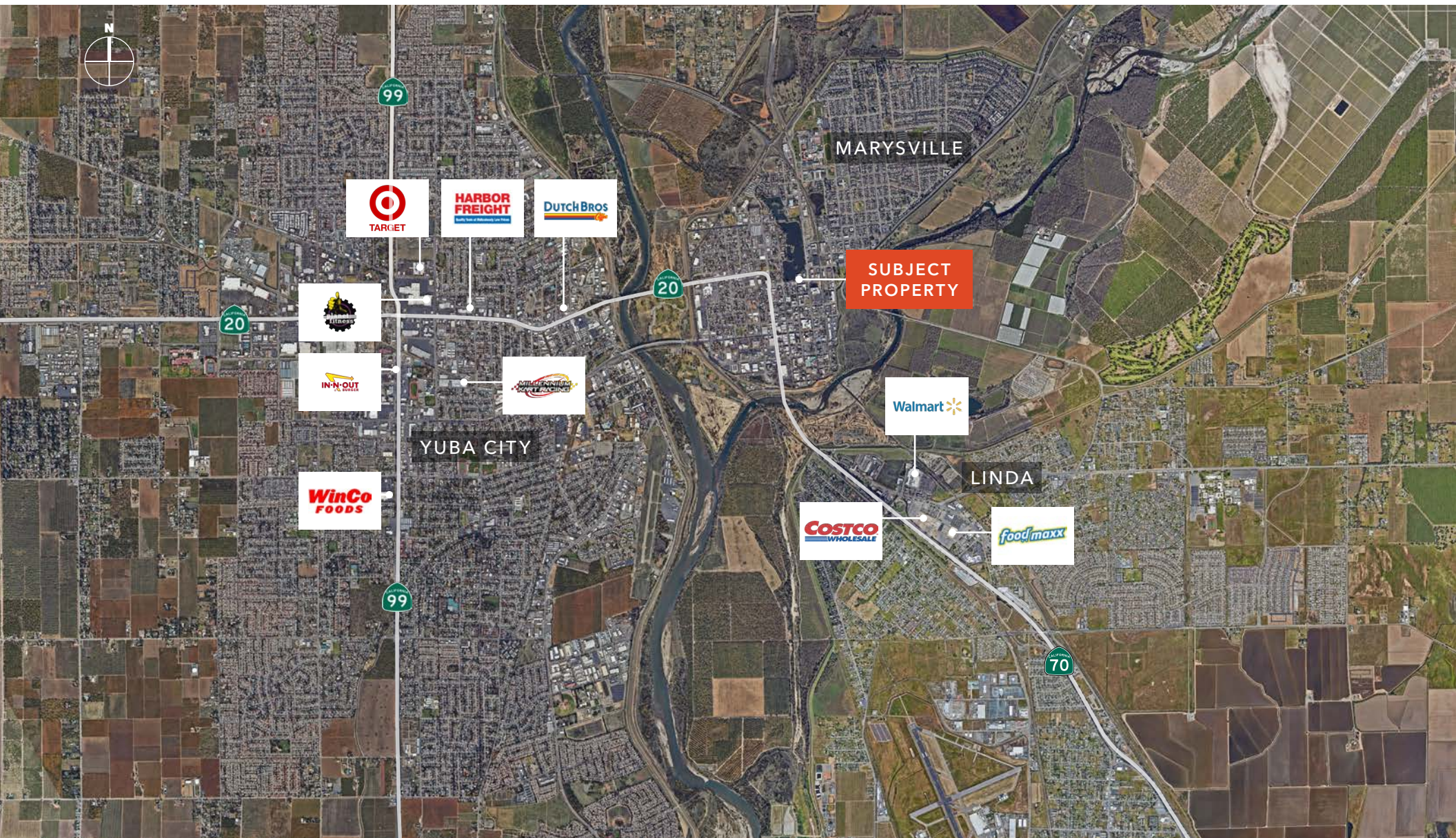
SUBJECT
PROPERTY



LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,072	59,326	110,256
2020 CENSUS	7,491	63,811	119,665
2026 ESTIMATED	7,467	63,732	119,576
2031 PROJECTED	7,572	63,736	119,117



Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$60,654	\$65,294	\$81,268
2031 MEDIAN PROJECTED	\$59,467	\$64,403	\$79,991
2026 AVERAGE	\$96,067	\$88,863	\$105,687
2031 AVG PROJECTED	\$93,877	\$87,184	\$103,724



PROPERTY PHOTOS



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