



40.25-ACRE DEVELOPMENT OPPORTUNITY
HWY-99 FRONTAGE

20,930 VPD

4238 SAWTELLE AVENUE

YUBA CITY, CA

Marcus & Millichap

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OFFERING SUMMARY

SALE PRICE
\$4,500,000

PRICE PER LAND SF
\$2.57

SALE SUMMARY

Sale Price	\$4,500,000
Price Per Acre	\$111,801.24
Price Per Land Square Feet	\$2.57
Total Lot Size	±40.25 Acres
Zoning	GC General Commercial (Sutter County)
APN	023-192-042-000
Traffic Count	20,930 (CoStar Analytics, 2025)
Highway 99 Frontage	±1,325 Feet

INVESTMENT HIGHLIGHTS

- STRATEGIC DEVELOPMENT LOCATION AT THE SOUTHERN EDGE OF YUBA CITY
- FLEXIBLE GENERAL COMMERCIAL ZONING
- $\pm 20,930$ AVERAGE VEHICLES PER DAY
- NEARLY 1,500 SQUARE FEET OF FRONTAGE ALONG HIGHWAY 99
- $> \$95,000$ AVERAGE HOUSEHOLD INCOME WITHIN A TWO-MILE RADIUS



INVESTMENT OVERVIEW

4238 Sawtelle Avenue is one of the largest general commercial land offerings in Yuba City, spanning ±40.25 acres with direct access and visibility from Highway 99. The site is zoned General Commercial (GC, Sutter County), allowing a wide range of uses including retail, hospitality, mixed-use, and specialty commercial projects. Formerly a golf course, the property has been cleared, creating a true shovel-ready development opportunity.

The parcel is supported by strong demographics, with more than 82,000 residents within a five-mile radius and median household income above \$95,000 within two miles. Yuba City continues to attract new residents seeking affordability while remaining within commuting distance to Sacramento, which fuels demand for retail, services, and hospitality.

The region benefits from excellent transportation access via Highways 99, 20, and 70, linking the site to Sacramento, Chico, and the greater Northern California trade area. With few large commercial parcels available, this property offers a rare opportunity for scale and long-term value creation.

Priced at \$4,500,000, or approximately \$2.57 per square foot, 4238 Sawtelle Avenue is positioned as a best-in-class development site in one of Northern California's most dynamic secondary markets.



20,930 VPD

±40.25 ACRES
GENERAL COMMERCIAL
ZONING





MARYSVILLE

YUBA CITY

OLIVEHURST



**Subject
Property**

DISTANCE TO:

BEALE AIR FORCE BASE	14 MILES
SACRAMENTO AIRPORT	32 MILES
DOWNTOWN SACRAMENTO	36 MILES

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