



59.13 ACRES | DEVELOPMENT

COLUSA, CA

Marcus & Millichap

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Marcus & Millichap
THE MOROZ DRAKE GROUP

Marcus & Millichap

EXCLUSIVELY LISTED BY:

JAMES BEEGHLY

Associate, Investments

Marcus & Millichap
Sacramento, CA

O: (916) 724-1331

C: (661) 487-7839

E: James.Beeghly@MarcusMillichap.com

License CA: 02216588

AMAR BASSI

Associate, Investments

Marcus & Millichap
Sacramento, CA

O: (916) 724-1271

C: (916) 893-1797

E: Amar.Bassi@MarcusMillichap.com

License CA: 02193935

RUSS MOROZ

Senior Managing Director, Investments

Marcus & Millichap
Sacramento, CA

O: (916) 724-1310

C: (916) 477-0723

E: Russ.Moroz@MarcusMillichap.com

License CA: 01807787

CHRISTOPHER DRAKE

Associate, Director, Investments

Marcus & Millichap
Sacramento, CA

License CA: 01963228

ABDULLAH SULAIMAN

Associate Director, Investments

Marcus & Millichap
Sacramento, CA

License CA: 02122226

MATT SULAIMAN

Associate, Investments

Marcus & Millichap
Sacramento, CA

License CA: 02117270

OFFERING SUMMARY

SALE PRICE
\$2,215,000

PRICE PER LAND SF
\$0.86

SALE SUMMARY

Sale Price	\$2,215,000
Price Per Acre	\$37,460
Price Per Land Square Feet	\$0.86
Total Lot Size	±59.13 Acres
Zoning	M-2 General Industrial
APN	017-030-073-000
Traffic Count	10,857 VPD (CoStar Analytics, 2025)
Highway 20 Frontage	±0.50 Miles

INVESTMENT HIGHLIGHTS

- STRATEGIC DEVELOPMENT LOCATION ACROSS FROM SUTTER AIRPORT & COLUSA INDUSTRIAL PARK
- DESIRABLE GENERAL INDUSTRIAL ZONING (BUYER TO VERIFY)
- $\pm 10,857$ AVERAGE VEHICLES PER DAY
- HALF A MILE OF FRONTAGE ALONG HIGHWAY 20
- REGIONAL CONNECTIVITY TO MAJOR MARKETS VIA HIGHWAY 20 AND INTERSTATE 5

INVESTMENT OVERVIEW

This ± 59.13-acre M2-zoned industrial parcel on Colusa Highway 20 offers a rare opportunity for industrial and commercial development in Northern California. Located directly across from the Colusa Airport with approximately half a mile of highway frontage, the property provides excellent visibility and accessibility.

Within a 10-mile radius, the area supports strong purchasing power, with average household incomes reaching \$85,311 and daily traffic along Highway 20 averaging ±10,857 vehicles—ideal for businesses seeking exposure and regional access. The M2 zoning allows a wide range of industrial and light manufacturing uses, offering flexibility for distribution centers, warehousing, or other commercial operations.

With its size, strategic highway frontage, and proximity to the airport, this property presents a unique opportunity to capitalize on Colusa County's limited availability of large, industrially zoned parcels. Investors can leverage the site's location, traffic, and demographic base to develop a high-impact industrial asset.

The property can be sold on its own, or together with an additional ±115 Acres along Highway 20. Contact brokers for more information.

COLUSA



±10,857 VPD

COLUSA INDUSTRIAL PARK

COLUSA AIRPORT

**59.13
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