

\$3,495,000 - 451 Queens Avenue, Yuba City

MLS® #225102336

\$3,495,000

0 Bedroom, 0.00 Bathroom, 4,000 sqft
Commercial Sale on 0.33 Acres

N/A, Yuba City, CA

Coldwell Banker Commercial is pleased to present the opportunity to acquire a portfolio of two retail properties on two separate parcels located at 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 2.27-acre parcel and offers 26,300 square feet of gross leasable area across multiple suites, providing stable in-place income and future lease-up or repositioning upside. 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.

Built in 2009

Essential Information



MLS® #	225102336
Price	\$3,495,000
Bathrooms	0.00
Square Footage	4,000
Acres	0.33
Year Built	2009
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	451 Queens Avenue
Area	12404
Subdivision	N/A
City	Yuba City
County	Sutter
State	CA
Zip Code	95991-2900

Amenities

Features	See Remarks
Parking Spaces	98
Parking	Open

Exterior

Lot Description	Strip Center
Roof	Other, Metal, Flat
Construction	Other, Wood Siding, Stucco, Concrete, Metal Siding
Foundation	Concrete

Additional Information

Date Listed	August 4th, 2025
Zoning	C-1 & C-2

Listing Details

Listing Agent	Nick Bonn
Listing Office	Coldwell Banker Commercial Realty

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