

CA-70

# AVAILABLE FOR SALE

**1850 & 1860 LINDA AVENUE**  
**LINDA, CA 95901**  
021-100-044-000 &  
021-100-043-000

*N BEALE RD. ADT 15,128*

SUBJECT

**LINDA AVE**

## DANIEL MUELLER

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**CENTURY 21**  
Select Real Estate, Inc



**MULTI-FAMILY**

# THE PROPERTY

1850 & 1860 LINDA AVENUE, LINDA CA 95901

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



LINDA CITY  
YUBA COUNTY  
021-100-044  
021-100-043



2.39 ACRES



RM MEDIUM  
DENSITY  
RESIDENTIAL



MULTI-FAMILY  
APARTMENTS  
DUPLEXES  
TOWNHOMES



~~\$520,000~~  
\$369,000



**1850&1860**  
LINDA AVENUE



**LAKE TAHOE** →

N BEALE RD.

ADT 15,128



LINDA AVENUE  
ADT 3,290

**SUBJECT**

**TO CA-70** →

# 1850&1860

LINDA AVENUE



## THE LAND

The property is located conveniently off nearby CA State Route 70 in the County of Yuba, and just minutes from Olivehurst and Marysville. Less than a mile from this investment opportunity Yuba Community College has a significant student presence with a 2022 graduating class of over 1,400 students. Located within walking distance from the local elementary school and a short drive to Peach Tree Golf & country Club offering entertainment for all ages with golf, a pool and fine dining.

The population within five miles of the property boasts over 90,000 residents and growing with multiple homebuilders under construction in nearby developments. The property consists of two parcels consisting of .76 acres and 1.63 acres totaling 2.39 acres of vacant land and zoned RM (Medium Density Residential) making this land a premier opportunity for building a multi-family residential development. Linda is a city with small town roots that boasts a proud heritage and bright future.







## THE AREA

Linda is a small town conveniently located within minutes of Yuba City, Marysville and Olivehurst for shopping and entertainment. With numerous subdivisions being built and the population expanding, countless major retailers have opened in the area such as Walmart, Sam's Club, WinCo Foods, Dutch Bros Coffee, KFC, In-N-Out Burger, Home Depot, O'Reilly Auto Parts, and Dollar Tree which are easily accessible from this premier location. The area boasts many well-liked local eateries, Silver Dollar, Mom's Diner, Dragon Inn, Brick House Café and many more. Recreational activities and entertainment are plentiful in the area at the Feather and Yuba Rivers, 20-acre MMX Racing facility, museums, and parks. This location allows for easy traveling with the Sacramento International Airport within less than forty miles and the Amtrak Station within 30 miles allowing for easy traveling. Linda continues to rise and bustle in sync with the neighboring city of Marysville.

**1850&1860**  
LINDA AVENUE

Summerset by JMC Homes  
Woodside Homes  
LGI Homes - The Orchards



CENTURY 21

MUELLER  
COMMERCIAL  
REAL ESTATE



1850&1860  
LINDA AVENUE





# 1850&1860

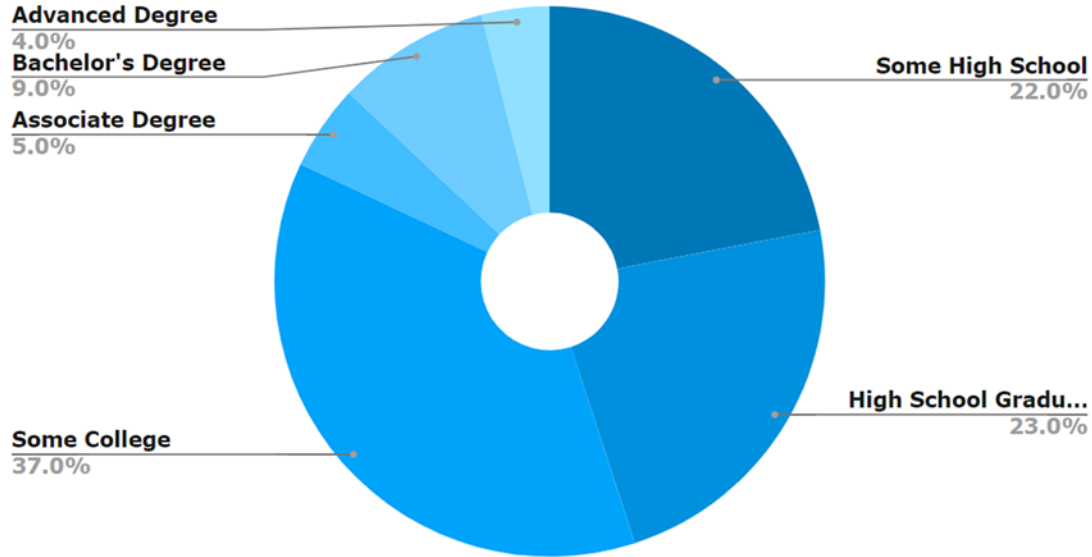
LINDA AVENUE



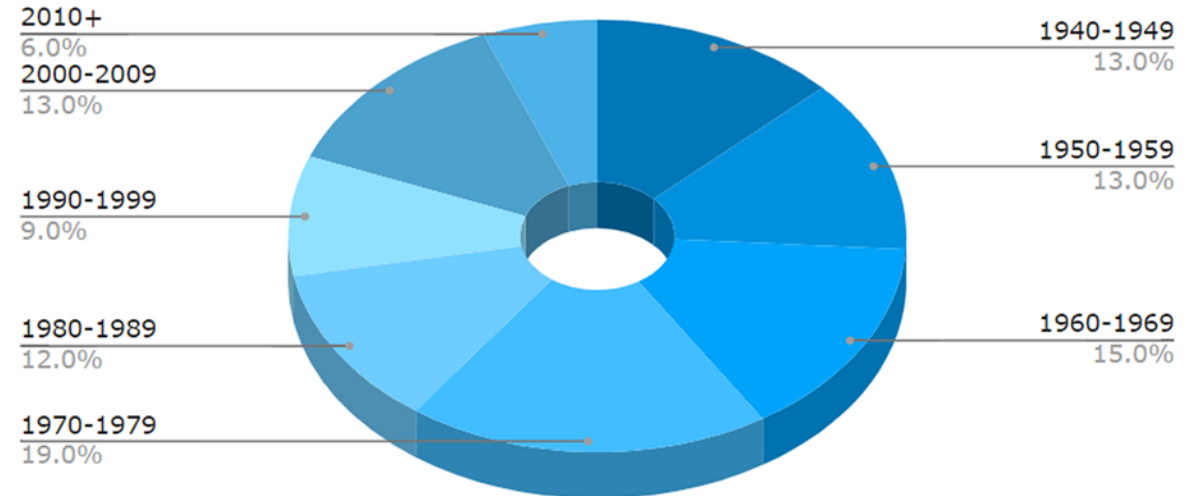


# DEMOGRAPHICS

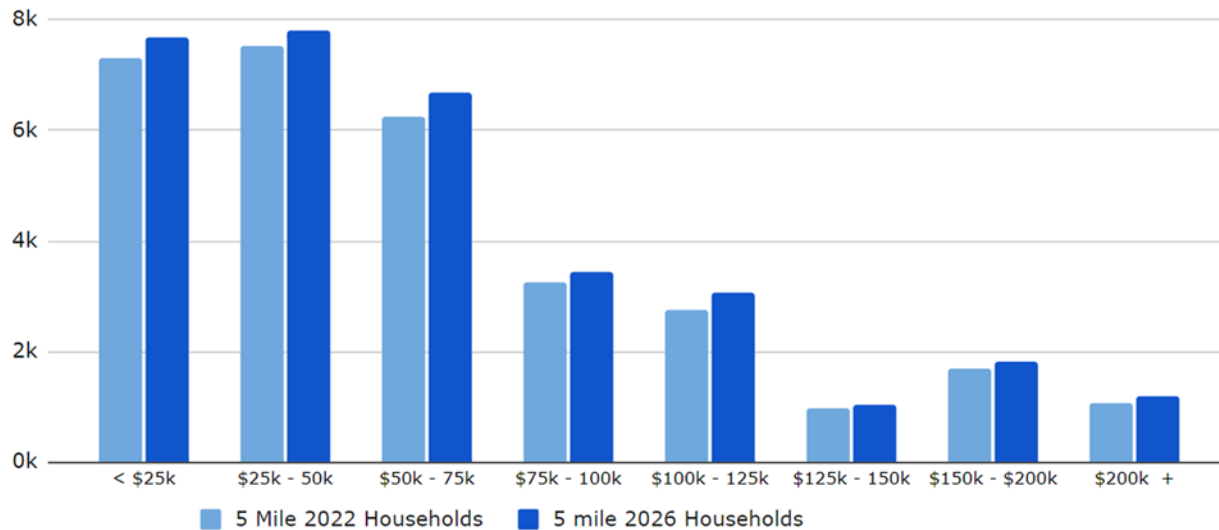
## Educational Attainment



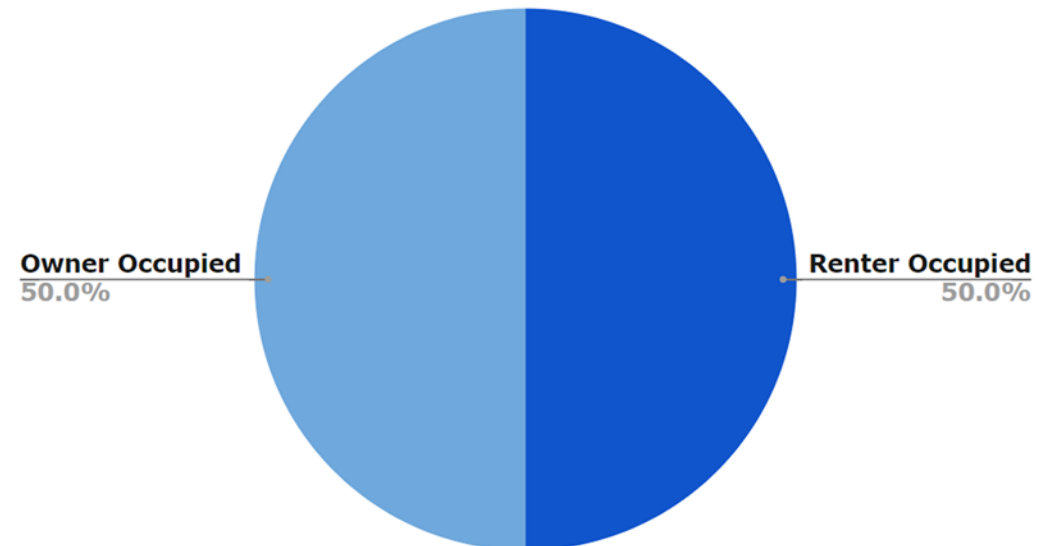
## Homes Built by Year



## Monthly House Hold Income

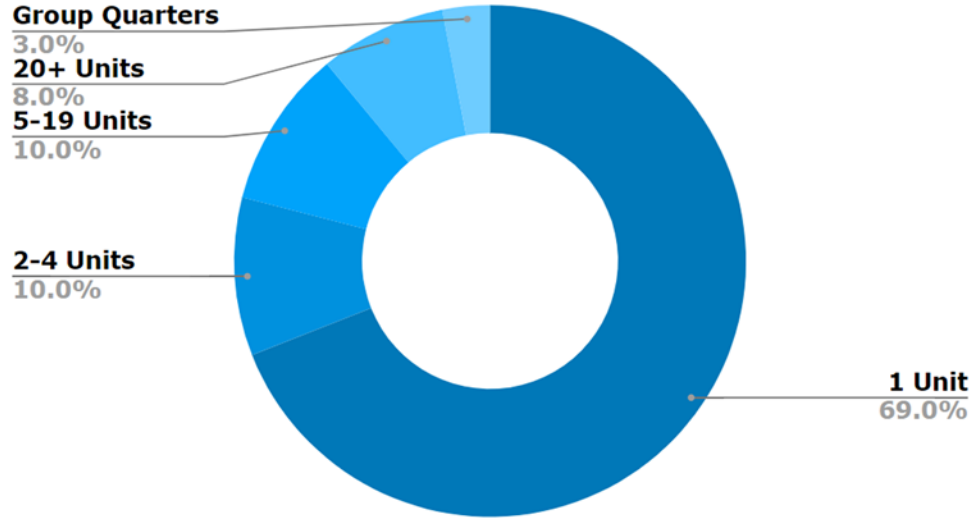


## Housing Occupancy



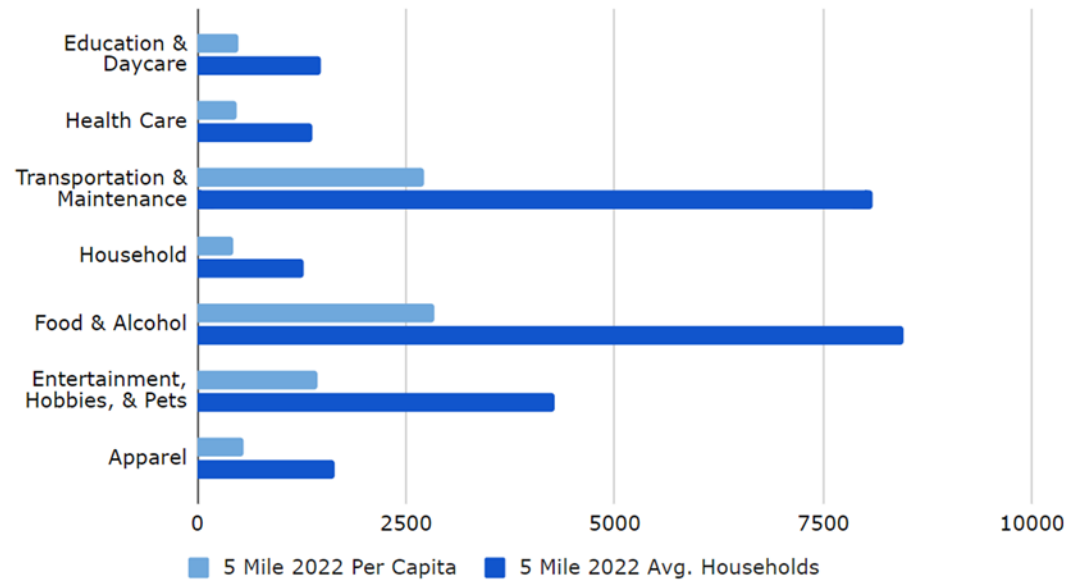
# DEMOGRAPHICS

## Housing Type

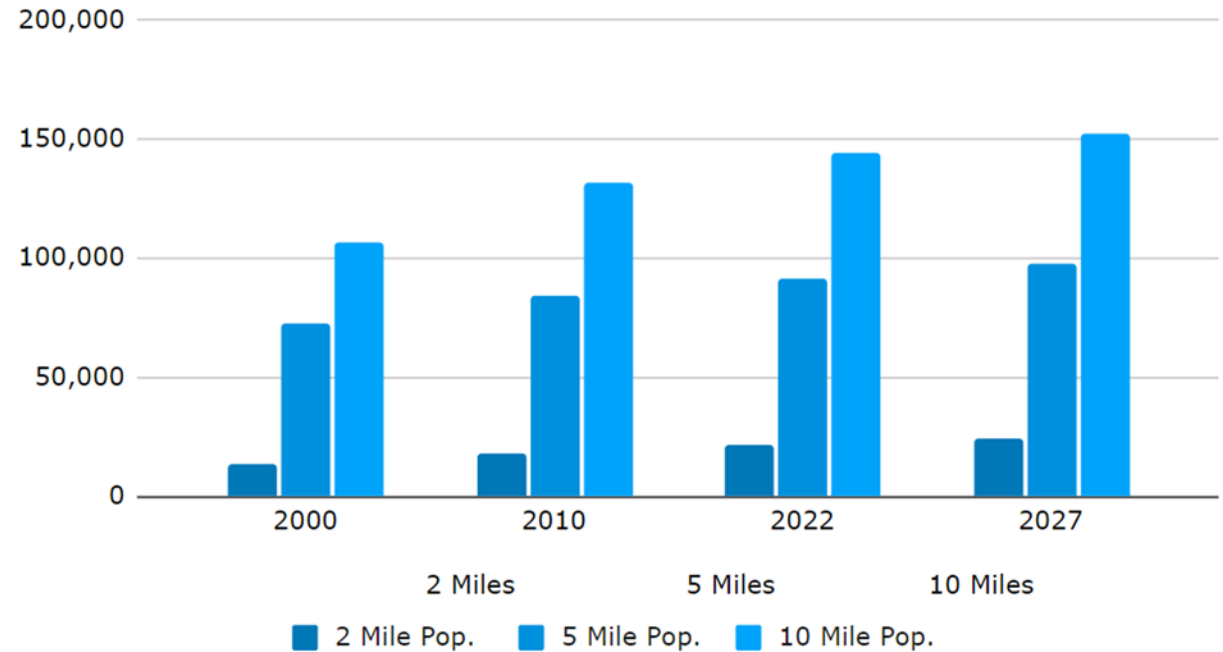


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	13,910	72,867	106,583
2010	17,640	84,340	132,070
2022	21,859	91,714	144,377
2027	24,428	97,426	152,193

## Per Capita & Avg. Household Spending



## Population



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SUBJECT

LINDA AVE

# SALE

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