

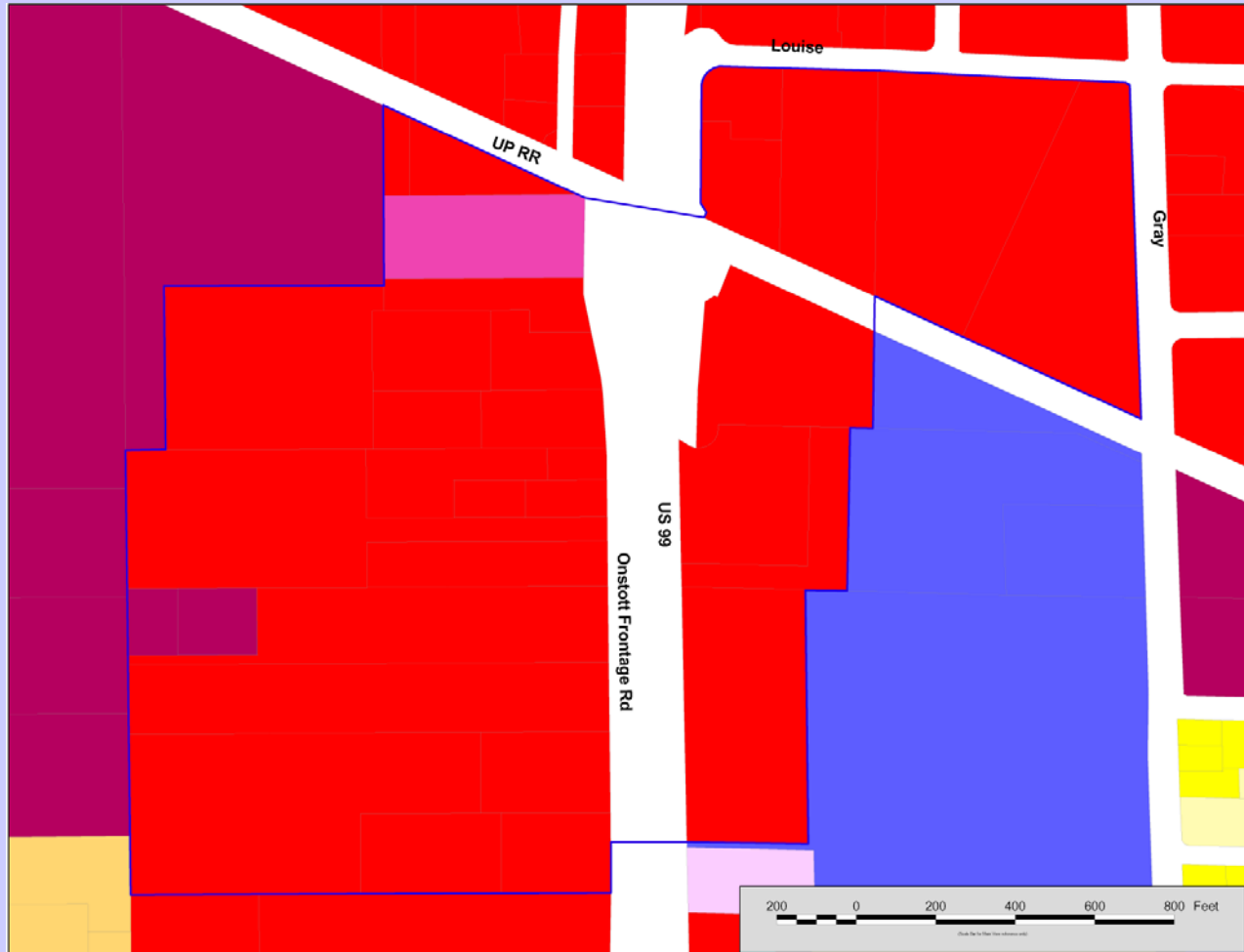


The Yuba City Infill Site





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Retail center with large anchor



Mobile home sales, looking Southwest on Onstott Frontage Road



Retail center behind mobile home sales, includes bowling alley



Retail and vacant land, looking Southwest on frontage road



Auto sales and vacant land, looking Northwest from frontage road



Large auto dealership on East side of US 99



Vacant land, bordered by storage facilities and retail outlets



Looking Northwest from frontage road at retail shops and center

Key Issues

- Central location
- Currently a mix of retail, housing, civic
- Future light rail nearby
- Study area within Redevelopment District
- Some key vacant parcels
- Some possibly under-utilized
- Some pedestrian issues
- Place-making opportunities

