



FOR SALE

OFFICE BUILDING

642 Bridge St

642 Bridge St
Yuba City, CA 95991

PURCHASE PRICE: \$399,000

Jeffrey Helm

Broker

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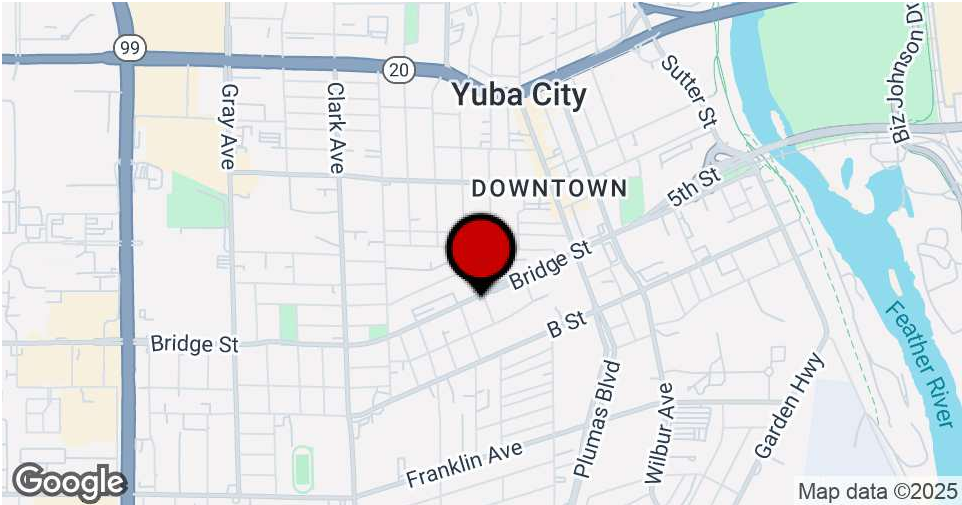
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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	1,760 SF
Lot Size:	5,588 SF
Number of Units:	1
Price / SF:	\$226.70
Year Built:	2003
Renovated:	2021
Zoning:	C-2
Traffic Count:	15,676

PROPERTY OVERVIEW

Welcome to 642 Bridge Street, an exceptional office building offering in a highly sought-after location. This well-appointed building features six private offices, providing ample space for businesses to thrive and grow. The layout includes a spacious kitchen, ideal for breaks and collaborative meetings, as well as an ADA-compliant bathroom for accessibility and convenience.

PROPERTY HIGHLIGHTS

- Prime Location: Convenient access to highways and public transport.
- Six Private Offices: Ideal for collaborative work and meetings.
- Modern Amenities: Includes a spacious kitchen and ADA bathroom.
- Professional Environment: Designed for productivity and creativity.
- Flexibility: Versatile layout for various business needs.

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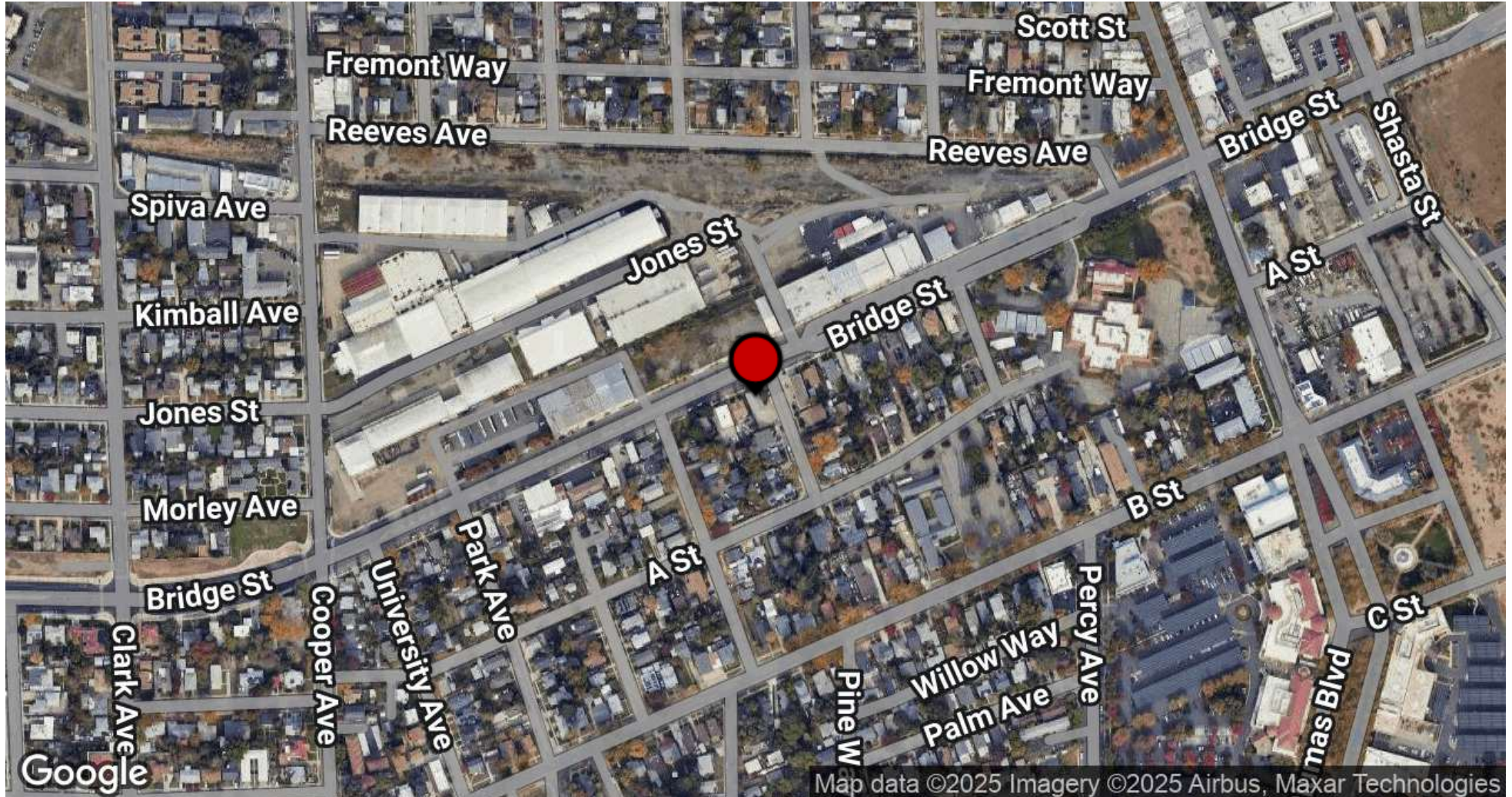
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Location Map

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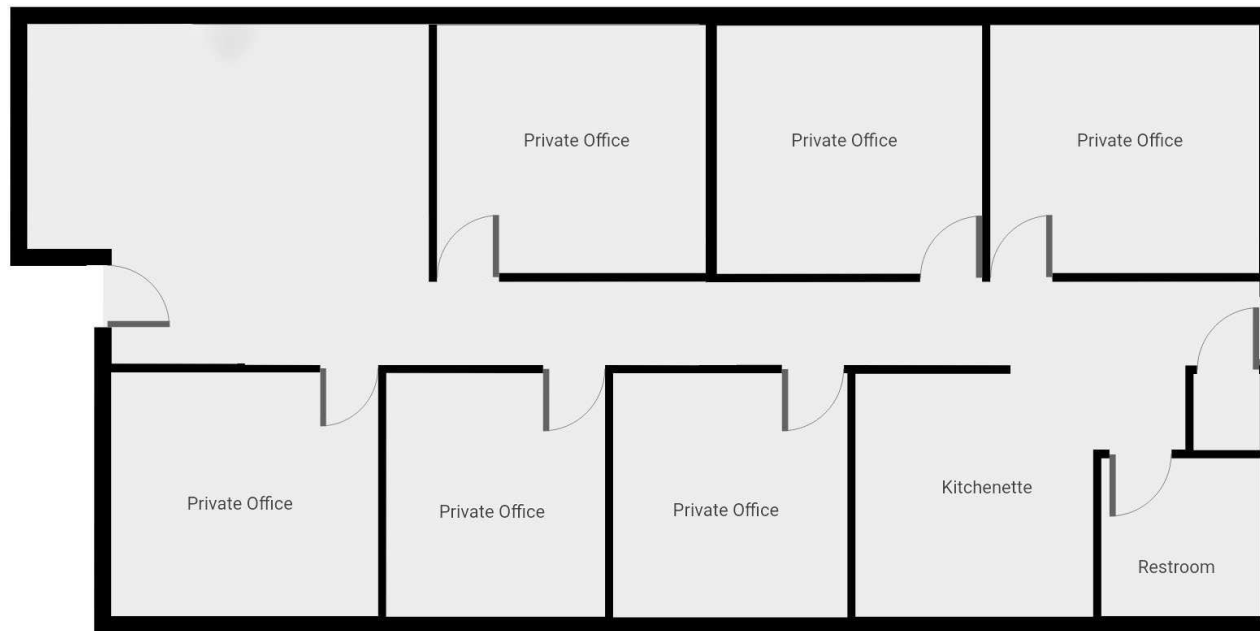
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Floor Plans

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Additional Photos

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Area Analytics

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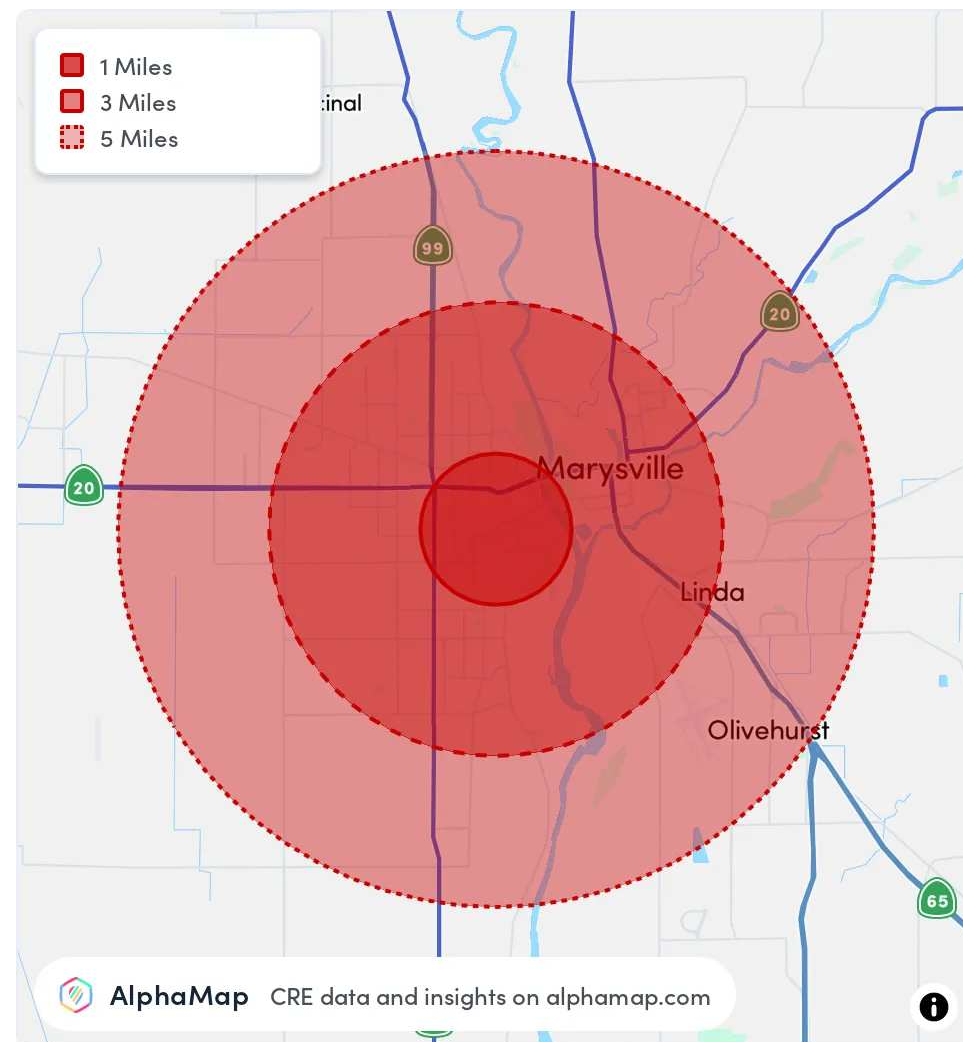


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,449	82,695	122,016
Average Age	36	39	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,446	27,705	40,067
Persons per HH	2.8	3	3
Average HH Income	\$64,576	\$84,917	\$86,076
Average House Value	\$323,376	\$407,924	\$397,596
Per Capita Income	\$23,062	\$28,305	\$28,692

RACE	1 MILE	3 MILES	5 MILES
Population White	6,206	35,800	53,600
Population Black	412	2,272	3,768
Population American Indian	351	1,829	2,724
Population Asian	1,254	15,287	20,288
Population Pacific Islander	54	284	427
Population Other	4,813	15,942	24,119

Map and demographics data derived from AlphaMap



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