

# FOR LEASE

OFFICE BUILDING  
+/-3,450 SF  
\$1.00 PSF MG

3792 Feather River Blvd. #C  
Olivehurst, CA 95961

**CENTURY 21**  
**COMMERCIAL®**  
Select Real Estate



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# 01

## PROPERTY SUMMARY

- Property Name: Knights Grapevine Nursery
- Address: 3792 Feather River Blvd. #C, Olivehurst, CA 95961
- Property Type: Office/Retail
- Total Square Footage: +/-3,450
- Lot Size: Optional Parking
- Number of Units: One
- Zoning: AI
- Parking: Variable Space w/Equipment Optional
- Lease Rate: \$1.00 PSF
- Lease Type: Modified Gross



This +/-3,450 SF professional office building features a highly functional layout ideal for administrative, service, or operational businesses. The suite includes 8 private offices, a welcoming reception area, a dedicated conference room, and 2 bathrooms, providing an environment for teams of various sizes.

Ample onsite parking accommodates with additional parking area available for equipment, or company vehicles, making it an excellent choice for firms with field staff or service operations. Positioned with convenient access to regional corridors, this property combines strong usability with practical outdoor functionality. High visibility signage available at street entrance.



# 02

## PROPERTY OVERVIEW

This versatile office space is well-suited for a wide range of professional and service-oriented businesses, including wellness practices, administrative offices, construction or contractor operations, dispatch centers, counseling services, or any business needing both private offices and outdoor fleet or equipment parking. Its efficient floor plan and multiple office suites support teams that require confidentiality, collaborative areas, and organized workflow. Conveniently located just minutes from Highway 70, the property offers excellent regional connectivity with quick access to Marysville, Yuba City, and Chico, as well as direct routes toward Sacramento. This prime location enhances accessibility for employees, clients, and service vehicles alike, making it an ideal operational hub for growing businesses.



# 03

## KEY FEATURES

- Two Bathrooms conveniently positioned for staff and client use
- Three Separate Entries offering privacy, flexible circulation, and the potential for multi-department or multi-user configurations
- Generous Natural Light from numerous windows along both sides of the building
- Dedicated Reception Area providing a professional entry experience for clients and guests
- Conference Room ideal for team meetings, client consultations, or training
- Multiple Workrooms & Storage Areas supporting administrative workflow and equipment organization



# 04

## TERMS

Ownership offers flexible lease terms tailored to meet the needs of a wide range of professional or service-based users. Tenant improvements may be negotiated to customize interior layout, office finishes, or operational requirements, providing the opportunity to create a space that aligns with your business model.

The property also includes usable exterior space that can accommodate parking, equipment staging, or company vehicles, offering added functionality for businesses with field crews or logistics needs.

Competitive rates and adaptable terms make this an excellent option for tenants seeking both office efficiency and outdoor operational capability.



# 05

## FLOOR PLANS



Floor plan created by CubiCasa App. Measurements deemed reliable but not guaranteed.



# 06

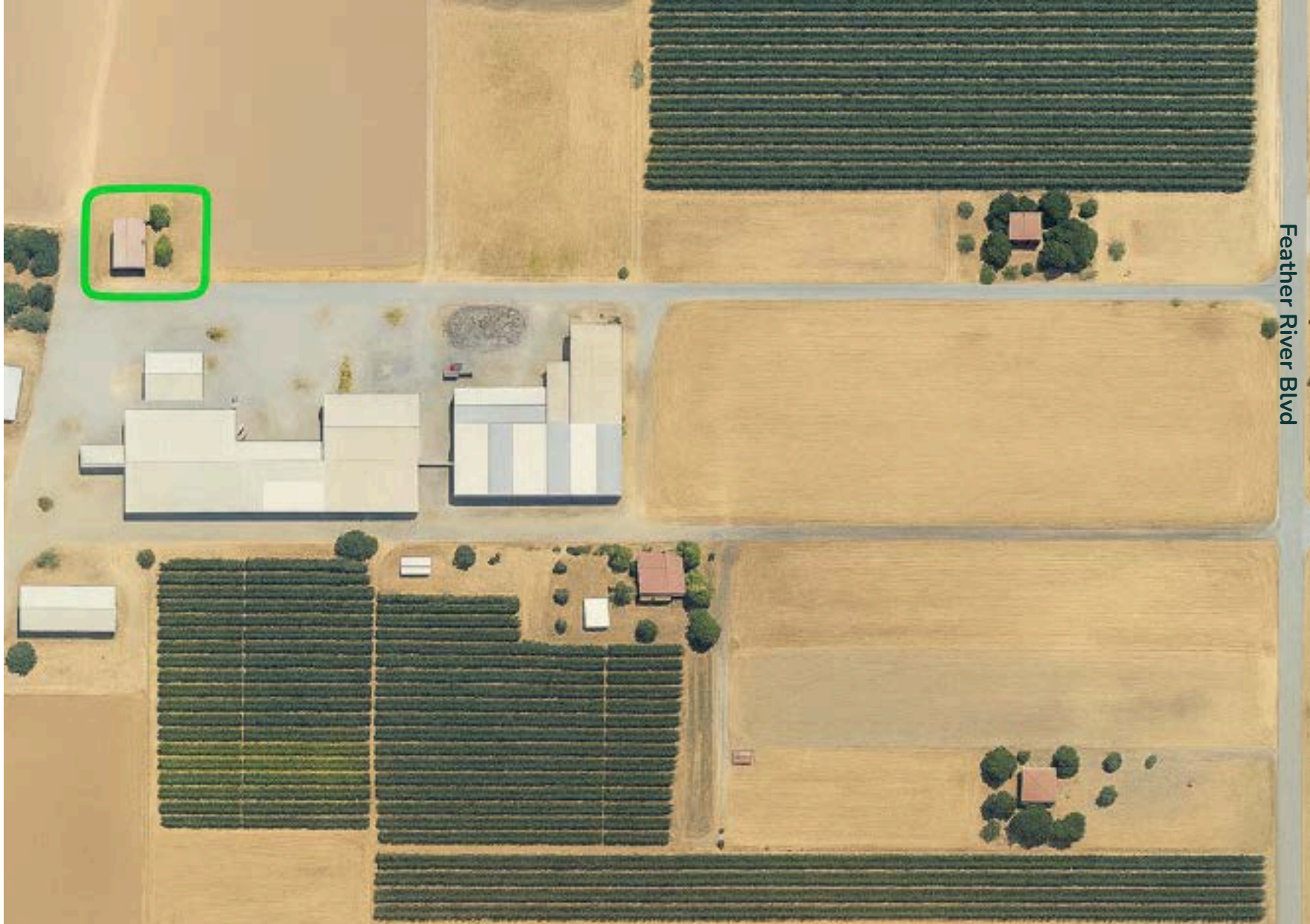
PHOTOS





# 07

AERIAL



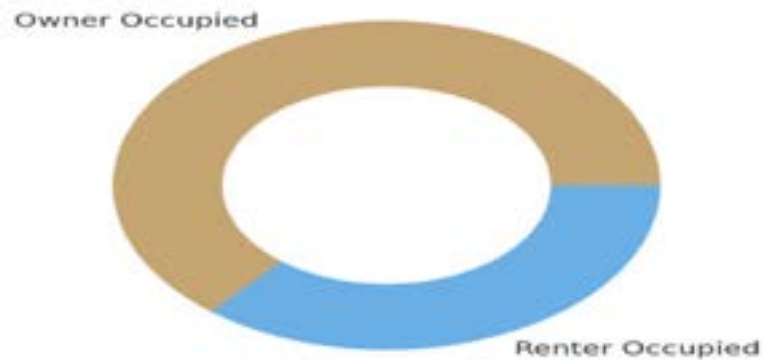
Feather River Blvd



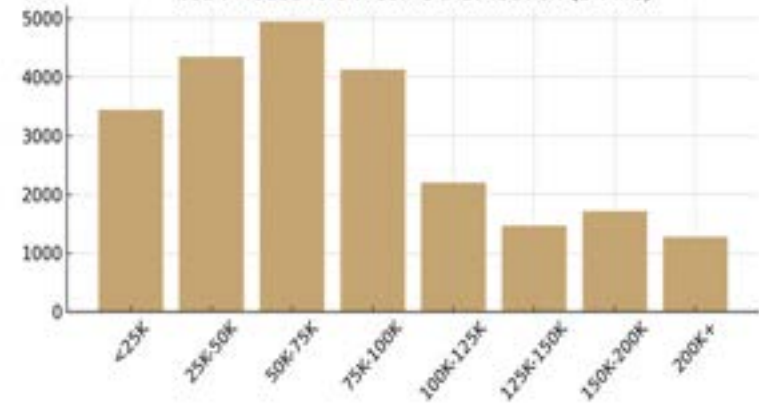
# 08

## DEMOGRAPHICS

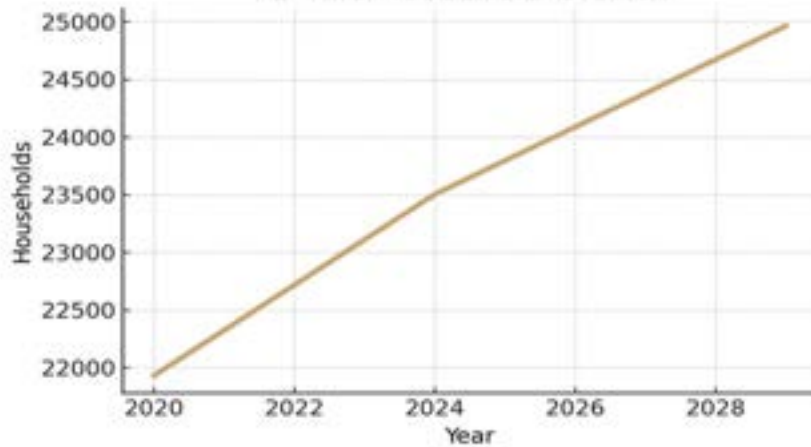
Housing Occupancy (5-Mile)



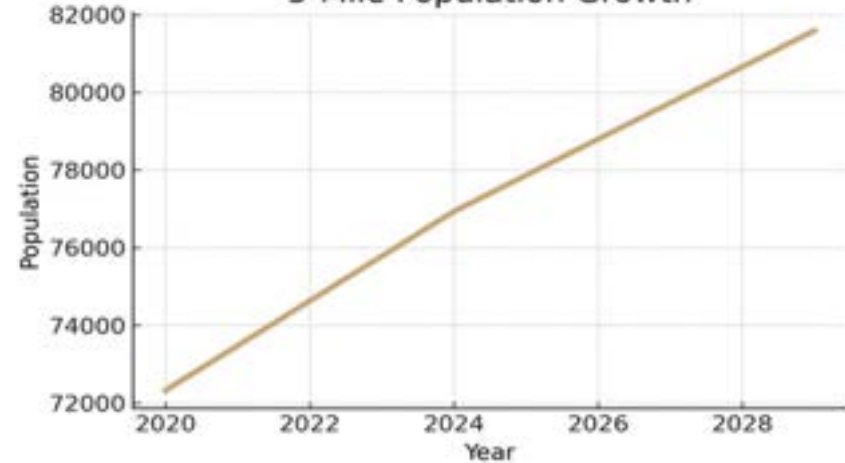
2024 Household Income Distribution (5-Mile)



5-Mile Household Growth



5-Mile Population Growth



# 09

## DEMOGRAPHICS

- **Population: Approximately:** The area has an estimated 76,933 residents within a 5-mile radius (2024), projected to grow to 81,588 residents by 2029, reflecting a steadily expanding community.
- **Household Income:** The median household income is \$70,334, with an average household income of \$86,261. Income brackets from \$50,000 to over \$150,000 represent meaningful portions of the population, creating a diverse and stable consumer base.
- **Population Growth Rate:** The area has experienced a steady population growth rate of 2.5% per year over the last five years, indicating a strong demand for housing and services.
- **Education Level:** Educational attainment levels are well-distributed, with strong representation across high school, some college, and college-degree categories supporting a varied labor pool suitable for industrial, service, and administrative employment..
- **Renters vs. Owners:** 64% Owner-Occupied housing reflects neighborhood stability and long-term residency. 36% Renter-Occupied households provide additional mobility and demand for services, goods, and employment.







## CONTACT US



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