

1465 THARP RD #B

1465 THARP RD #B, YUBA CITY, CA 95993

OFFERING
MEMORANDUM



OFFERING HIGHLIGHTS

PRICE \$2,408/mo + CAM Fees

PRICE PER FOOT \$1.60 sf/mo + CAM Fees

ESTIMATED CAM \$0.39 PSF

UNIT SIZE 1,505 SF

LEASE TERMS Negotiable

YEAR BUILT 2011

TOTAL LOT SIZE 89,734 SF

TOTAL BLDG SIZE +/- 25,090 SF

APN 059-132-015-000



OFFERING SUMMARY



PROPERTY DESCRIPTION

Prime Office/Retail Space for Lease. Previously occupied by Integrated Physical Therapy Solutions, Suite B offers 1,505 SF of highly functional office/retail space with a flexible layout ideal for a wide range of professional, medical, service, or retail uses. The floor plan includes 5 private offices, a welcoming reception area, a large bonus room, laundry/utility room, and a private restroom. The suite is partially furnished, providing added convenience for a quick and easy transition. This space is in excellent condition, clean, well-maintained, and fully turn-key.

Located in one of Yuba City's most desirable commercial corridors, the property is anchored by New Earth Market and benefits from strong traffic counts, high visibility, and a signalized intersection for easy access. A fully built, move-in ready suite perfect for businesses looking for a professional location with outstanding exposure.

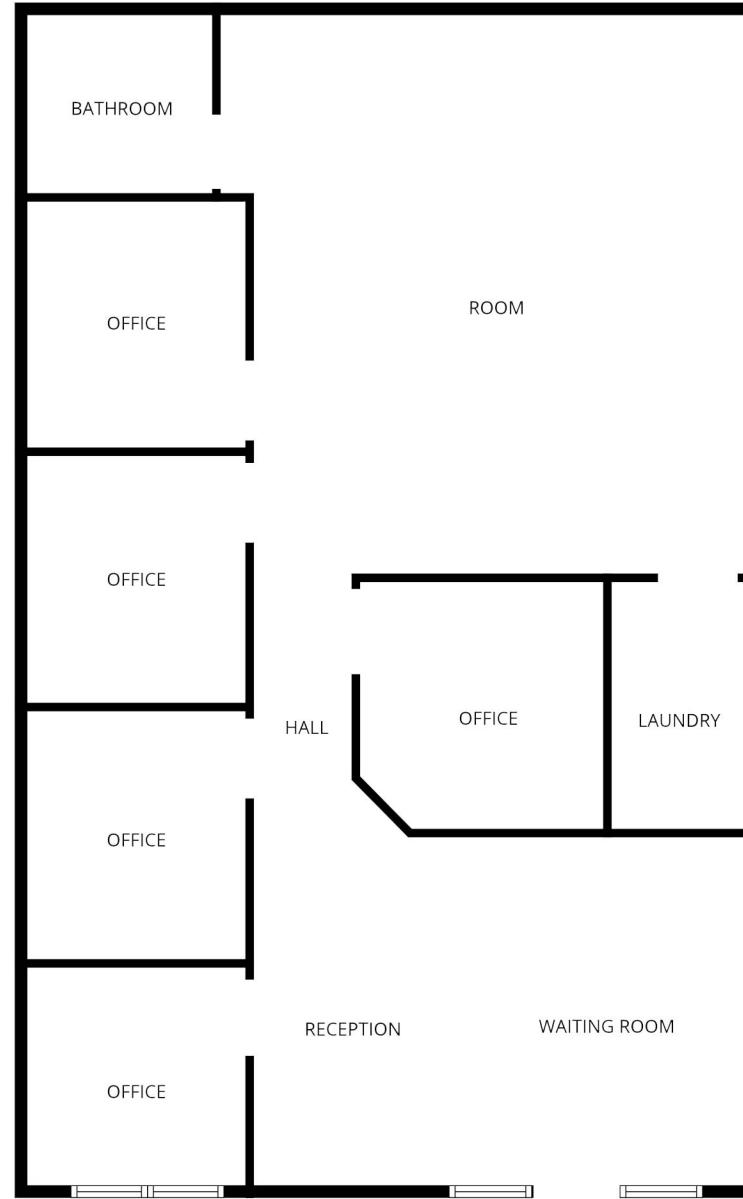
PROPERTY HIGHLIGHTS

- 1,505 SF turn-key office/retail suite with flexible layout for professional, medical, service, or retail users
- Previously occupied by Integrated Physical Therapy Solutions – built out and fully functional
- 5 private offices, welcoming reception area, large bonus room, laundry/utility room & private restroom
- Partially furnished for quick, cost-effective move-in
- Excellent condition – clean, well-maintained, and move-in ready
- Prime Yuba City location anchored by New Earth Market
- High traffic counts & strong visibility at a signalized intersection
- Ideal for businesses seeking professional space with outstanding exposure

LOCATION OVERVIEW MAP



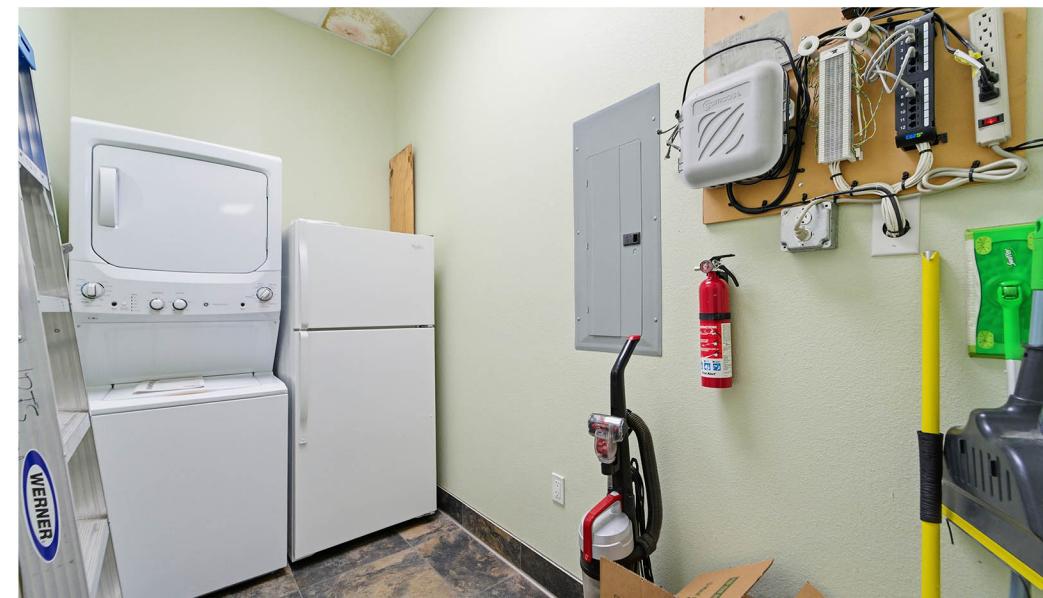
FLOOR PLAN



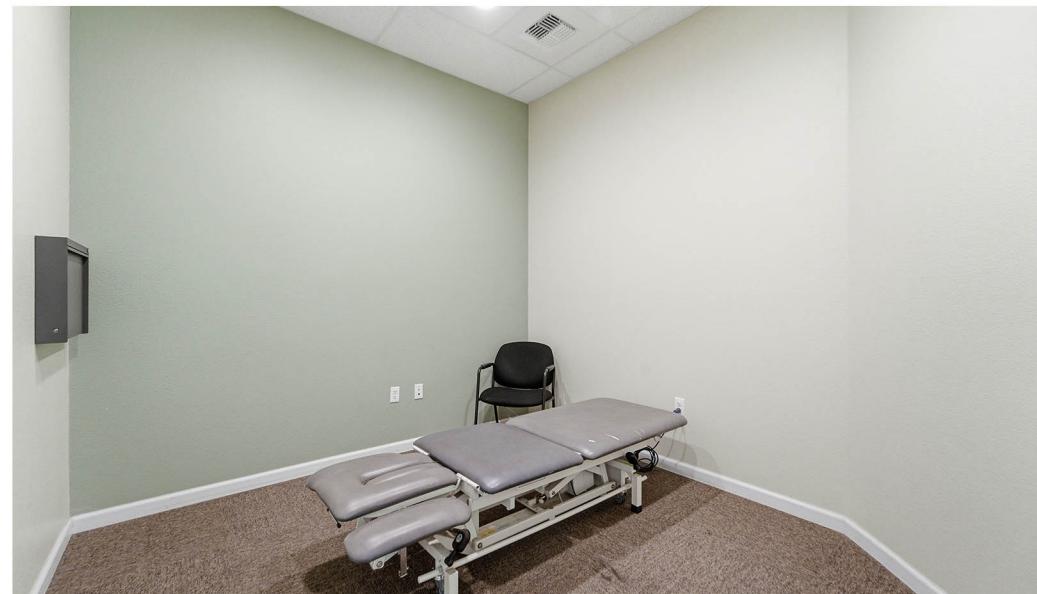
ADDITIONAL PHOTOS



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