

# 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

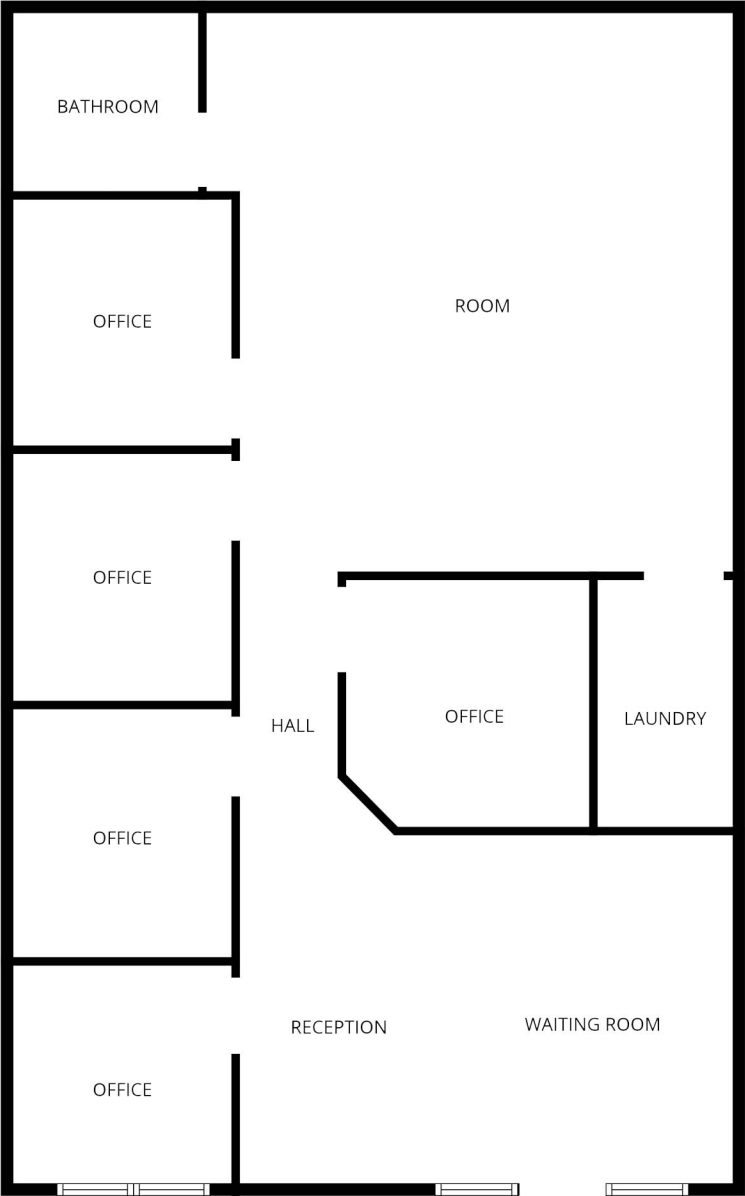


# LOCATION OVERVIEW MAP





# FLOOR PLAN





# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS





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## AGENT INFORMATION

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