

990 KLAMATH LN, BLDG A

10,300 SF AVAILABLE

JEFF HELM

Broker

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Agent

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990 KLAMATH LN, BLDG A, YUBA CITY, CA



**HELM
PROPERTIES**

PROPERTY OVERVIEW



Rental Rate: Market Rent

Office Space SF: 10,300 SF

Zoning: C-M



Zoning Uses

990 Klamath Bldg A

Office, Retail, Flex Building

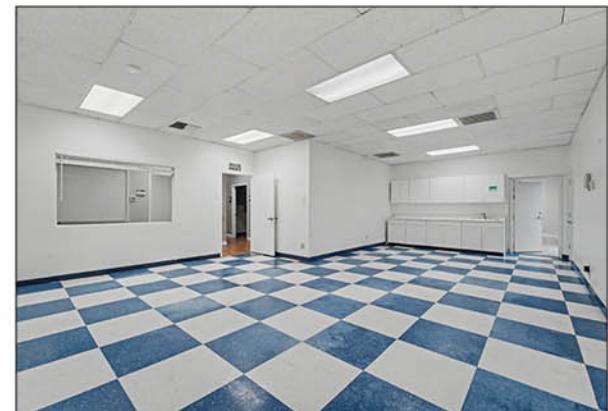
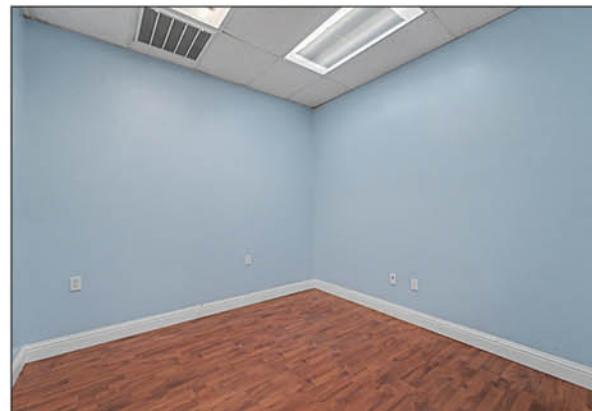
Lease Opportunity – 990 Klamath Ln, Yuba City, CA

Discover an excellent leasing opportunity at 990 Klamath Lane, Building A, a versatile commercial/medical office space located in a high-traffic professional corridor of Yuba City. This well-maintained building offers flexible floor plans ideal for medical practices, wellness services, administrative offices, or other professional uses. The suite features multiple private offices/exam rooms, open work areas, reception and waiting room, in-suite restrooms, and ample parking directly in front of the building. Surrounded by established medical and service providers, the property benefits from strong visibility, easy access, and its close proximity to Highway 20 and major retail amenities.

This is an ideal choice for tenants seeking a clean, functional, and centrally located professional space in Yuba City's most desirable business district.

- Prime professional/medical location
- Flexible floor plan with private offices/exam rooms
- Strong visibility & easy access along Klamath Lane
- Ample on-site parking directly in front of the building
- Ideal for medical, wellness, or professional office use

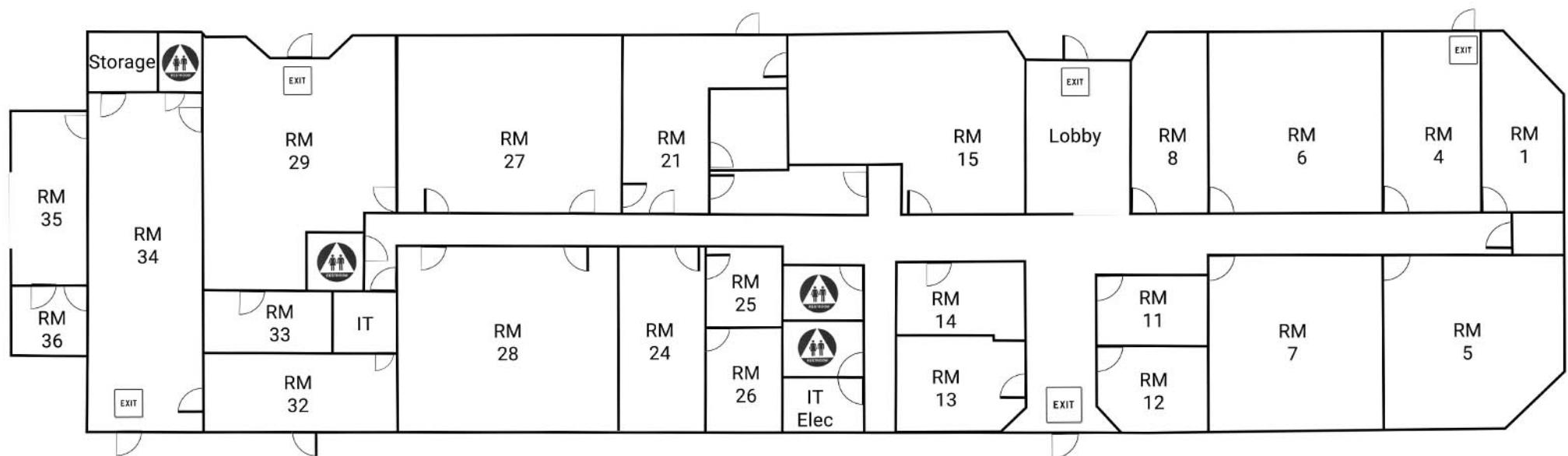
Office - 10,300 SF



Bldg A - Outside Photos



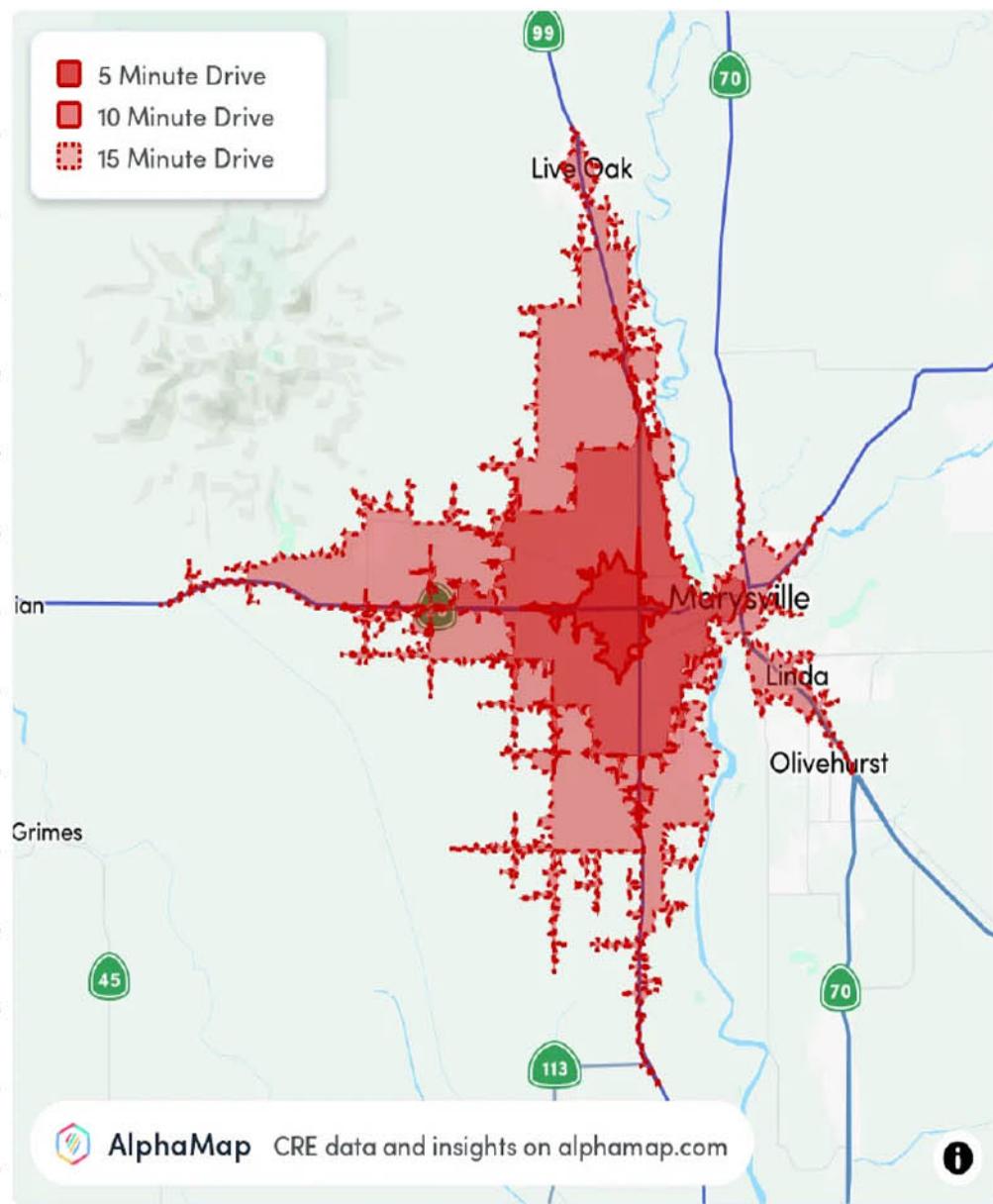
Bldg A - 10,300 SF - Floor Plan





DEMOGRAPHICS

| Demographics | 5 Mins | 10 Mins | 15 Mins |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 1,608 | 41,136 | 71,776 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 39 | 41 | 41 |
| Total Households | 481 | 13,985 | 24,635 |
| Persons per HH | 3.3 | 2.9 | 2.9 |
| Average HH Income | \$79,328 | \$89,315 | \$89,826 |
| Average House Value | \$461,405 | \$451,847 | \$442,494 |
| Per Capita Income | \$24,038 | \$30,798 | \$30,974 |
| Population White | 322 | 17,389 | 32,295 |
| Population Black | 27 | 913 | 1,636 |
| Population American Indian | 20 | 963 | 1,489 |
| Population Asian | 892 | 9,812 | 149,675 |
| Population Pacific Islander | 1 | 99 | 197 |
| Population Other | 178 | 6,491 | 11,936 |



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