

**437 CENTURY PARK DR**  
**+/- 1,468 SF**

**AVAILABLE FOR LEASE**



**ADT +/- 35,850**



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



**Janice Kimsey**  
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# 437 CENTURY PARK DR | YUBA CITY

+/-1,468 SF OFFICE AVAILABLE FOR LEASE



## PROPERTY OVERVIEW

The office complex, built in 2002, offers an available +/- 1,468 SF suite, complemented by an additional +/-360 SF of common area including a kitchenette and two bathrooms. The property is conveniently located near several amenities and services, making it a strategic location for businesses. The location offers easy access from the highway with ample parking and multiple access points, it ensures convenience for both employees and clients.

### Office Built in 2002

#### Available - Suite A

- Office Space +/-1,468 SF with +/-360 SF (Common Area)

#### Lease Terms

- \$1.65 MG with flexible term

#### Parking

- Ample with multiple access points

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## PROPERTY HIGHLIGHTS

- PRIVATE ENTRANCE
- FULLY FURNISHED (OPTIONAL)
- MULTIPLE BATHROOMS
- WELL KEPT BUILDING
- HIGHLY VISIBLE
- AMPLE PARKING
- TWO STORAGE ROOMS
- FURNISHED KITCHENETTE
- FOUR PRIVATE OFFICES

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## LOCATION HIGHLIGHTS

### PRIME LOCATION:

Situated along Hwy 99 with high visibility and daily traffic.

- EASY ACCESS FROM HIGHWAY 99
- SURROUNDED BY PROFESSIONAL OFFICES
- WELL MAINTAINED BUILDING AND GROUNDS



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## SUITE A FLOOR PLAN

LOBBY AREA  
4 PRIVATE OFFICES  
OPEN SPACE  
2 STORAGE SPACES  
COMMON AREA:  
HALLWAY  
2 BATHROOMS  
KITCHENETTE



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## CITY DEMOGRAPHICS



Known for its welcoming atmosphere, Yuba City is home to a vibrant and diverse community. As of 2024, Yuba City has a population of approximately 74,000 people, with a relatively balanced age distribution. The median age is 37.1 years, reflecting a mix of younger families and an aging population, bolstered by the city's appeal as a retirement destination. Economically, Yuba City boasts a median household income of approximately \$95,700, with a history of upward mobility. This culturally rich and growing community makes Yuba City an ideal place for businesses, families, and individuals seeking a dynamic and thriving environment.



**80,135**  
POPULATION



**37**  
THE MEDIAN AGE



**\$95,700**  
MEDIAN HOUSEHOLD INCOME

2024 Demographics within 3 miles of subject property Information has been obtained from sources believed to be reliable, but has not been verified for accuracy or warranty and accepts no responsibility to the accuracy, completeness or reliability of the information contained herein. You are encouraged to investigate and verify all information.

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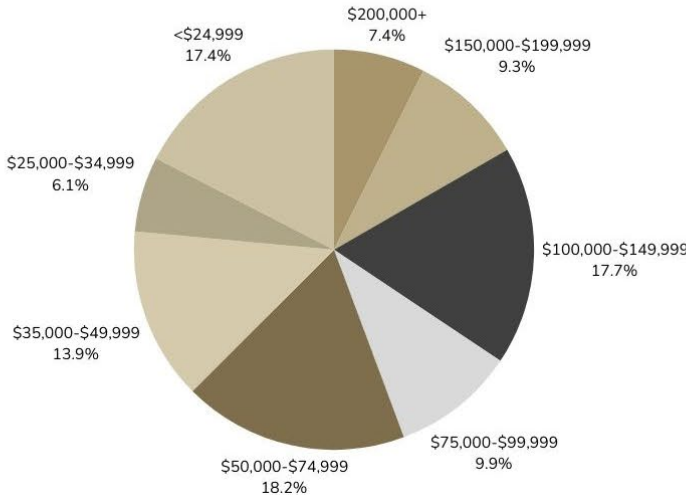
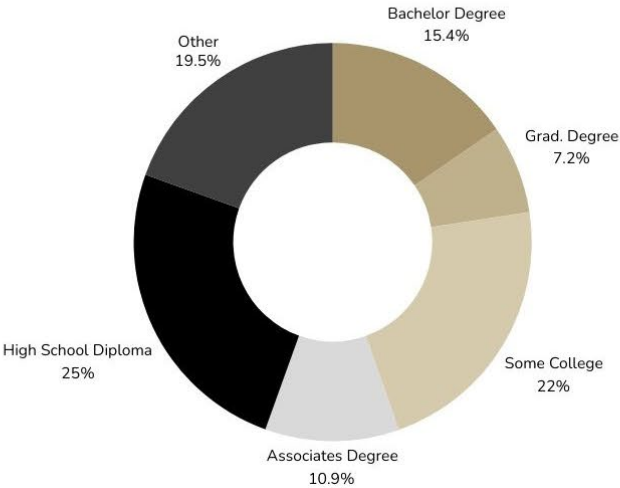
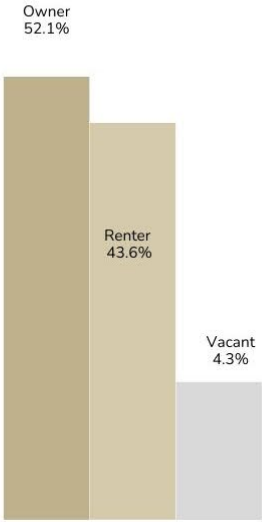
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## COMMUNITY PROFILE



Diversity Index	Median HH Income	Median Home Value	Median Age
85.1	\$63,987	\$384,757	36.5

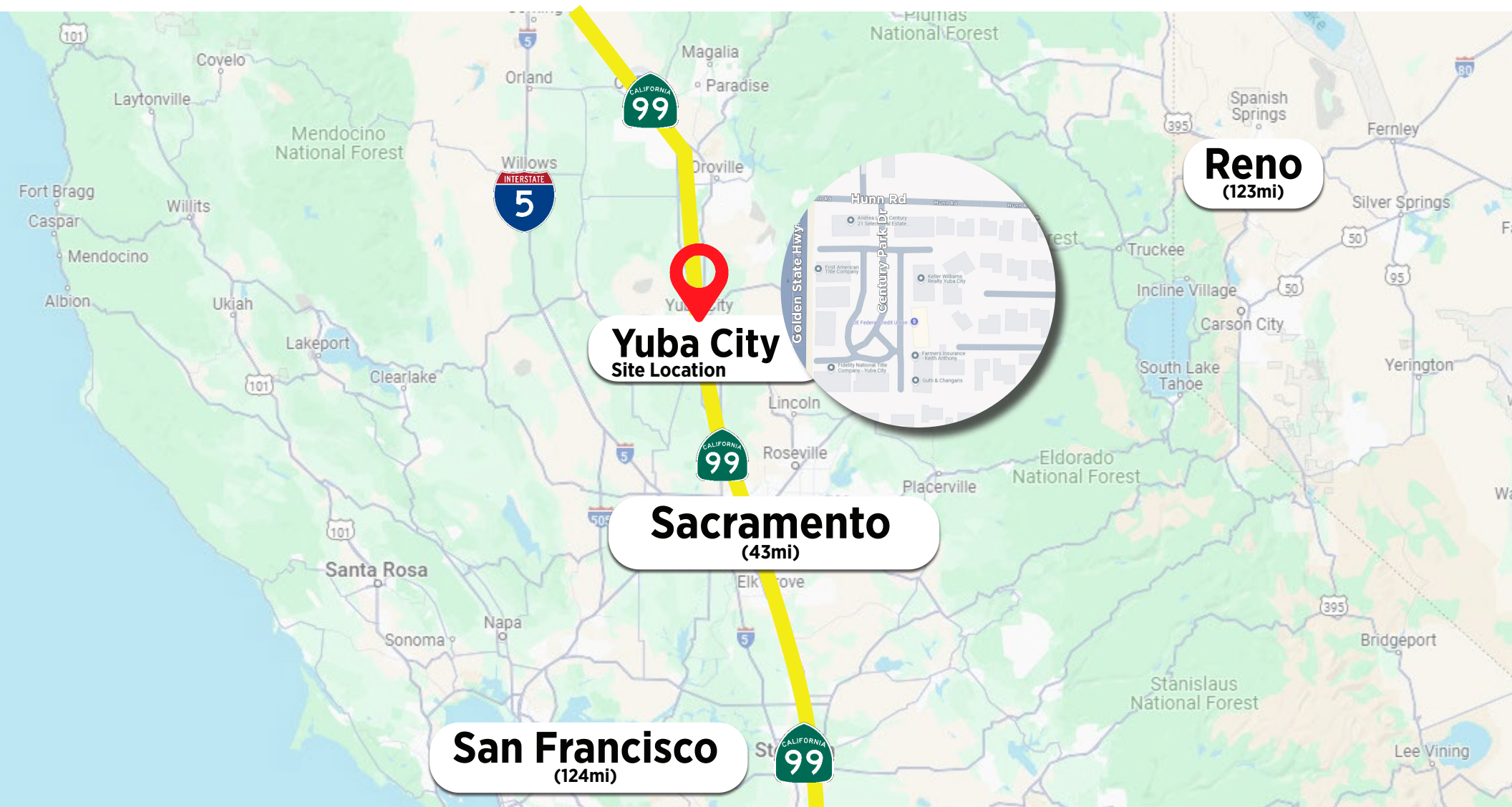


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