

990 KLAMATH LN, BUILDING A
10,300 SF AVAILABLE
YUBA CITY, CA





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POTENTIAL USES

IDEAL FOR:



MEDICAL FACILITIES

- Medical Practices & Clinics
- Urgent Care Centers
- Specialist Offices



EDUCATIONAL INSTITUTIONS

- Private Schools
- Vocational Training Centers
- Tutoring & Learning Centers



COLLEGE FACILITIES

- Satellite Campus
- Adult Education Programs
- Professional Training Institute



PROFESSIONAL OFFICES

- Corporate Headquarters
- Administrative Offices
- Professional Services

Property Highlights

- Prime Professional/Medical Location
- Flexible Floor Plan - Multiple Private Offices/Exam Rooms
- Strong Visibility & Easy Access along Klamath Lane
- Ample On-Site Parking Directly in Front
- C-M Zoning Allows Multiple Uses

Office Space: 10,300 SF

Zoning: C-M

Rental Rate: \$0.74 sf/mo + nnn

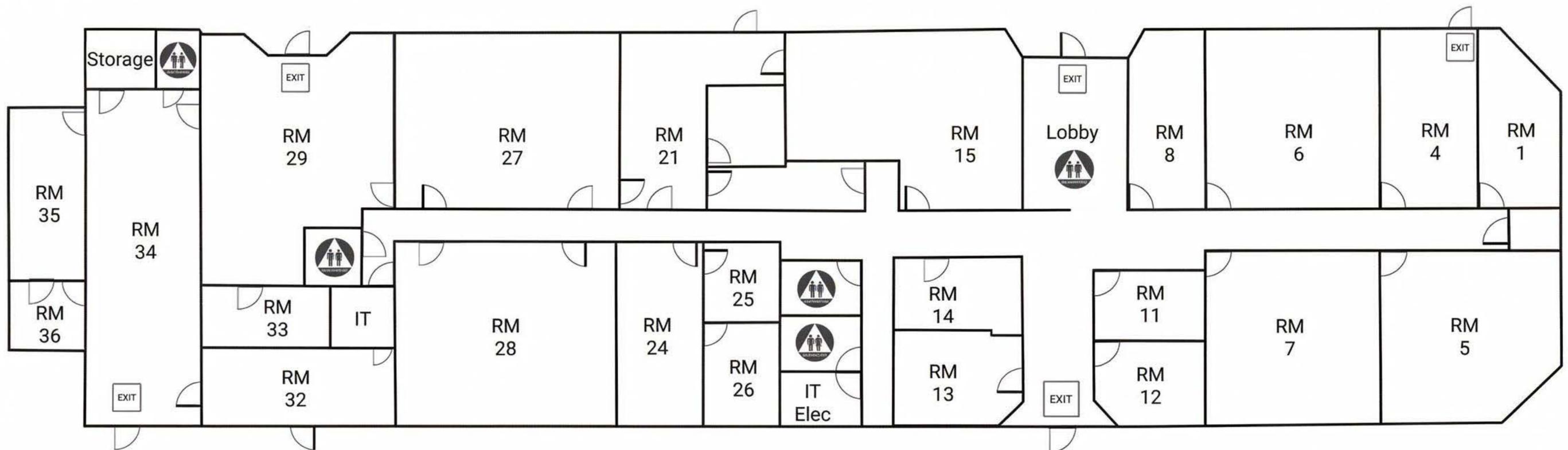
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HELM PROPERTIES

471 Century Park Dr STE B, Yuba City, CA 95991
Tel. 530.329.8336 | www.helmre.com



- Flexible Layout Design
- Multiple Private Offices/Exam Rooms
- Open Work Areas
- Reception and Waiting Room
- In-Suite Restrooms
- Storage Areas

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PROPERTY PHOTOS

990 Klamath Ln, Building A



Key Features

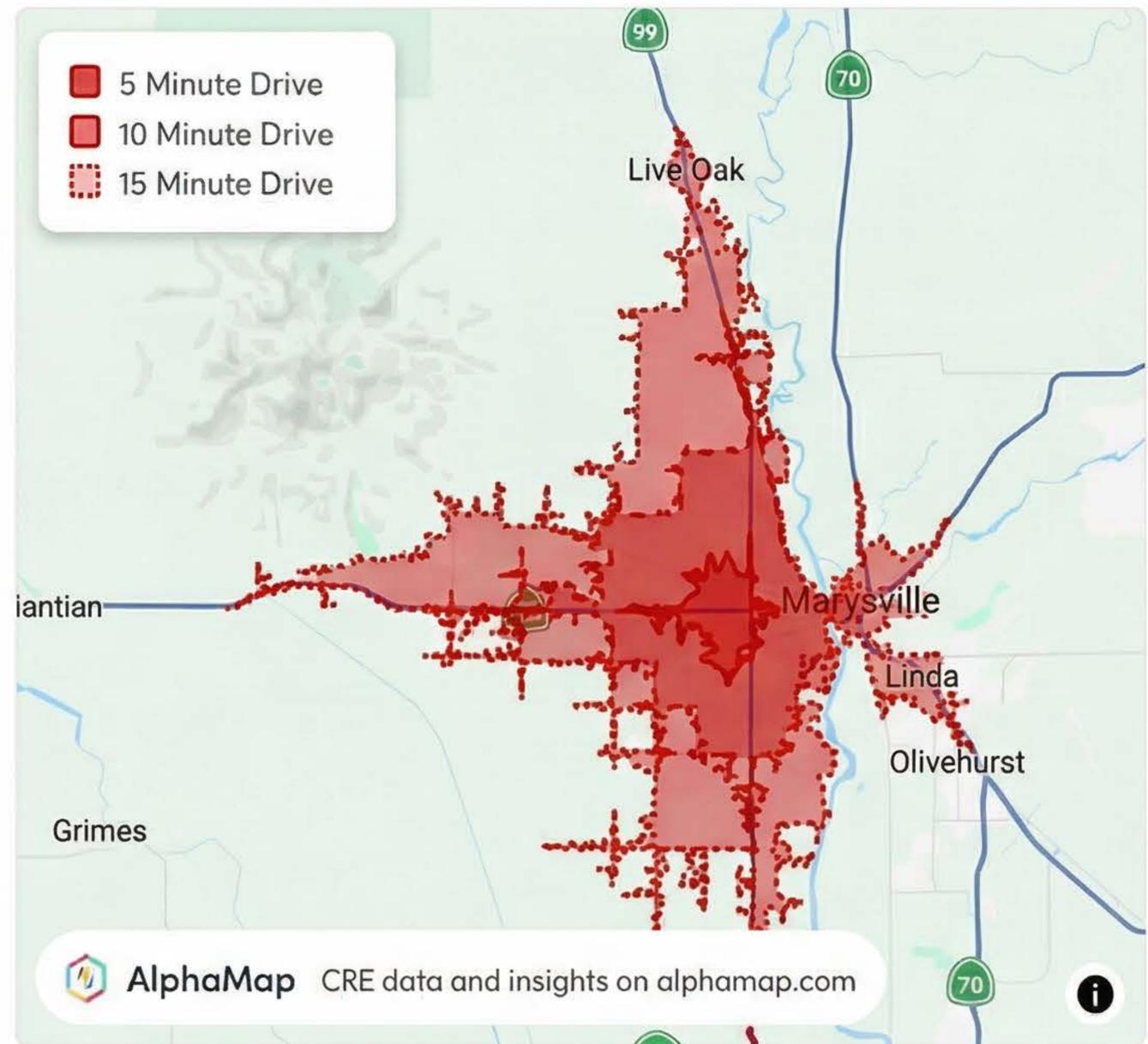
- Multiple Private Offices/Exam Rooms
- Open Work Areas & Reception
- In-Suite Restrooms
- Professional Building Exterior
- Ample Parking

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MARKET DEMOGRAPHICS

Drive Time Analysis

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



Key Highlights

- Total Population (15 min): 71,776
- Average Household Income (15 min): \$89,826
- Average House Value (15 min): \$442,494
- Strong Market Demographics

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.