



FOR LEASE

OFFICE BUILDING

1100 Civic Center

1100 Civic Center Boulevard, STE 302
Yuba City, CA 95993

**LEASE RATE: \$900.00 PER MONTH
(GROSS)**

Jeffrey Helm

Broker

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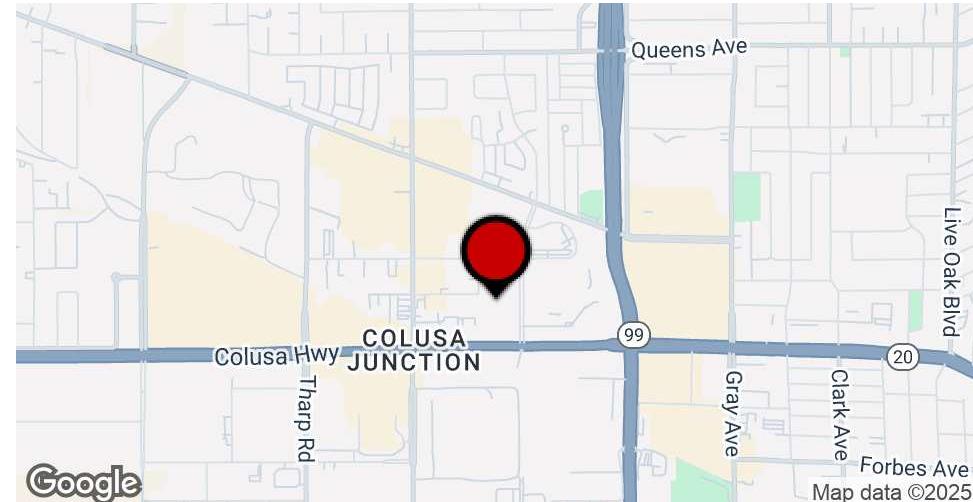
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Executive Summary

1100 Civic Center 302

1100 Civic Center Boulevard Ste 302, Yuba City, CA 95993



OFFERING SUMMARY

Lease Rate:	\$900.00 per month (Gross)
Building Size:	4,080 SF
Available SF:	180 SF
Lot Size:	0.17 Acres
Year Built:	2003
Renovated:	2024
Zoning:	C1

PROPERTY OVERVIEW

1100 Civic Center Boulevard, Suite 302, offers a flexible and professional office space in the heart of Yuba City's Civic Center district. Perfect for entrepreneurs, podcasters, small business owners, and creatives, this suite provides a productive environment with a mix of private offices, collaborative areas, and a welcoming reception. Tenants enjoy all-inclusive amenities such as free high-speed Wi-Fi, utilities, a spacious break room, and access to public bathrooms, making it a turnkey solution for growing businesses. The building is centrally located near government offices, financial institutions, and retail conveniences, with easy access to Highways 20 and 99. Ample parking and a recognizable address further enhance this prime office opportunity.

PROPERTY HIGHLIGHTS

- Ideal for entrepreneurs, podcasters, small business owners, and creatives
- All-inclusive lease: free high-speed Wi-Fi & utilities
- Access to a spacious break room and public bathrooms
- Centrally located near Civic Center, retail, dining & services
- Easy connectivity to Highways 20 & 99 with ample parking

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Lease Spaces

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LEASE INFORMATION

Lease Type:
Total Space:

Gross	Lease Term:
180 SF	Lease Rate:

Negotiable
\$900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
STE 2	Available	180 SF	Gross	\$900 per month
STE 3	Available	180 SF	Gross	\$900 per month
STE 4	Available	180 SF	Gross	\$900 per month
STE 9	Available	180 SF	Gross	\$900 per month

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Site Plans

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Additional Photos

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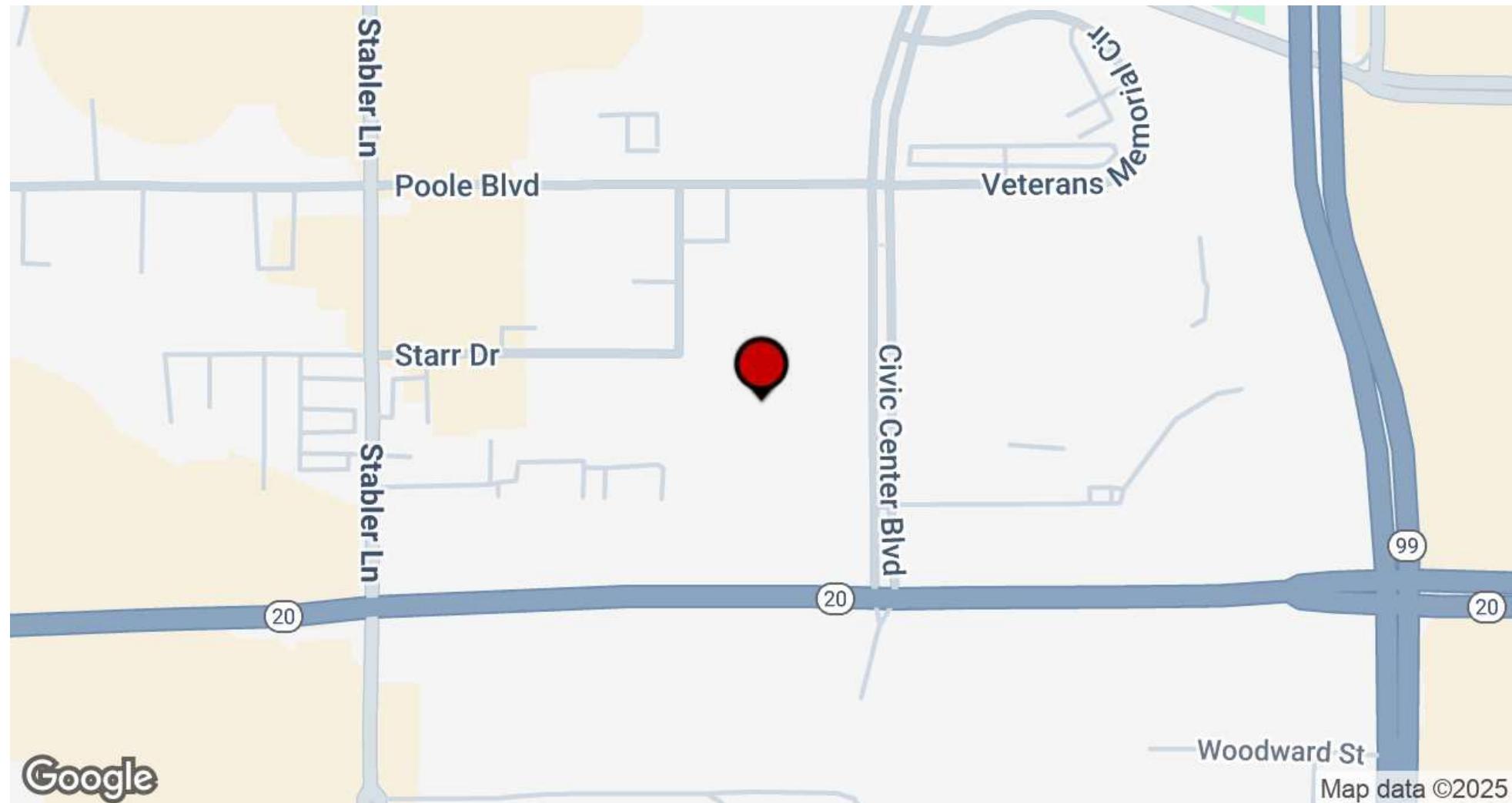
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Location Map

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HELM
PROPERTIES



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Demographics Map & Report

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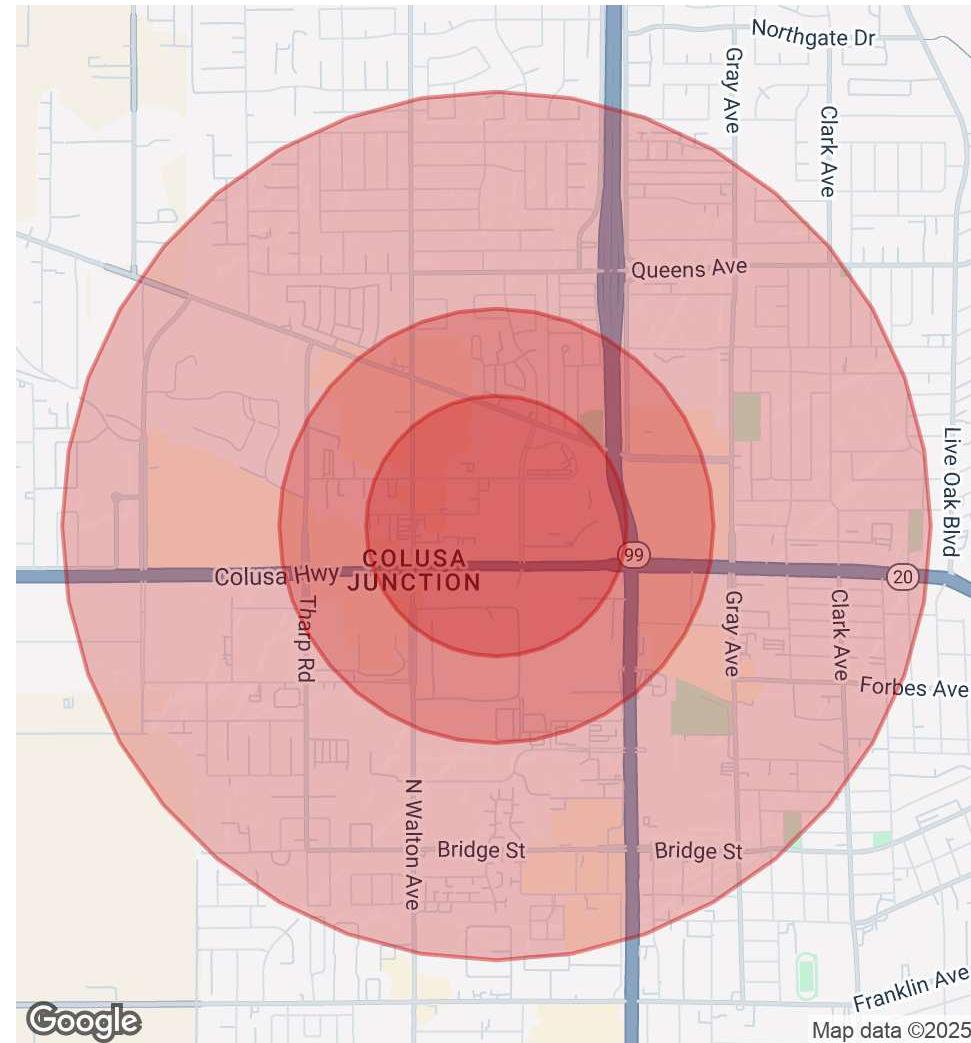


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	164	1,243	14,318
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	475	5,182
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$61,385	\$62,612	\$73,952
Average House Value	\$500,974	\$485,144	\$427,149

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	82	611	5,921
Total Population - Black	8	55	418
Total Population - Asian	28	214	3,018
Total Population - Hawaiian	1	6	36
Total Population - American Indian	3	23	387
Total Population - Other	23	179	2,569

Demographics data derived from AlphaMap



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