



FOR LEASE

INDUSTRIAL FLEX PROPERTY

Klamath Business Park

990 Klamath Lane
Yuba City, CA 95993

**LEASE RATE: \$0.99 SF/MONTH
(NNN)**



Jeffrey Helm

Broker

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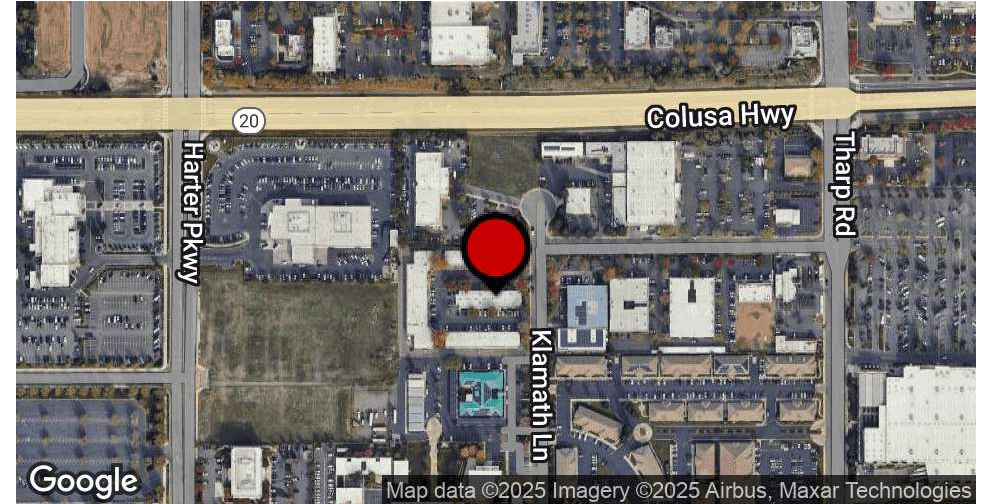
471 Century Park Drive, Suite B, Yuba City, CA 95991

www.helmre.com

Executive Summary

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



OFFERING SUMMARY

| | |
|-------------------------|-----------------------|
| Lease Rate: | \$0.99 SF/month (NNN) |
| Building Size: | 39,758 SF |
| Available SF: | 1,060 - 4,076 SF |
| Lot Size: | 98,008 SF |
| Number of Units: | 28 |
| Year Built: | 1989 |
| Zoning: | CM |
| Market: | Yuba City |

PROPERTY OVERVIEW

Affordable office space in the West Sector of Yuba City. Great location near Lowes, Tractor Supply. Many suites are improved with recent updates. Can't beat this price point for flex office space in Yuba City.

PROPERTY HIGHLIGHTS

- Zoned: C-M
- Roll-up door in the back for delivery
- Located a few blocks from HWY 20
- Flex Office / Warehouse Space

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LEASE INFORMATION

Lease Type:
Total Space:

NNN
1,060 - 4,076 SF

Lease Term:
Lease Rate:

Negotiable
\$0.99 SF/month

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-----------|------------|-----------------|
| C#15 | Available | 1,620 SF | NNN | \$0.99 SF/month |
| C#17 | Available | 1,800 SF | NNN | \$0.99 SF/month |
| C#18 | Available | 4,076 SF | NNN | \$0.99 SF/month |
| D#22 | Available | 1,060 SF | NNN | \$0.99 SF/month |

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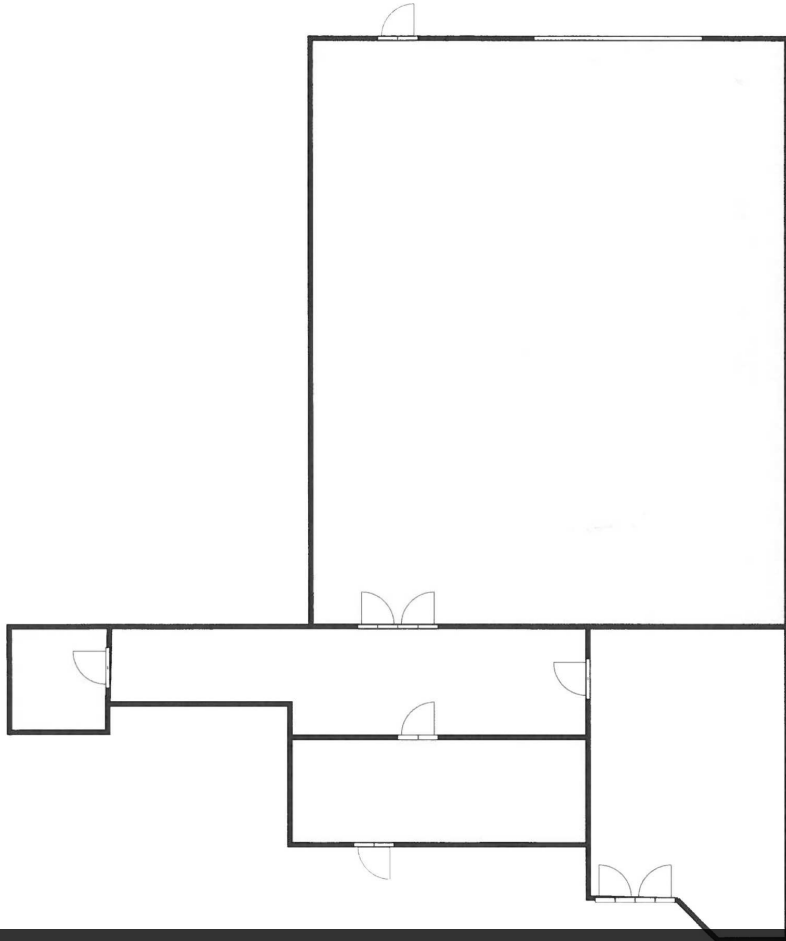
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990 KLAMATH LN. SUITE 13



Suite # 13



Suite # 18

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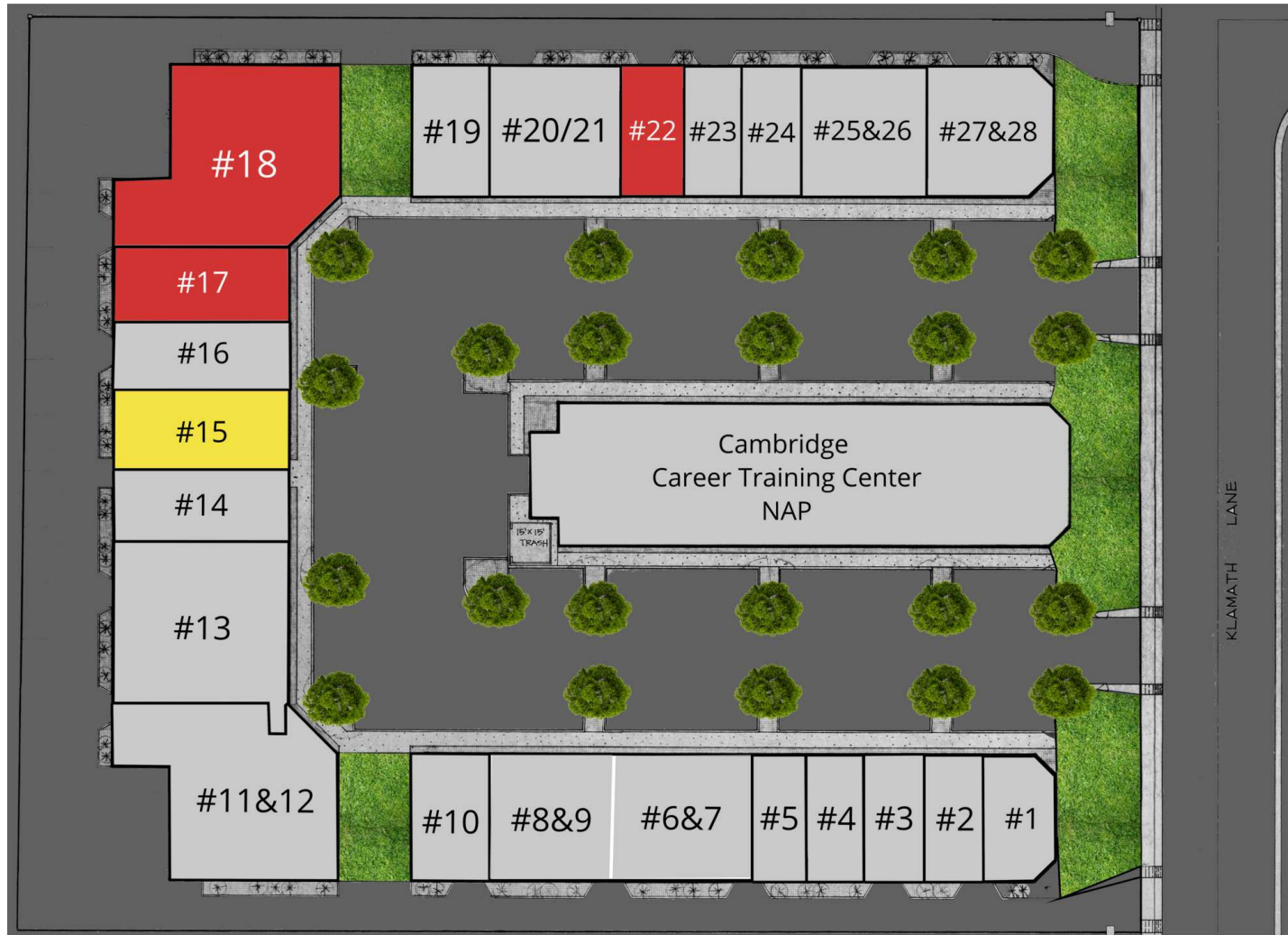
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Additional Photos - STE 18

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Additional Photos - STE 22

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Additional Photos - STE 17

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FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR MR. PICKLE'S SANDWICH SHOP

SUTTER CROSSROADS

BIG 5 SPORTING GOODS RED ROBIN

goodwill Pato Loco FOOD MAX

TARGET

YUBA SUTTER MALL

Bank of America Smart & Final planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Jack in the box sears

LUMBERJACKS Foot Locker AMERICAN EAGLE

usbank WITTENBERG

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT BED BATH & BEYOND

Marshall's Applebee's

McDonald's PETCO Where the pet goes

Pier 1 Imports DELTACO Jack in the box

990 KLAMATH LN

COLUSA HIGHWAY 20 31,500 ADT

20

99

37,000 ADT HIGHWAY 99

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET COOL HAND LURES

Walgreens WINGSTOP Starbucks

LOWE'S & SAMS CLUB

Carls Jr. Olive Oil Garden Sams CLUB

SUNSWEEET

KOHL'S BURGER KING

Pete's chili's

Hampton Inn & Suites Sizzler

PETSMART CENTER

PETSMART O'Reilly AUTO PARTS

Chipotle Walgreens

CARRAIGE SQUARE

BANK OF FEATHER RIVER PANDA EXPRESS

Sprint the Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Papa John's Wendy's

JO-ANN fabric and craft stores TACO BELL

Tires LES SCHWAB

DOLLAR TREE QuikStop

Rent-A-Center NISSAN

Riebes auto parts Little Caesars

BRIDGE STREET

Demographics Map & Report

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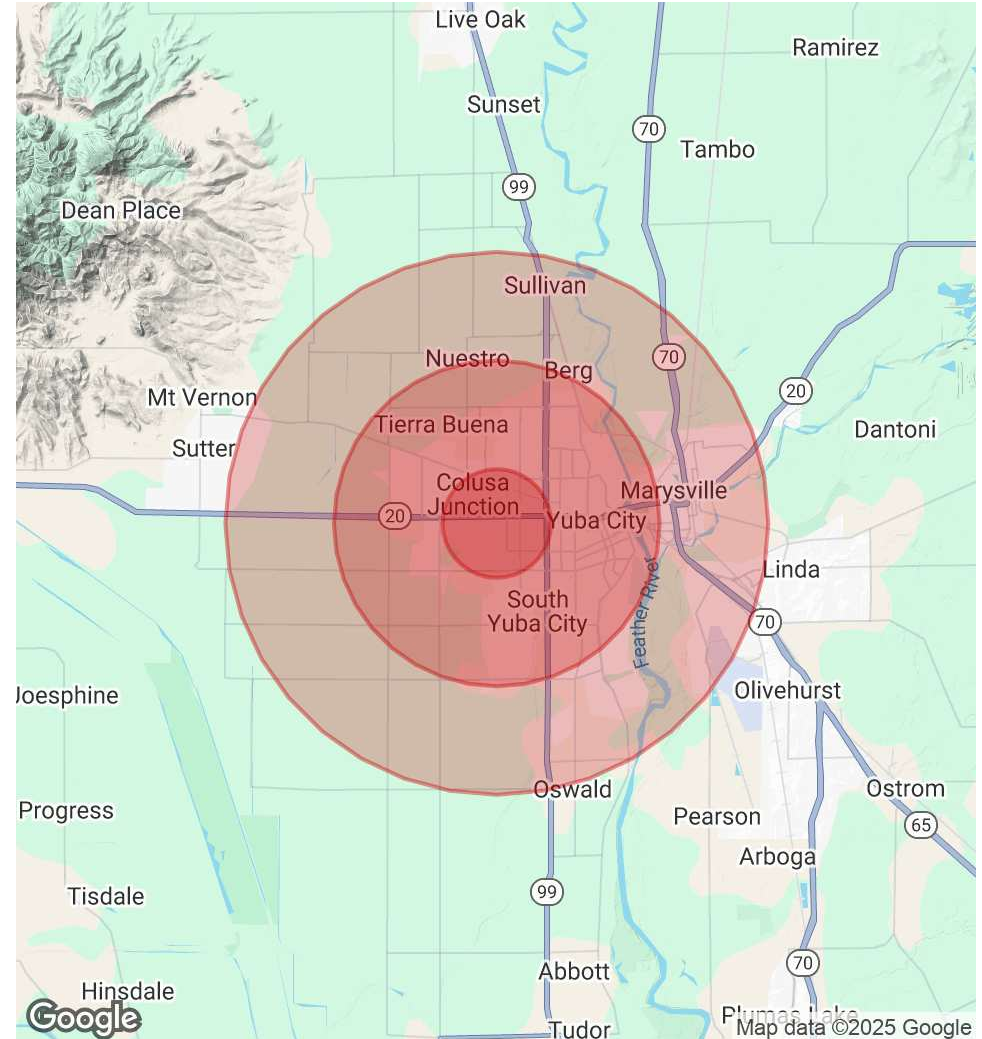


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,253 | 64,022 | 101,994 |
| Average Age | 34.6 | 34.1 | 34.0 |
| Average Age (Male) | 32.3 | 33.0 | 33.1 |
| Average Age (Female) | 37.0 | 35.4 | 35.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,721 | 21,893 | 34,458 |
| # of Persons per HH | 3.1 | 2.9 | 3.0 |
| Average HH Income | \$68,248 | \$62,308 | \$61,383 |
| Average House Value | \$318,416 | \$293,886 | \$296,787 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White | 58.1% | 64.2% | 64.0% |
| % Black | 2.6% | 1.7% | 2.1% |
| % Asian | 27.1% | 15.4% | 14.8% |
| % Hawaiian | 0.2% | 0.3% | 0.4% |
| % American Indian | 1.0% | 1.4% | 1.5% |
| % Other | 4.8% | 10.5% | 10.6% |

* Demographic data derived from 2020 ACS - US Census



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