



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

CalDRE #01428618

949.624.0630

jeff@helmre.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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JEFFREY HELM

Lic: 01428618



530.329.8336



530.870.1384

LUCAS HELM

Lic: 02140876



530.329.8336



530.788.8887



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 - 10,300 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 Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,760 - 10,300 SF	Lease Rate:	\$0.99 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C#16	Available	1,760 SF	NNN	\$0.99 SF/month
C#18	Available	4,076 SF	NNN	\$0.99 SF/month
D#25&26	Available	2,000 SF	NNN	\$0.99 SF/month
Bldg A	Available	10,300 SF	NNN	\$0.99 SF/month

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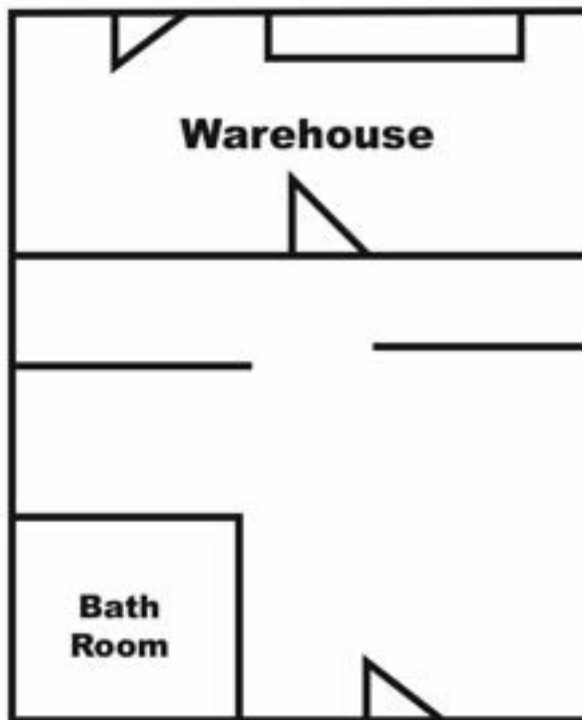
Floor Plans - #16 & #18

Klamath Business Park

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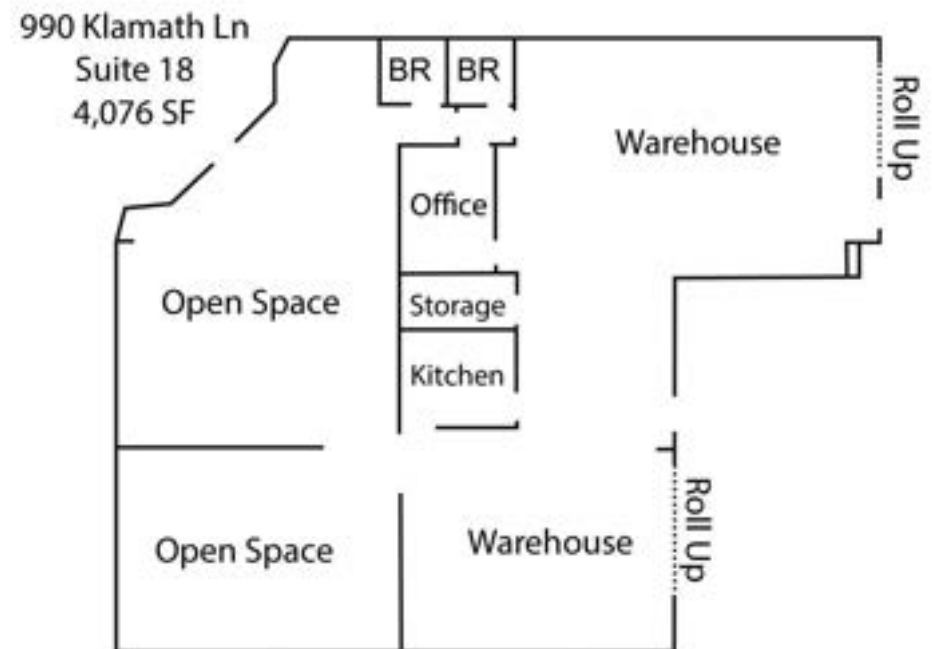


Total SQFT 1,760



#16 Front

Suite # 16



Suite # 18

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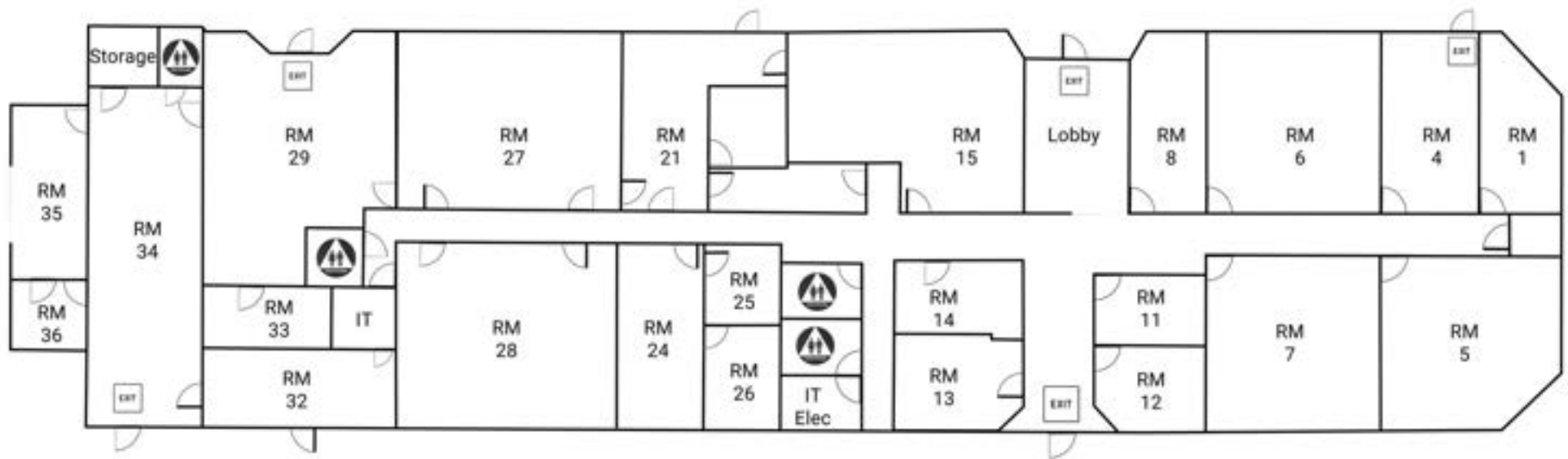
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Floor Plans - Bldg A

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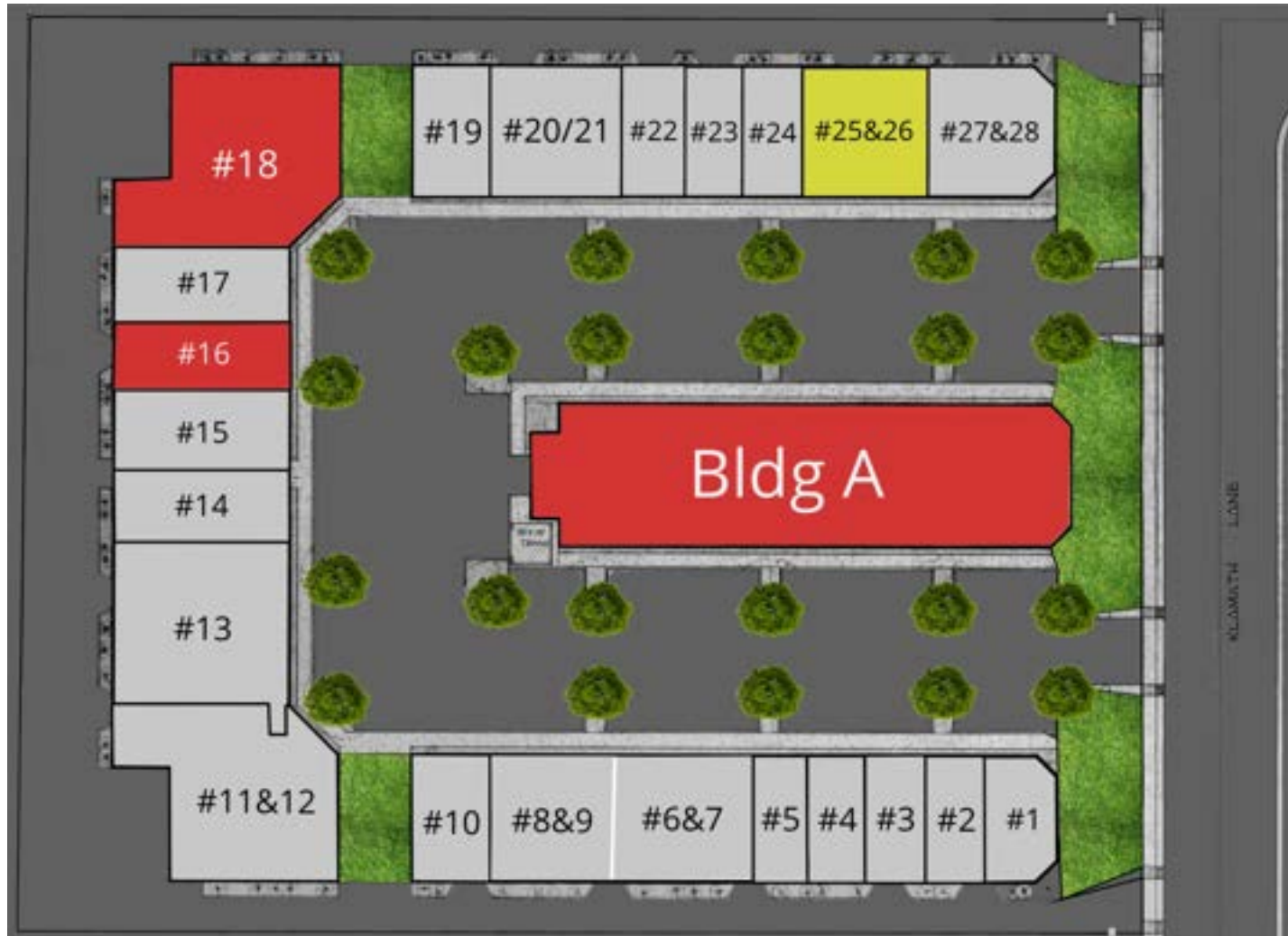
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Site Plans

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Additional Photos - STE 16

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Additional Photos - STE 18

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FEATHER DOWN SHOPPING CENTER
CVS pharmacy Round Table



SUTTER CROSSROADS



YUBA SUTTER MALL



YUBA CITY MARKETPLACE



990 KLAMATH LN

COLUSA HIGHWAY 20 31,500 ADT

20

99

37,000 ADT HIGHWAY 99

SUTTER BUTTES MARKETPLACE



LOWE'S & SAMS CLUB



KOHL'S



PETSMART CENTER



CARRAIGE SQUARE



YUBA RALEY'S CENTER



Demographics Map & Report

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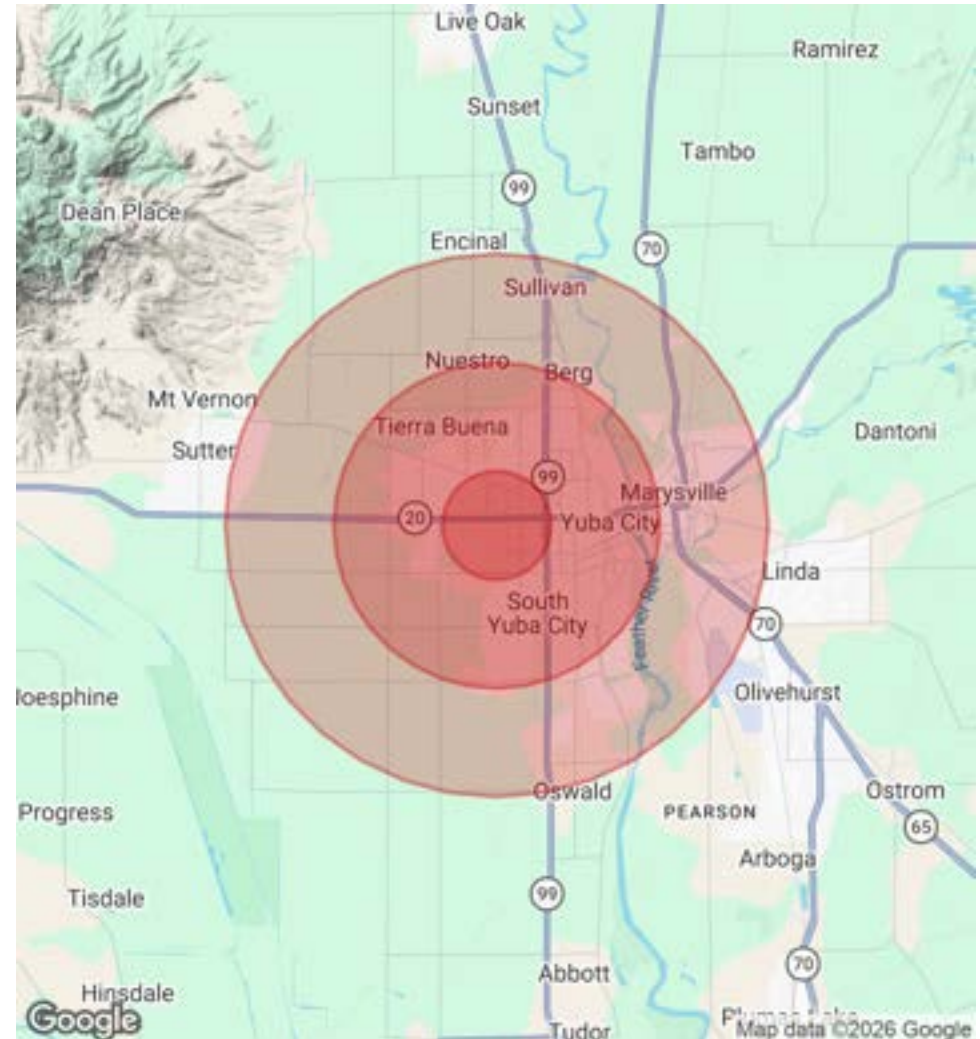


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	64,022	101,994
Average Age	34.6	34.1	34.0
Average Age (Male)	32.3	33.0	33.1
Average Age (Female)	37.0	35.4	35.1

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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