



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.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Helm Properties Commercial Real Estate Division and should not be made available to any other person or entity without the written consent of Helm Properties Commercial Real Estate Division. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Helm Properties Commercial Real Estate Division has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Helm Properties Commercial Real Estate Division has not verified, and will not verify, any of the information contained herein, nor has Helm Properties Commercial Real Estate Division conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers or tenants must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HELM PROPERTIES COMMERCIAL REAL ESTATE DIVISION AGENT FOR MORE DETAILS.

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

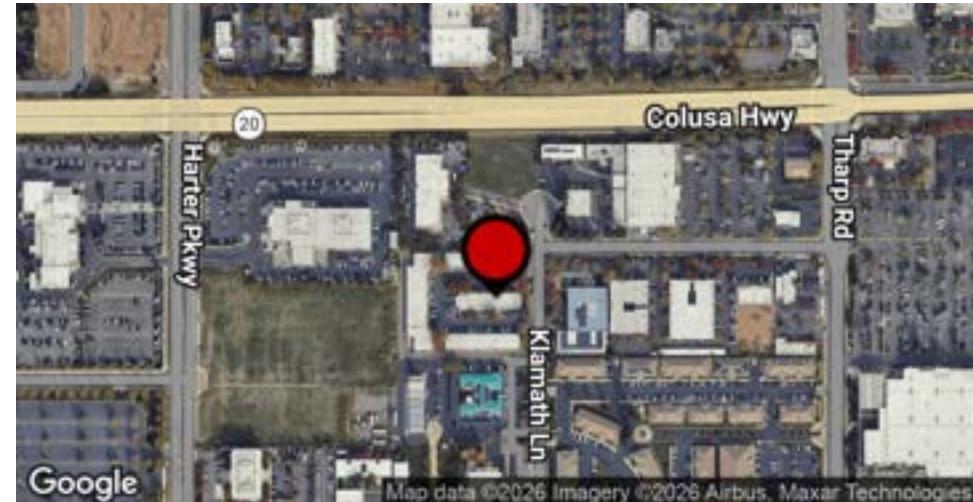
www.helmre.com



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

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.

Lease Spaces

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



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

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.

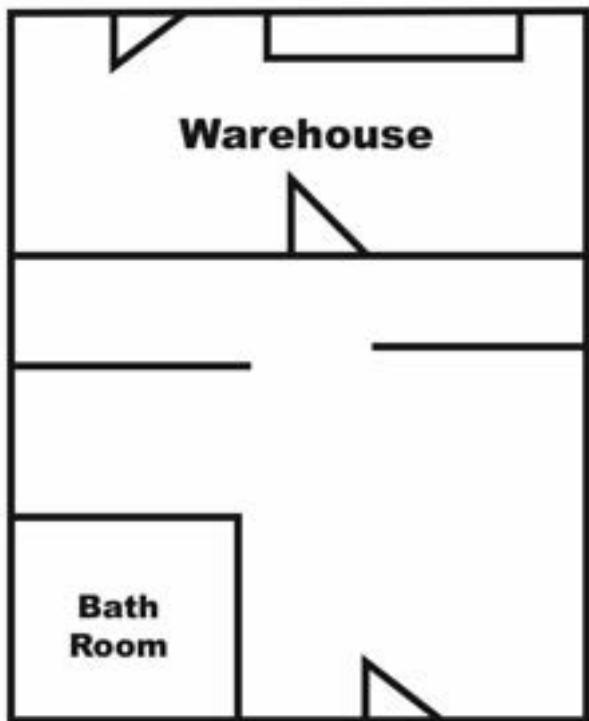
Floor Plans - #16 & #18

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993

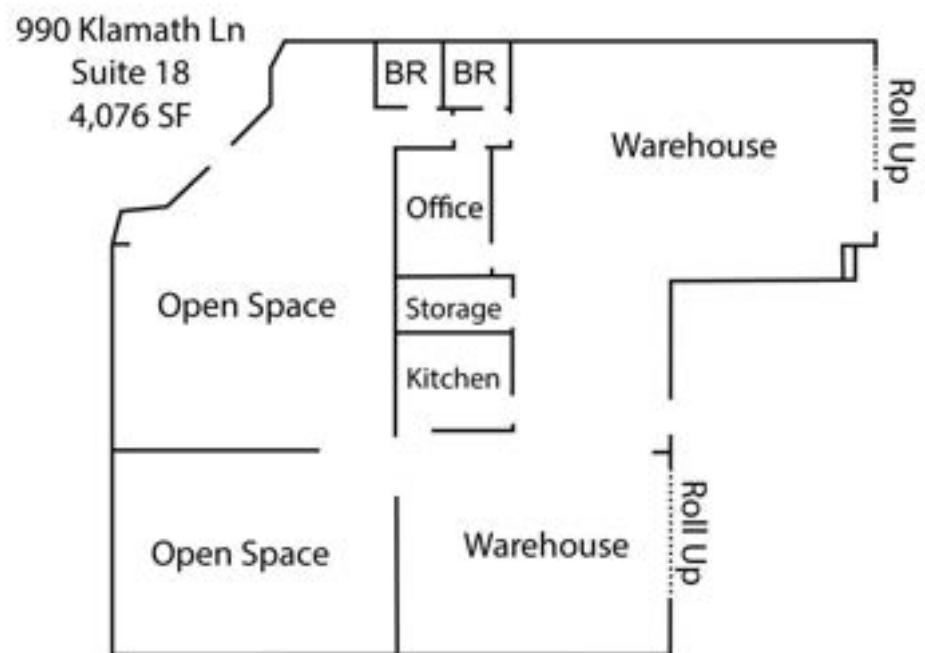


Total SQFT 1,760



#16 Front

Suite # 16



Suite # 18

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

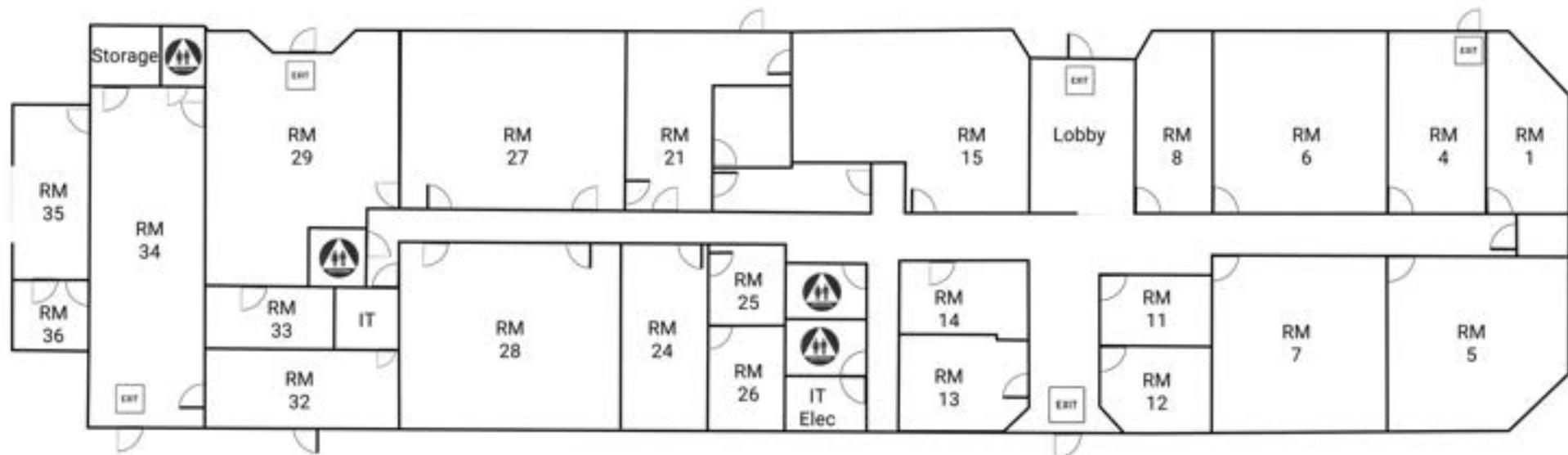
jeff@helmre.com

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.

Floor Plans - Bldg A

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

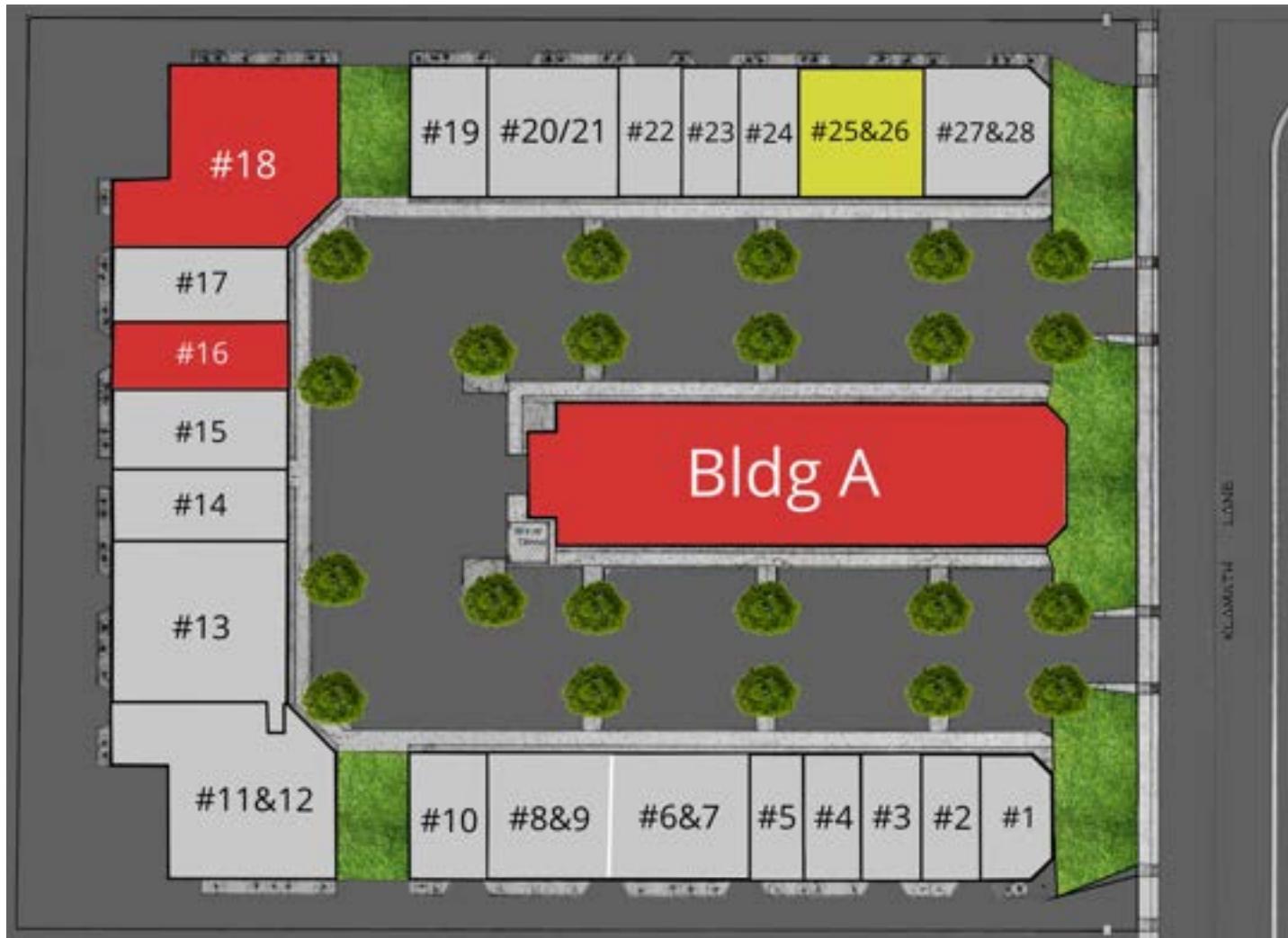
jeff@helmre.com

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.

Site Plans

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



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.

Additional Photos - STE 16

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



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.

Additional Photos - STE 18

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



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.



Demographics Map & Report

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993

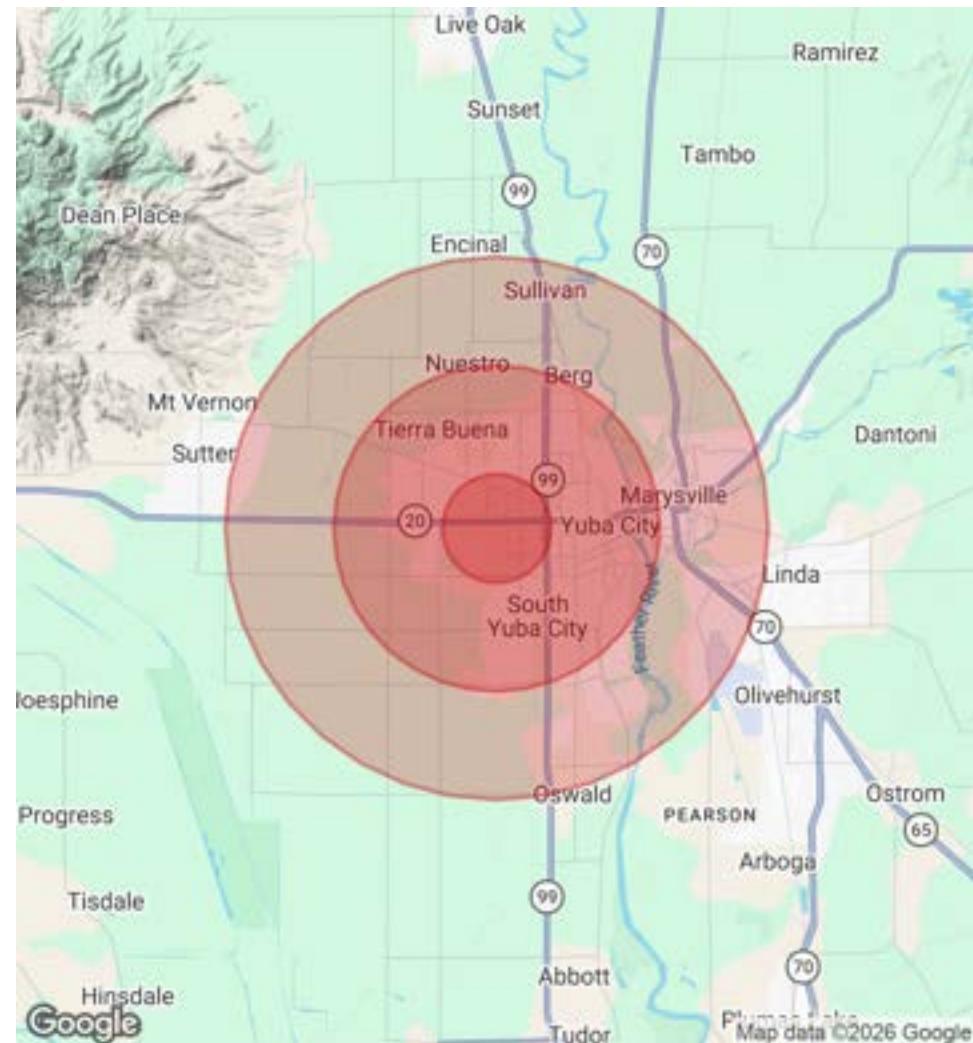


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	64,022	101,994
Average Age	34.6	34.1	34.0
Average Age (Male)	32.3	33.0	33.1
Average Age (Female)	37.0	35.4	35.1

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



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.