



Flexible Owner/User Opportunity

For Sale

415 Alturas St, Yuba City, CA

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Property Features

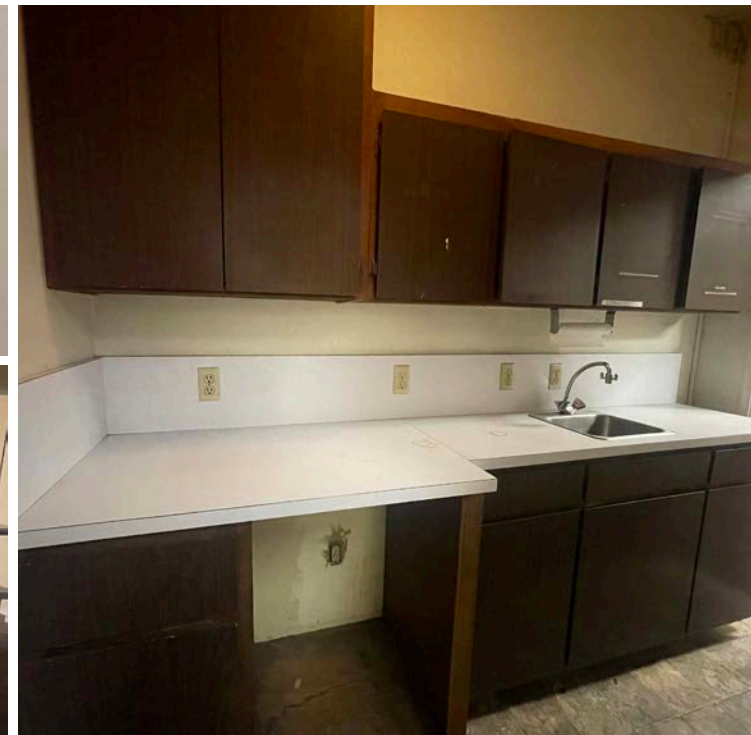
- Owner/user opportunity
- Located in 100% medical office community

Asking Price: \$220,000 (\$200.37/SF)



Property Photos

Suite 4



Why Yuba City



Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter Region



4.5%

Apartment Market Vacancy Rate



2.9%

Year-Over-Year
Apartment Rent Growth



3.2%

Population Growth Since 2018



6.1%

Employment Growth Since 2018

Lack of New Apartment Development

360 units built since 2000 and nothing currently under construction

Homebuilding Activity Accelerating

345 new single family homes sold in Yuba/Sutter counties in 2023

Future Population Growth

17.7% Yuba County projected population increase from 2020 to 2060 (8th in California)

Stable Employment Base

Beale Air Force Base and agriculture anchor city's employment with recent gains in the Retail/ Entertainment, Healthcare, and Transportation/ Warehousing sectors bolstering the local workforce

Local Overview



68,666

Yuba City Population (2023)



\$70,412

Yuba City Median Household Income (2023)



35.3

Median Age (U.S. Median = 38.9)



Located 40 miles north of Sacramento along Highway 99 in Sutter County, Yuba City's unique location benefits both businesses and residents with a quality, family-oriented lifestyle. The Feather River borders the city to the east and the city's western horizon holds the Sutter Buttes, believed to be the smallest mountain range in the world. Yuba City maintains an atmosphere of a pleasant, residential community, which is the trading and service center for the surrounding agricultural area. The area enjoys an attractive climate, level terrain, seamless highway and rail transportation, adequate water, and open land for future growth. Furthermore, there are ample opportunities for outdoor recreation including hunting and fishing.

Yuba City has historically been an agriculturally based economy and it is home to Sunsweet Growers, the world's largest dried fruit processing plant. Beale Air Force Base, Yuba City Unified School District, and Valley Truck & Tractor are other major employers. In recent years, however, the city has attracted entrepreneurs, manufacturers, and green technology companies. Other growing industries include Retail, Healthcare, and Food Services. Supported by a metro population of more than 168,000, Yuba City has 27,519 employees. There are 2,841 businesses in Yuba City with two-thirds of businesses employing 1 to 4 employees.





Education

In addition to Yuba College in Marysville, three universities are within an hour's drive of Yuba City – UC Davis, Sacramento State, and Chico State. These institutions offer research and development, entrepreneur and innovation programs, as well as numerous venture capital institutions. In 2023, Yuba College graduated 3,448 students, a 45% increase year-over-year. Chico State graduated 3,903 students in 2023, while a combined 19,327 students graduated at UC Davis and Sacramento State.



26,678

Regional Completions (2023)
Yuba College, UC Davis, Sac State, Chico State



6%

Completion Growth (2019-2023)



5,243

Total Enrollment at Yuba College

Thriving Yuba City



Yuba City offers a delightful blend of amenities, recreational opportunities, and a high quality of life. A small metropolitan community located in the age-rich Central Valley, Yuba City is a cost effective alternative to larger cities. For those wanting to get away, but not too far away, from the hustle and bustle of urban living in California's major cities, Yuba City offers an attractive outdoor lifestyle. The city's parks and recreational programs provide spaces for exercise, relaxation, and community gatherings. Yuba City's strategic location near Sacramento facilitates business growth, and its diverse population creates a rich tapestry of cultures and traditions. Residents appreciate the friendly atmosphere and strong sense of community. The real estate market remains stable, with opportunities for renters, homeowners, and investors. The median age in Yuba City is well below the national average and there are 16,587 Millennials living here. The average apartment rent of \$1,181 offers an affordable cost of living with manageable historical average annual increases of about 3.0%. Stable renter demand and lack of new construction have pushed apartment rents up 2.9% year-over-year as of Q1 2024, well above the national average of 1.1%. Yuba City combines natural beauty, recreational amenities, and a welcoming community, making it an excellent choice for those seeking a balanced and fulfilling lifestyle.

Demographics

Population	68,666
Daytime Population	67,929
2028 Projected Population	70,112
Median Age	35.3
Median Household Income	\$70,412
Median Household Size	2.99
Bachelor's Degree or Higher	17.9%
Total Households	23,315
Total Employees	27,519
Unemployment Rate	7.3%
White Collar Jobs	57%
Blue Collar Jobs	29%

Nearby Services

 Retail Amenities

 Education

 Rideout Memorial Hospital

 Parks



Target

Sutter Advanced Dermatology and Laser Center

Ampla Health Yuba City Pediatrics

Marysville

Yuba Sutter Mall

Yuba City

Sutter 969 Plumas Care Center

Colusa Hwy



SITE

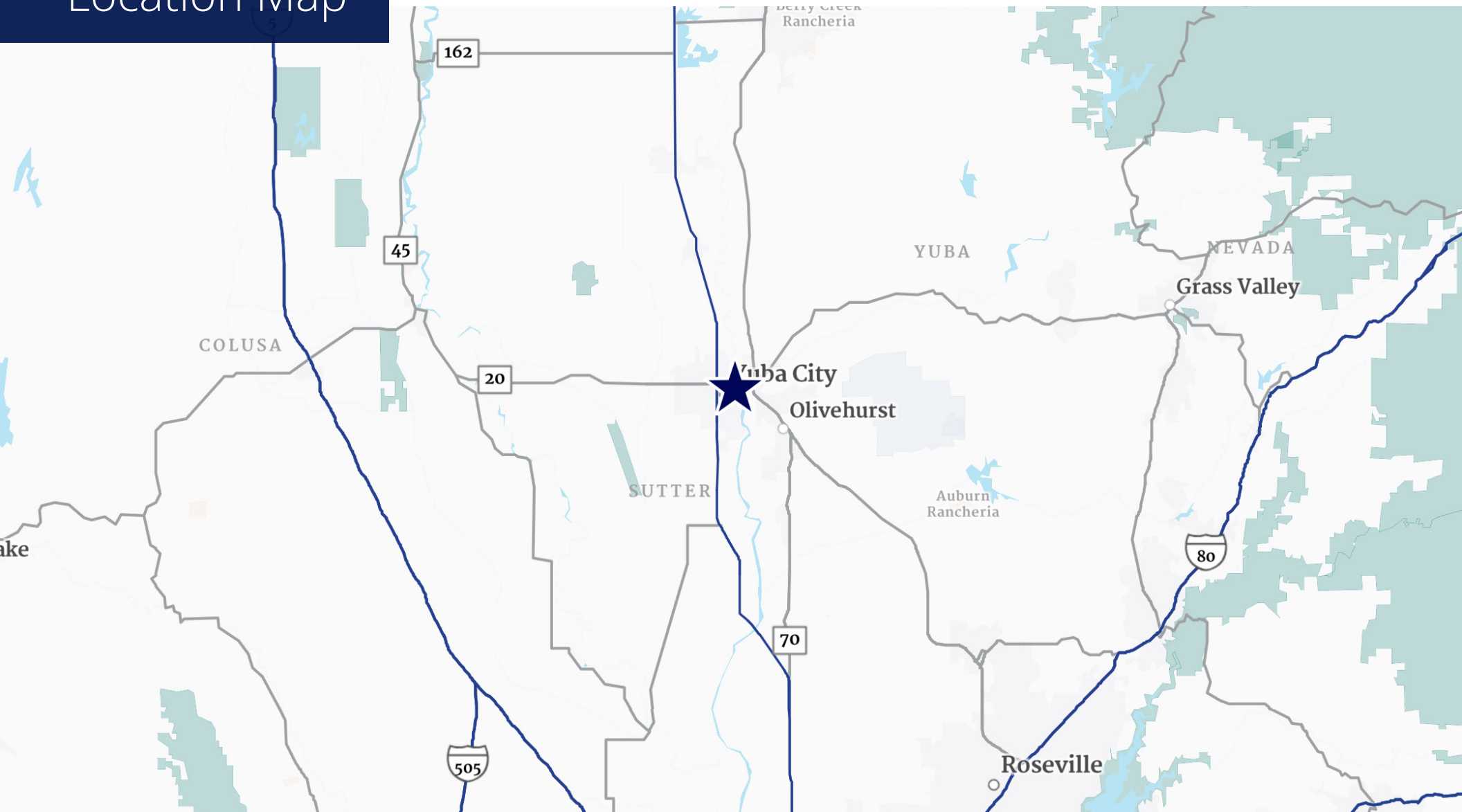
Rideout Memorial Hospital (220,000 SF)

Sutter 460 Plumas Care Center

Sutter Surgical Hospital North Valley



Location Map



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