



**FOR LEASE**

OFFICE BUILDING

**642 Bridge St**

642 Bridge St  
Yuba City, CA 95991

**LEASE RATE: \$1.25 SF/MO (NNN)  
POSSIBLE PURCHASE OPTION**



**Jeffrey Helm**

Broker

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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.

# Executive Summary

## 642 Bridge St

642 Bridge St, Yuba City, CA 95991



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.25 sf/mo (NNN)
<b>Building Size:</b>	1,760 SF
<b>Available SF:</b>	1,760 SF
<b>Lot Size:</b>	5,588 SF
<b>Number of Units:</b>	1
<b>Year Built:</b>	2003
<b>Renovated:</b>	2021
<b>Traffic Count:</b>	15,676 ADT
<b>Zoning:</b>	Click For Uses - C-2

### PROPERTY OVERVIEW

Welcome to 642 Bridge Street, a prime leasing opportunity in a sought-after location. This well-appointed office building features six private offices, a spacious kitchen, an ADA-compliant bathroom, and a welcoming waiting room. Its modern amenities and thoughtful design foster productivity and creativity. Located in a vibrant area with easy access to highways and public transportation, 642 Bridge Street offers convenience and visibility. Don't miss this chance to elevate your business at this impressive space.

### PROPERTY HIGHLIGHTS

- Prime Location: Convenient access to highways and public transport.
- Six Private Offices: Ideal for collaborative work and meetings.
- Modern Amenities: Includes a spacious kitchen and ADA bathroom.
- Professional Environment: Designed for productivity and creativity.
- Flexibility: Versatile layout for various business needs.

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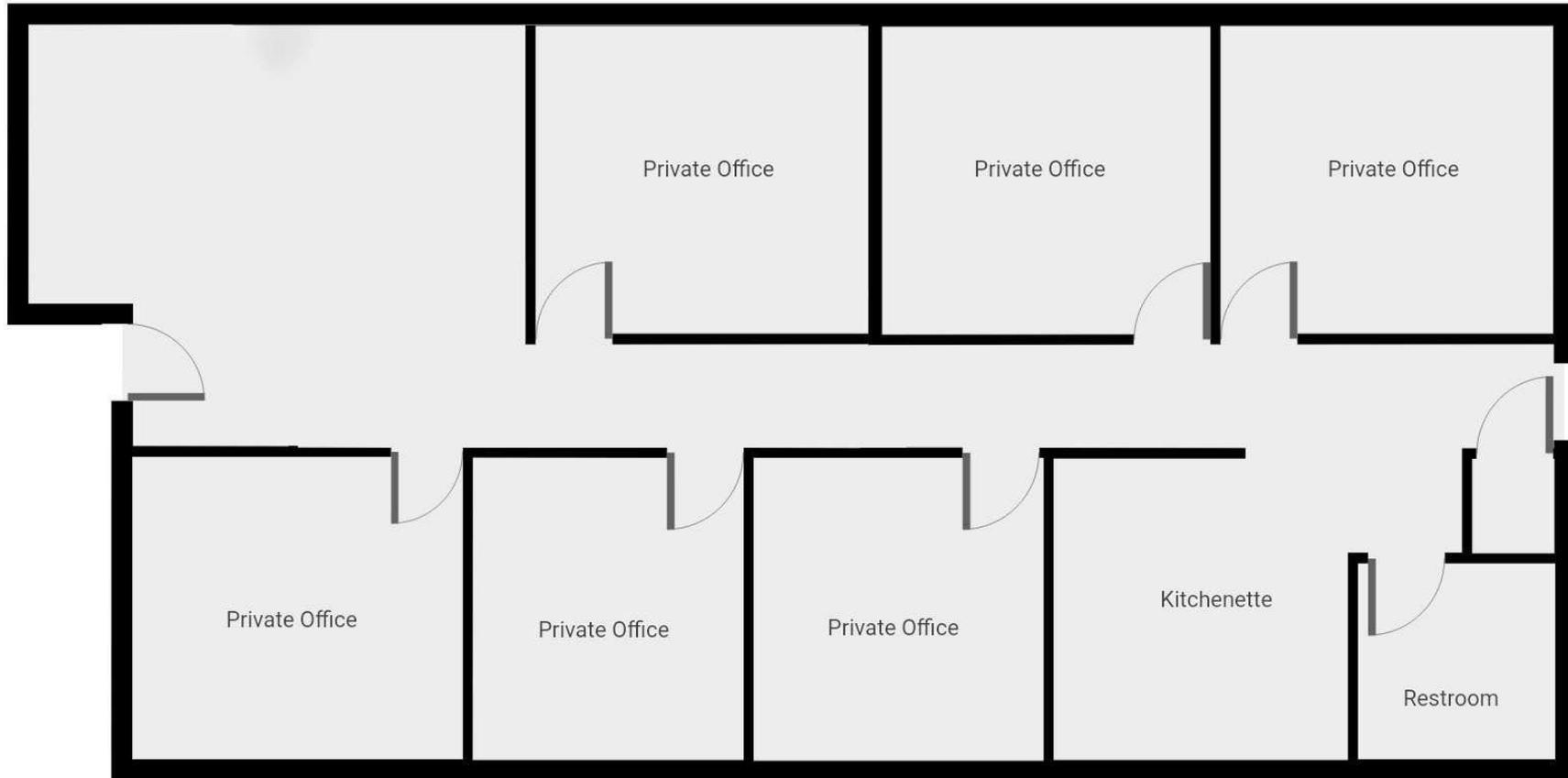


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# Floor Plans

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# Additional Photos

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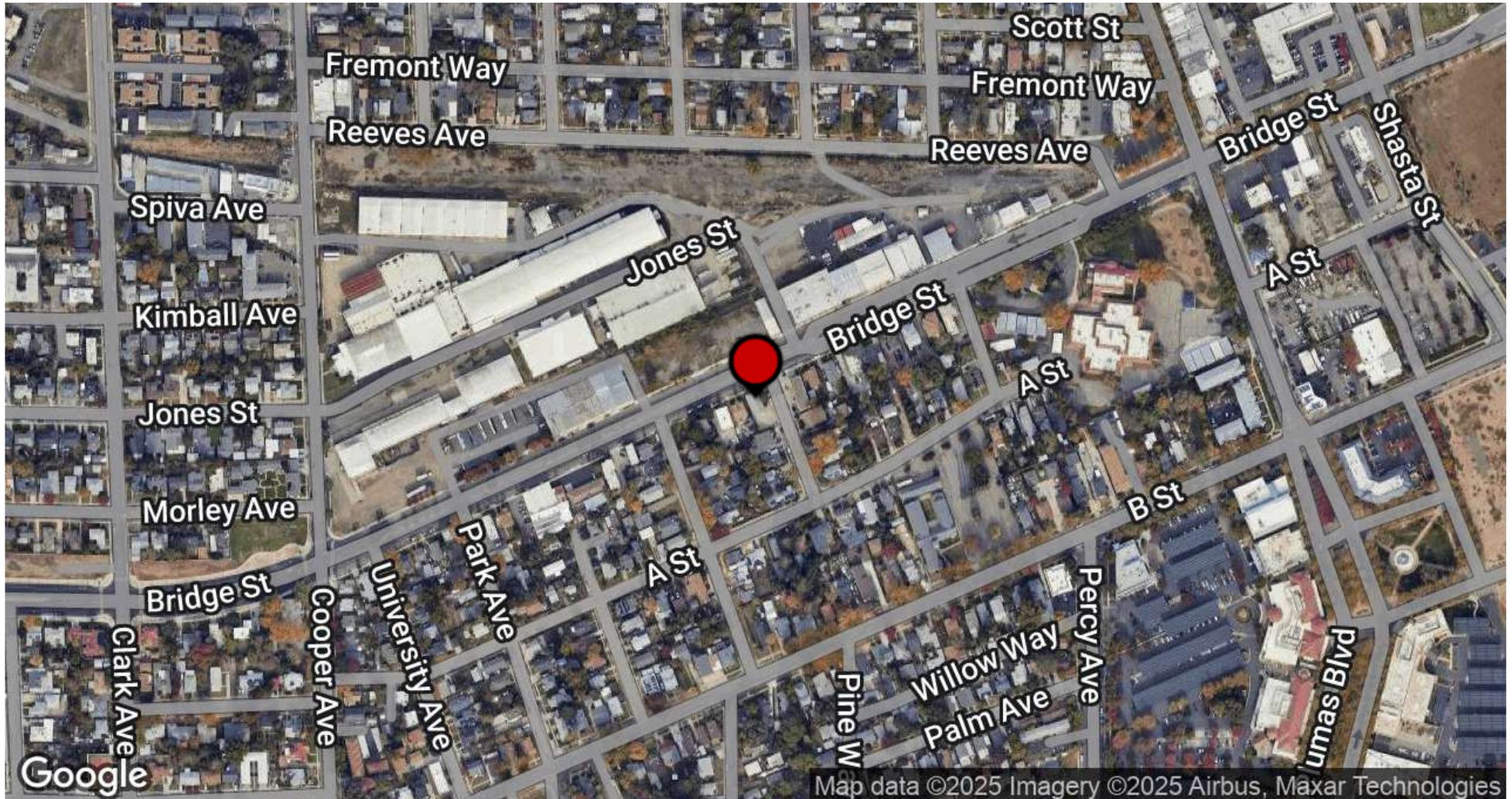
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# Location Map

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# Demographics Map & Report

## 642 Bridge St

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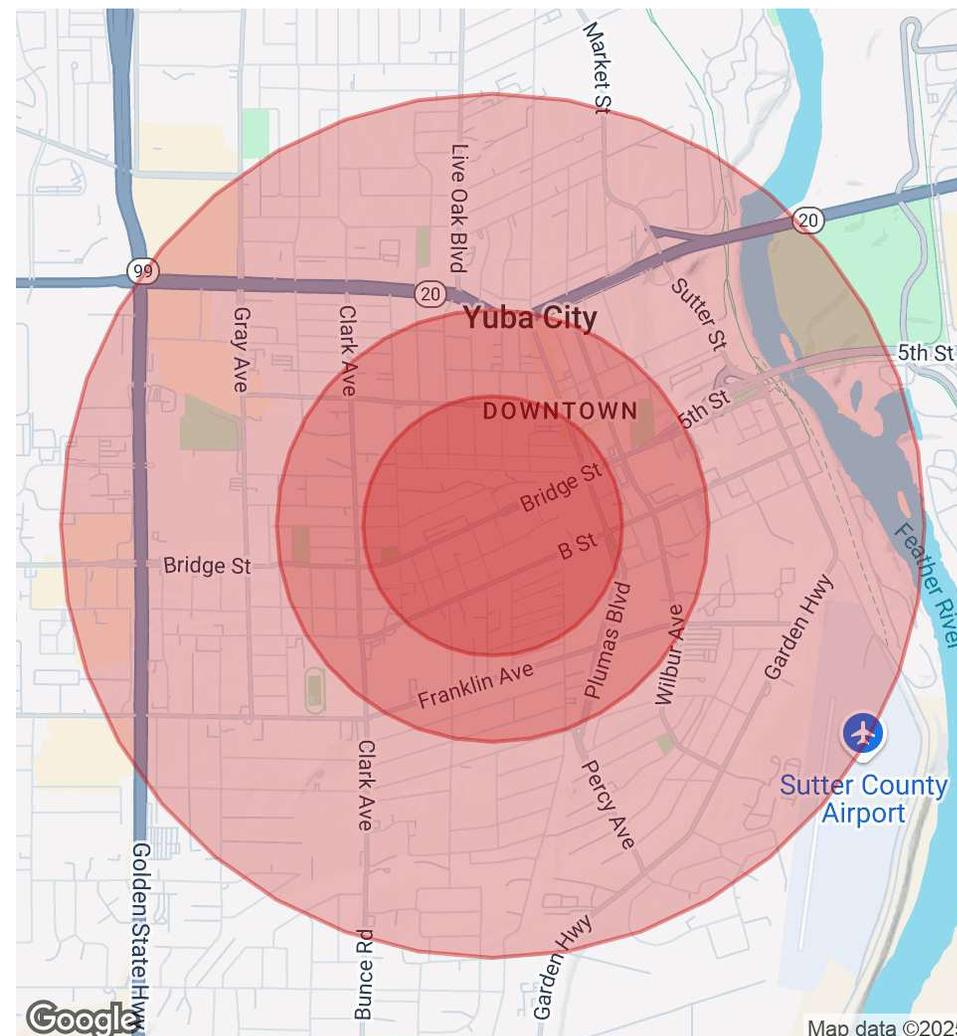


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,955	4,600	14,986
Average Age	36	36	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	703	1,663	5,326
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$61,164	\$64,416	\$65,351
Average House Value	\$282,158	\$301,120	\$328,463

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	42.9%	41.9%	41.0%
% Black	2.1%	2.4%	2.7%
% Asian	5.7%	6.6%	8.3%
% Hawaiian	0.3%	0.3%	0.3%
% American Indian	2.3%	2.4%	2.3%
% Other	30.7%	30.7%	29.9%

Demographics data derived from AlphaMap



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