



**FOR SUBLEASE**

OFFICE BUILDING

# 620 Bridge Bldg

620 Bridge St  
Yuba City, CA 95991

**AVAILABLE TO SUBLEASE**



**Jeffrey Helm**

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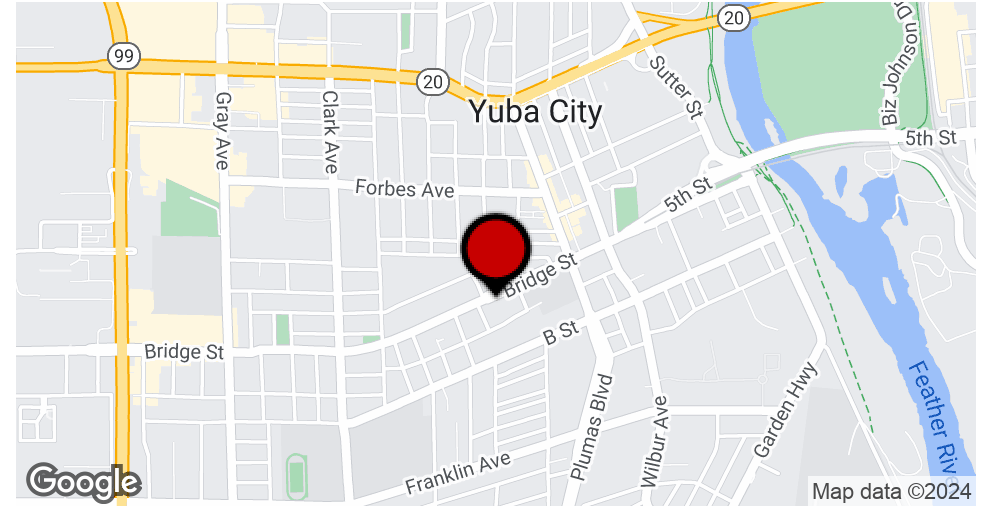
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# Executive Summary

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### OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.25 SF/month (NNN)
<b>Building Size:</b>	1,551 SF
<b>Available SF:</b>	1,551 SF
<b>Lot Size:</b>	9,027 SF
<b>Number of Units:</b>	1
<b>Year Built:</b>	1982
<b>Zoning:</b>	R3
<b>Market:</b>	Yuba City

### PROPERTY OVERVIEW

Introducing a prime lease opportunity at 620 Bridge St, Yuba City, CA. Situated on the newly redeveloped Bridge St, this property offers an ideal owner/user opportunity with high traffic counts, boasting 16,686 ADT on Bridge Street. The building itself is flooded with natural sunlight, complemented by two restrooms and a kitchen, providing a versatile space for a range of businesses. With a competitive lease rate of \$1.25 + NNN and available for Sublease, this property presents an exceptional chance to establish or expand your business in a thriving location.

### PROPERTY HIGHLIGHTS

- Great Location On Newly Redeveloped Bridge St
- Owner/User Opportunity
- High Traffic Counts on Bridge Street - 16,686 ADT
- The building has great natural sunlight
- 2 Restrooms and kitchen

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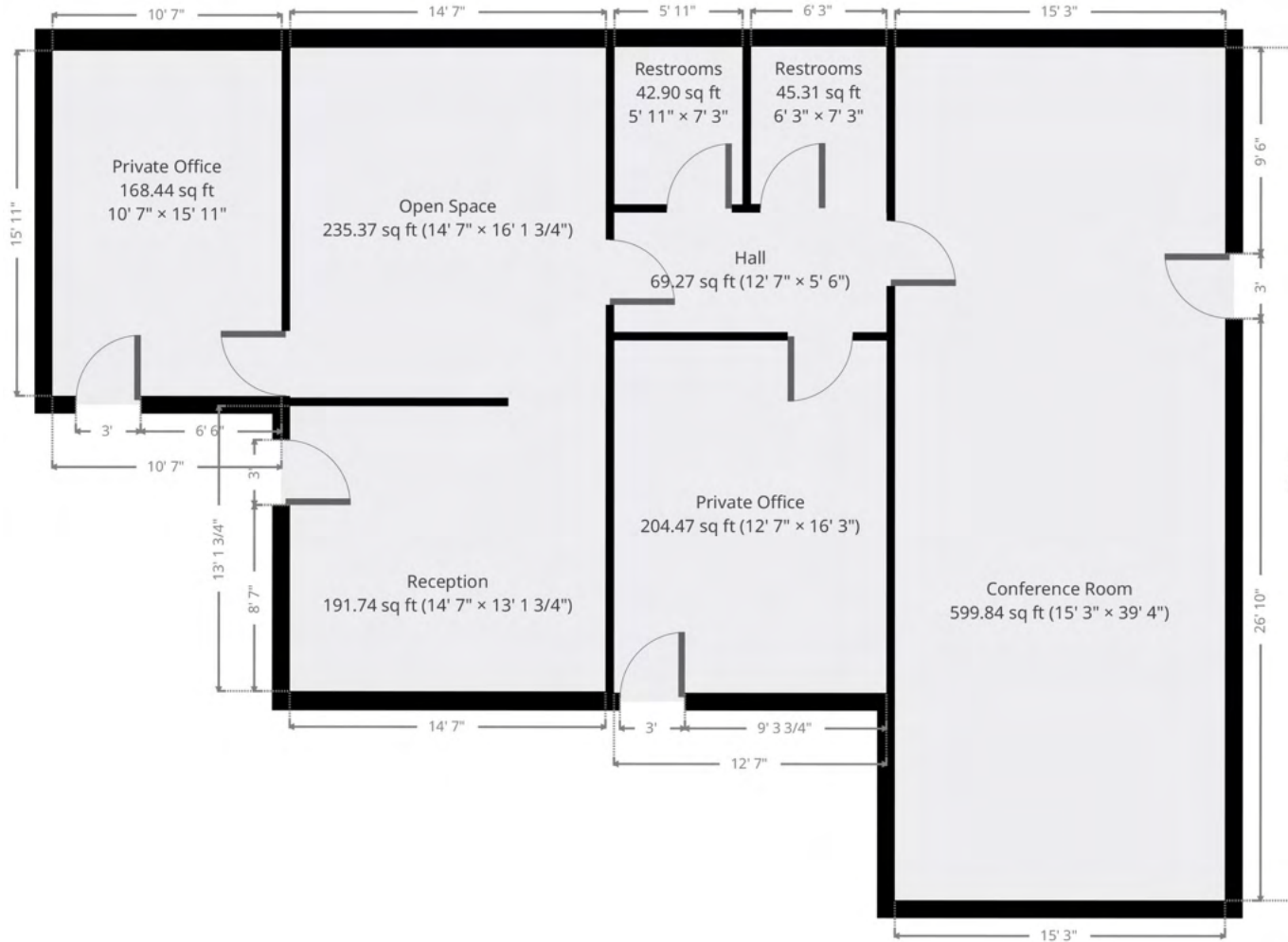
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# Additional Photos

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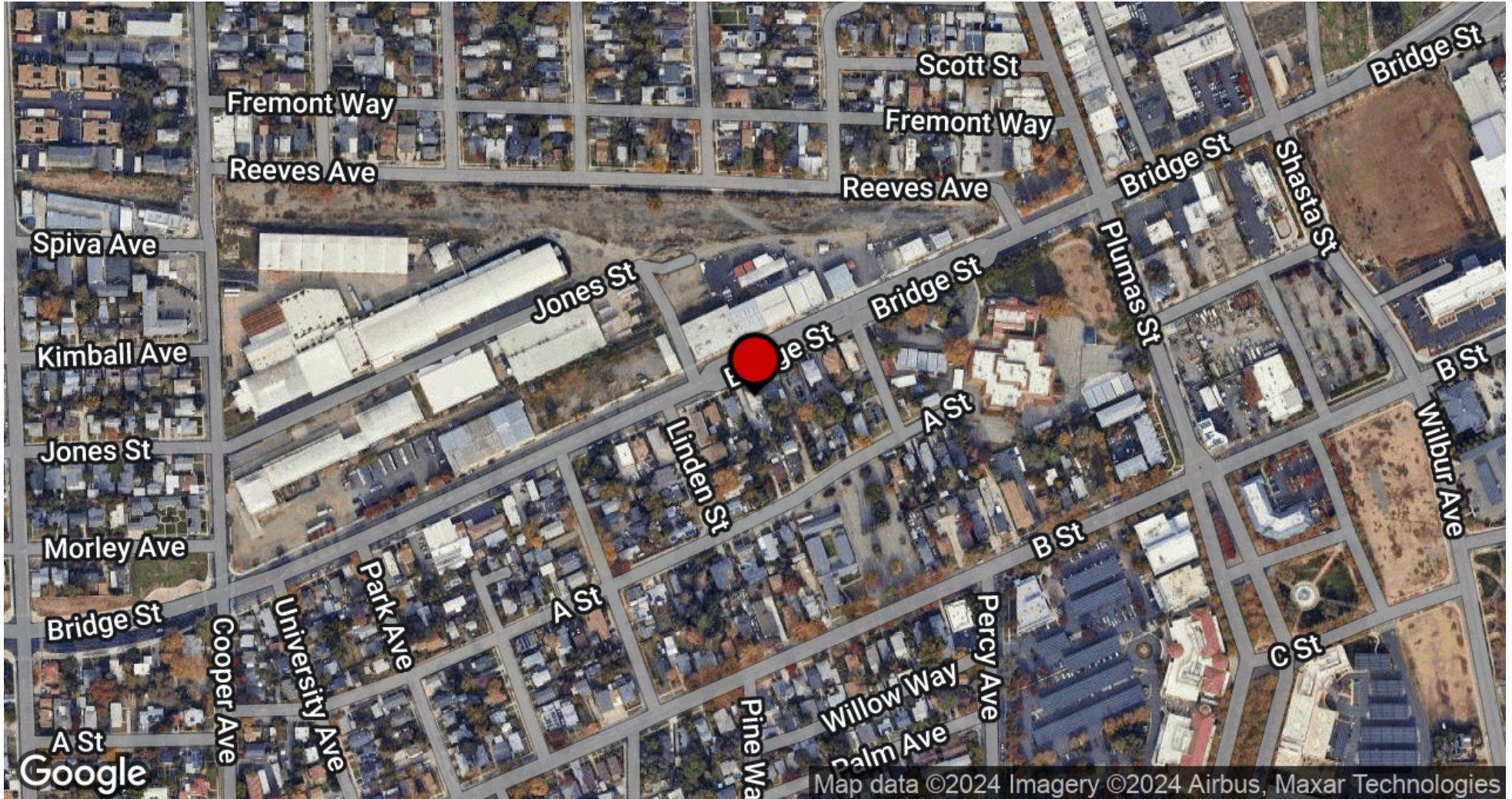
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# Location Map

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# Demographics Map & Report

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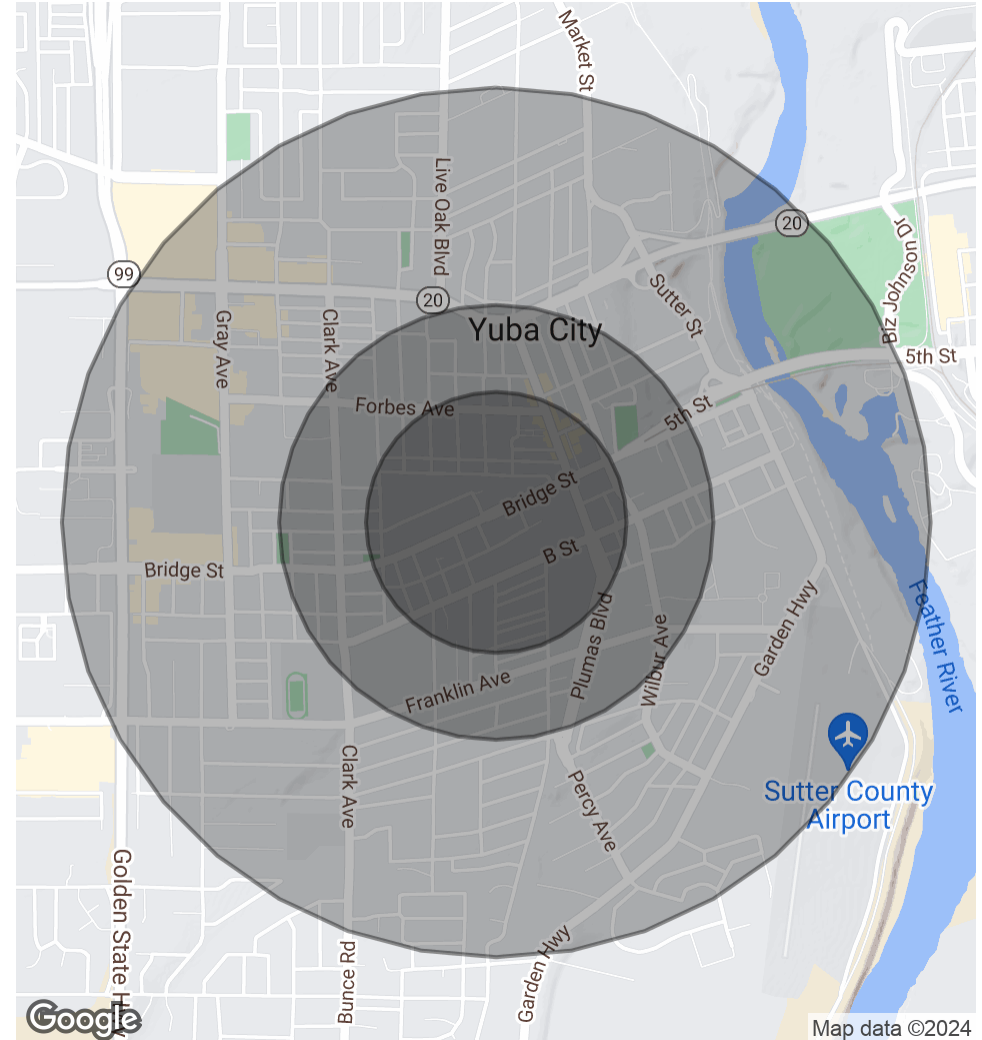


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,852	4,743	15,140
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	666	1,756	5,331
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$62,463	\$63,193	\$64,494
Average House Value	\$276,475	\$286,588	\$322,513

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	43.7%	43.8%	40.1%
% Black	2.2%	2.7%	2.7%
% Asian	5.5%	5.8%	7.9%
% Hawaiian	0.3%	0.4%	0.3%
% American Indian	2.4%	2.4%	2.3%
% Other	29.8%	29.3%	31.4%

Demographics data derived from AlphaMap



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