



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

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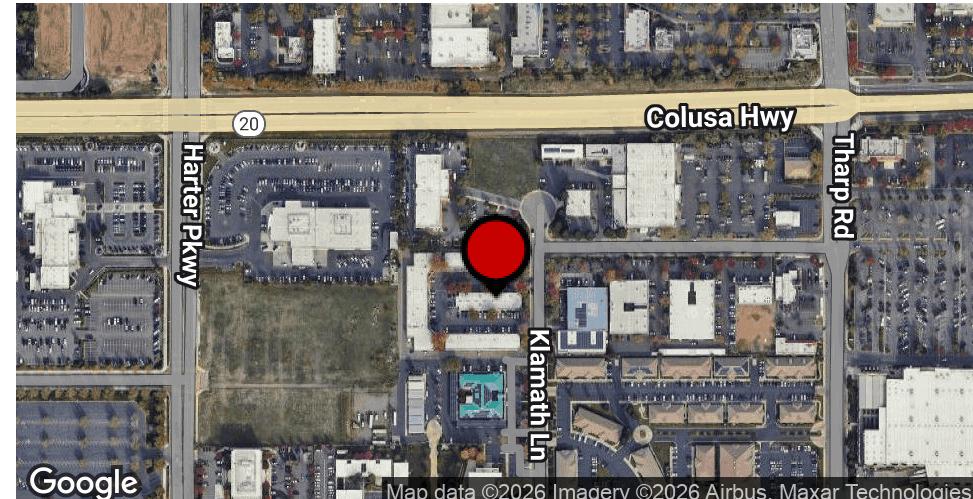
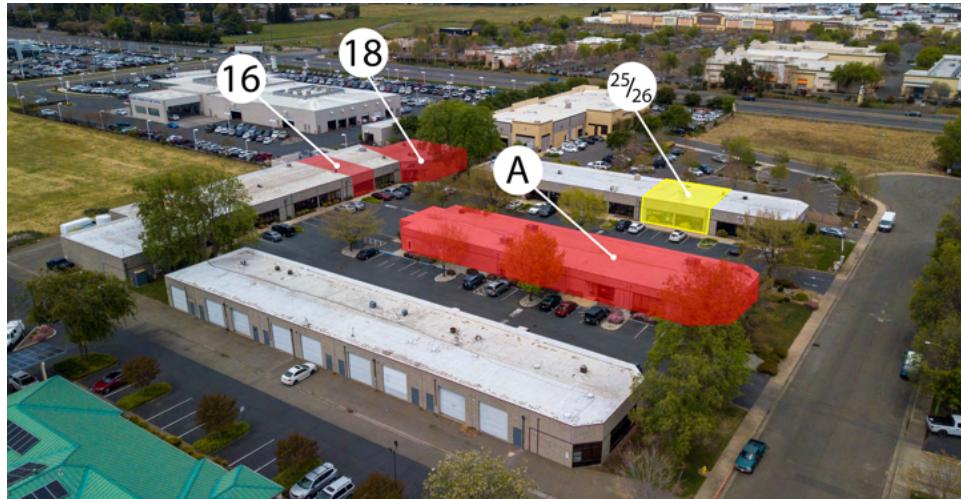
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Executive Summary

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

Klamath Business Park

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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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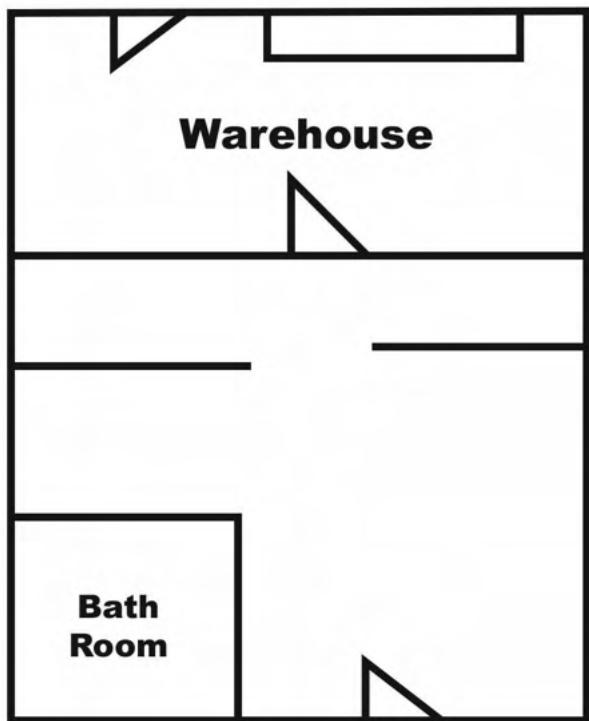
Floor Plans - #16 & #18

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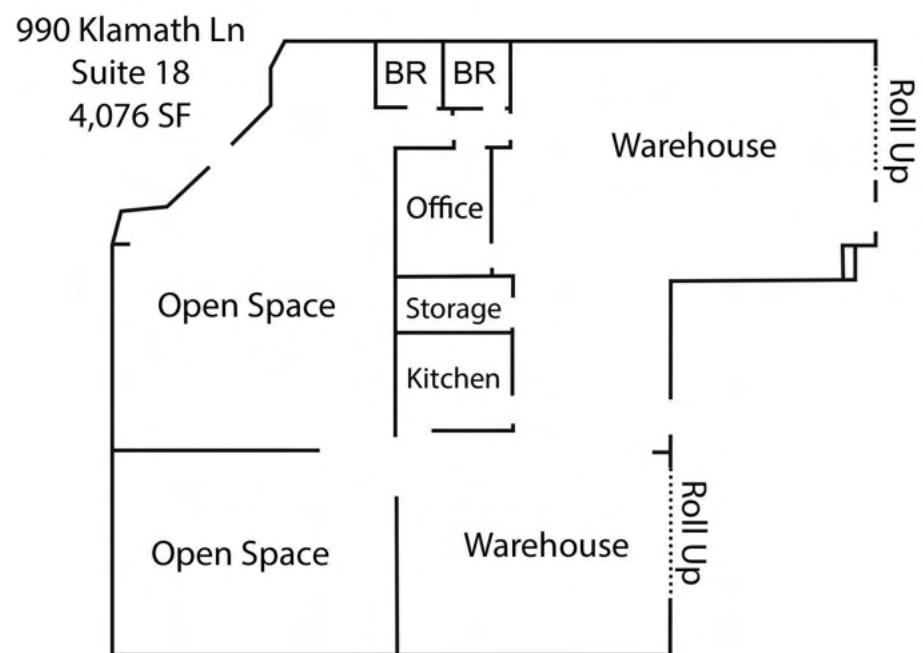


Total SQFT 1,760



#16 Front

Suite # 16



Suite # 18

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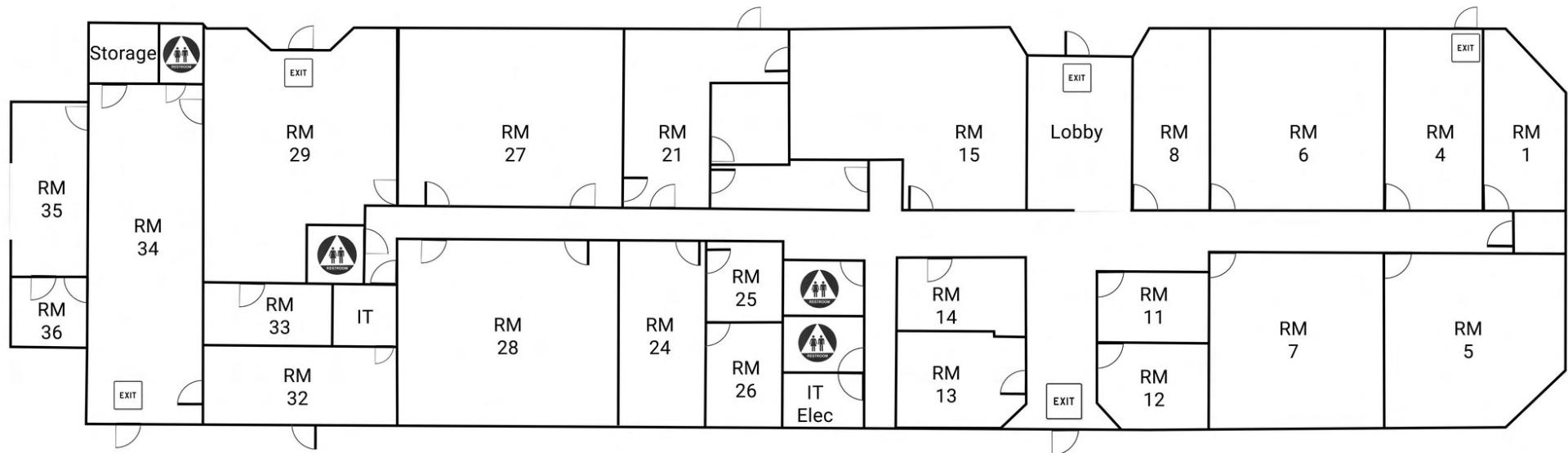
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Floor Plans - Bldg A

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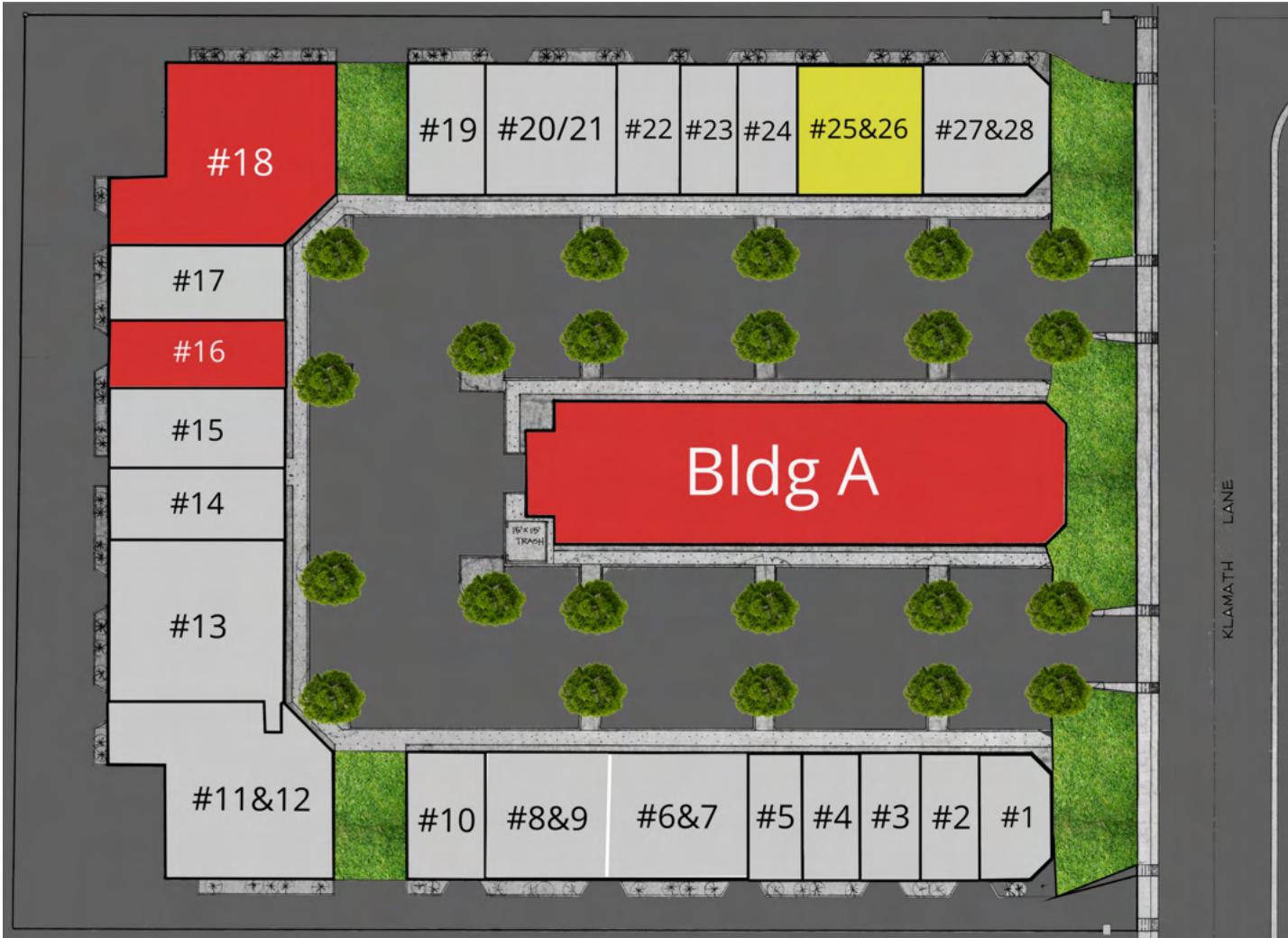
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Site Plans

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Additional Photos - Bldg A

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Additional Photos - STE 16

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Additional Photos - STE 18

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Demographics Map & Report

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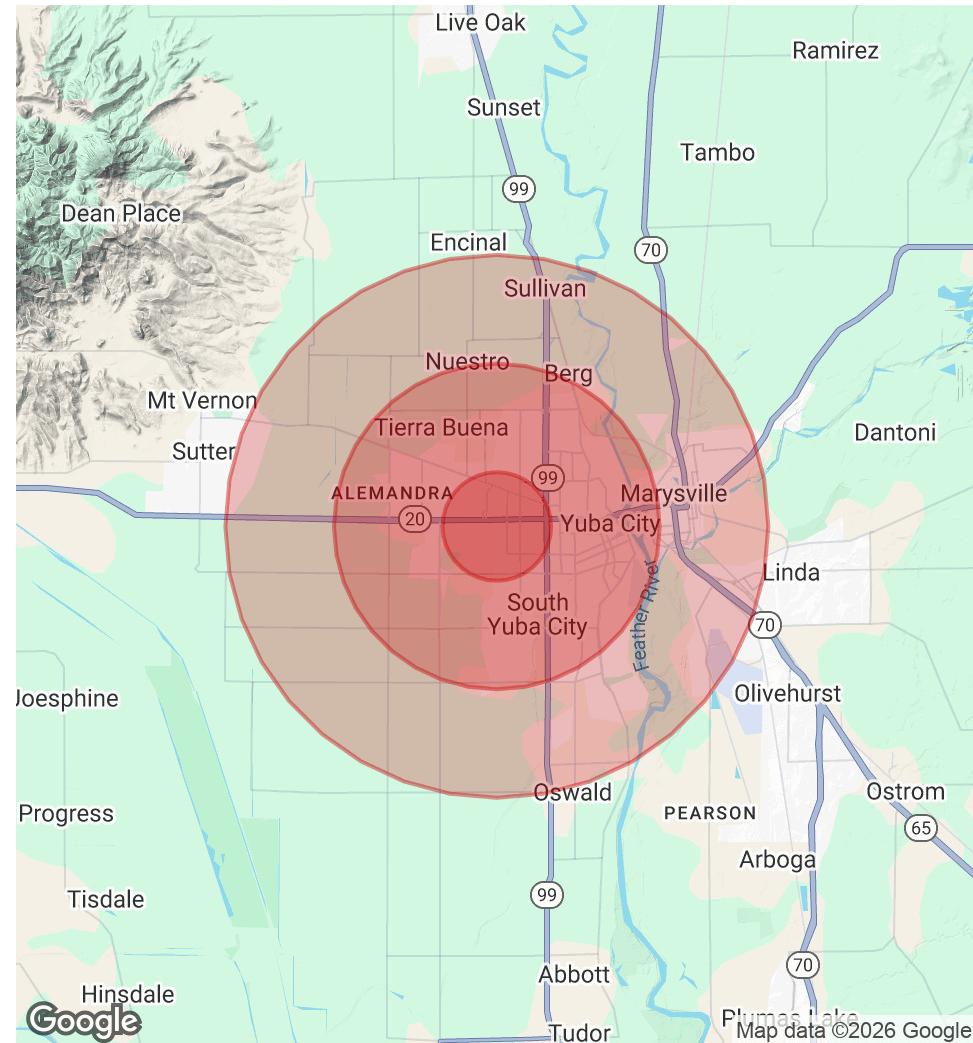


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 5,253 | 64,022 | 101,994 |
| Average Age | 34.6 | 34.1 | 34.0 |
| Average Age (Male) | 32.3 | 33.0 | 33.1 |
| Average Age (Female) | 37.0 | 35.4 | 35.1 |

| 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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