



**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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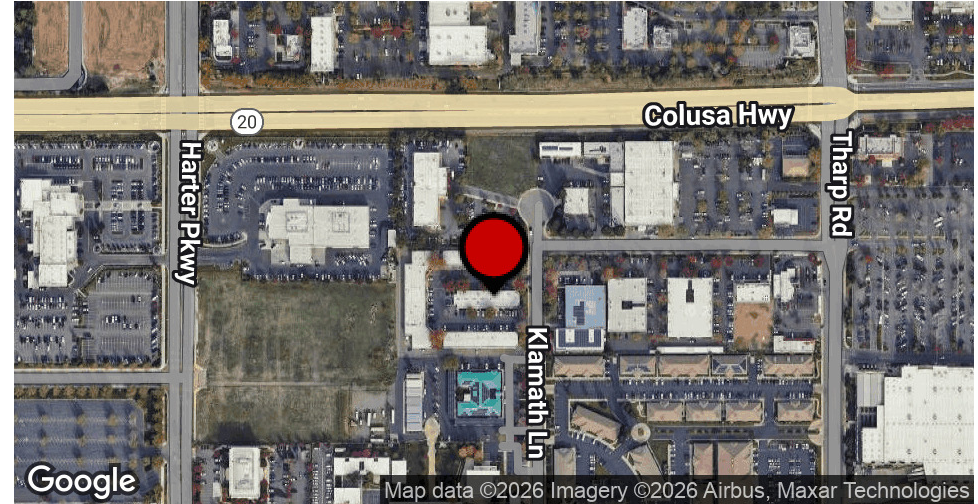
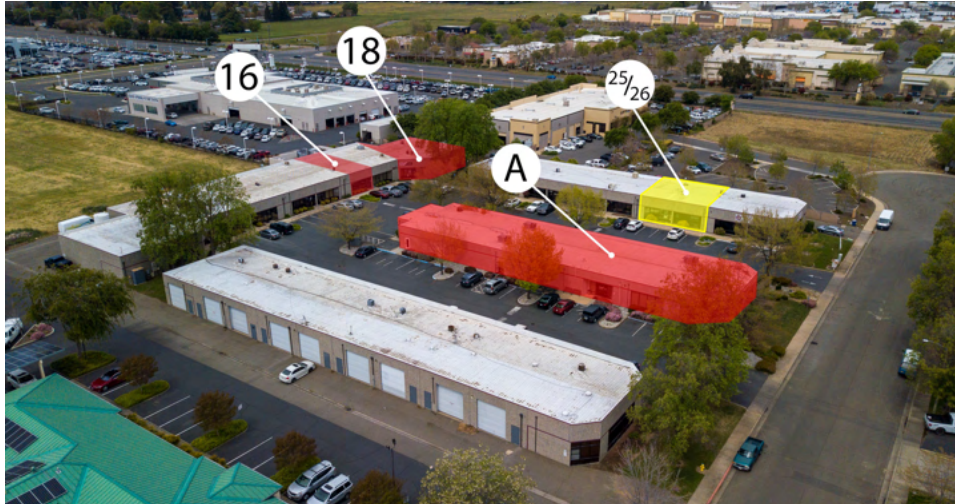
471 Century Park Drive, Suite B, Yuba City, CA 95991

[www.helmre.com](http://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

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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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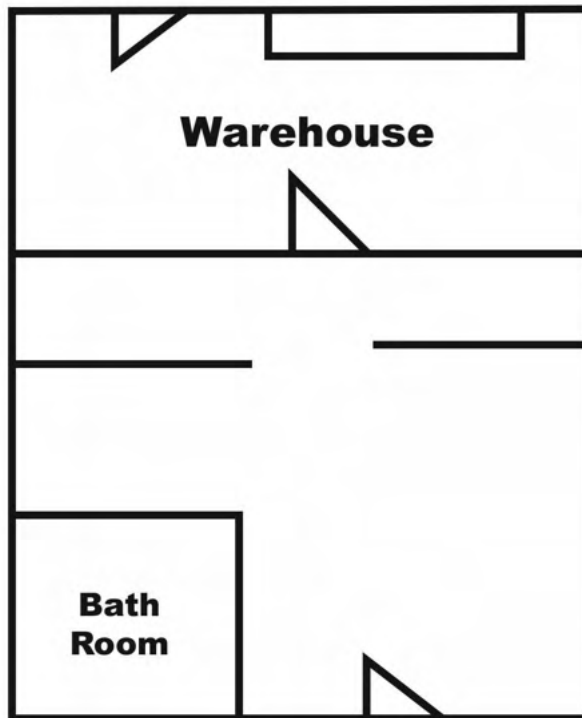
# Floor Plans - #16 & #18

## Klamath Business Park

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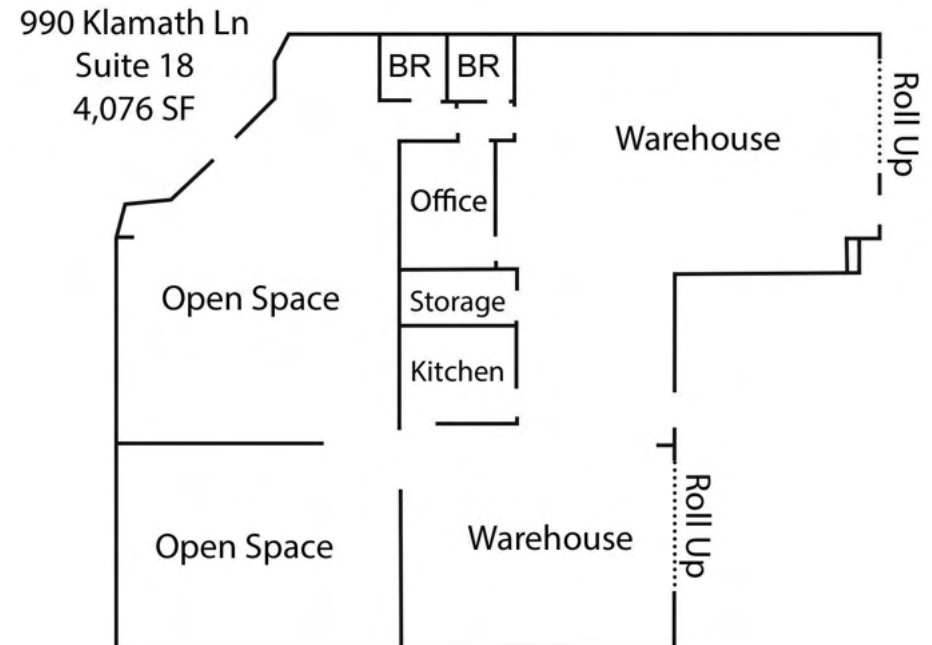


**Total SQFT 1,760**



## #16 Front

Suite # 16



Suite # 18

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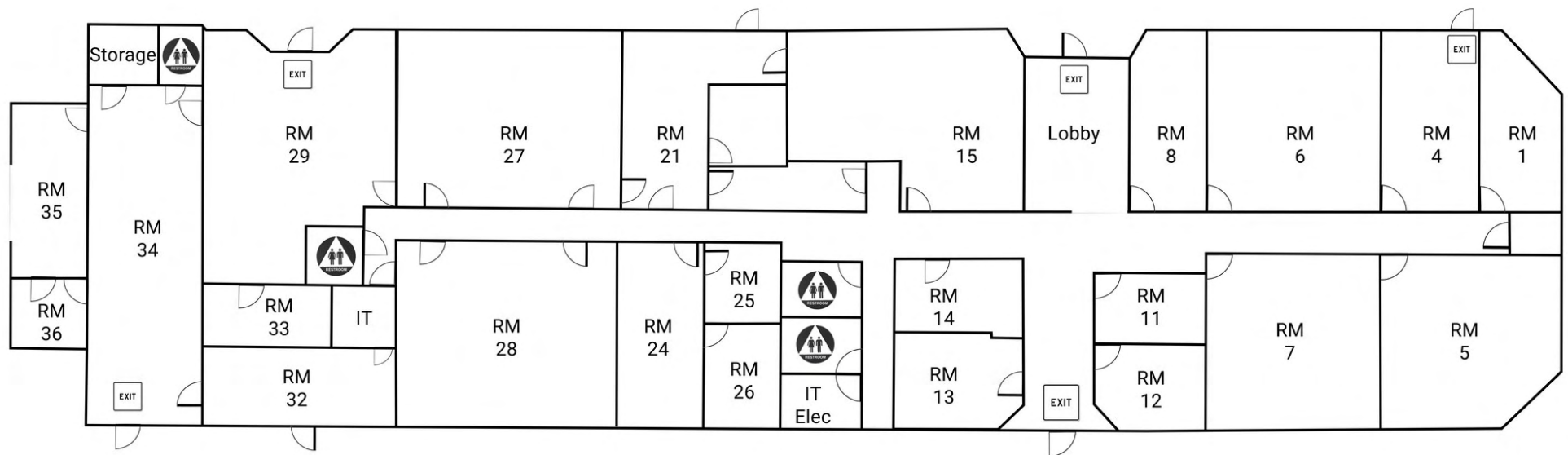
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# Floor Plans - Bldg A

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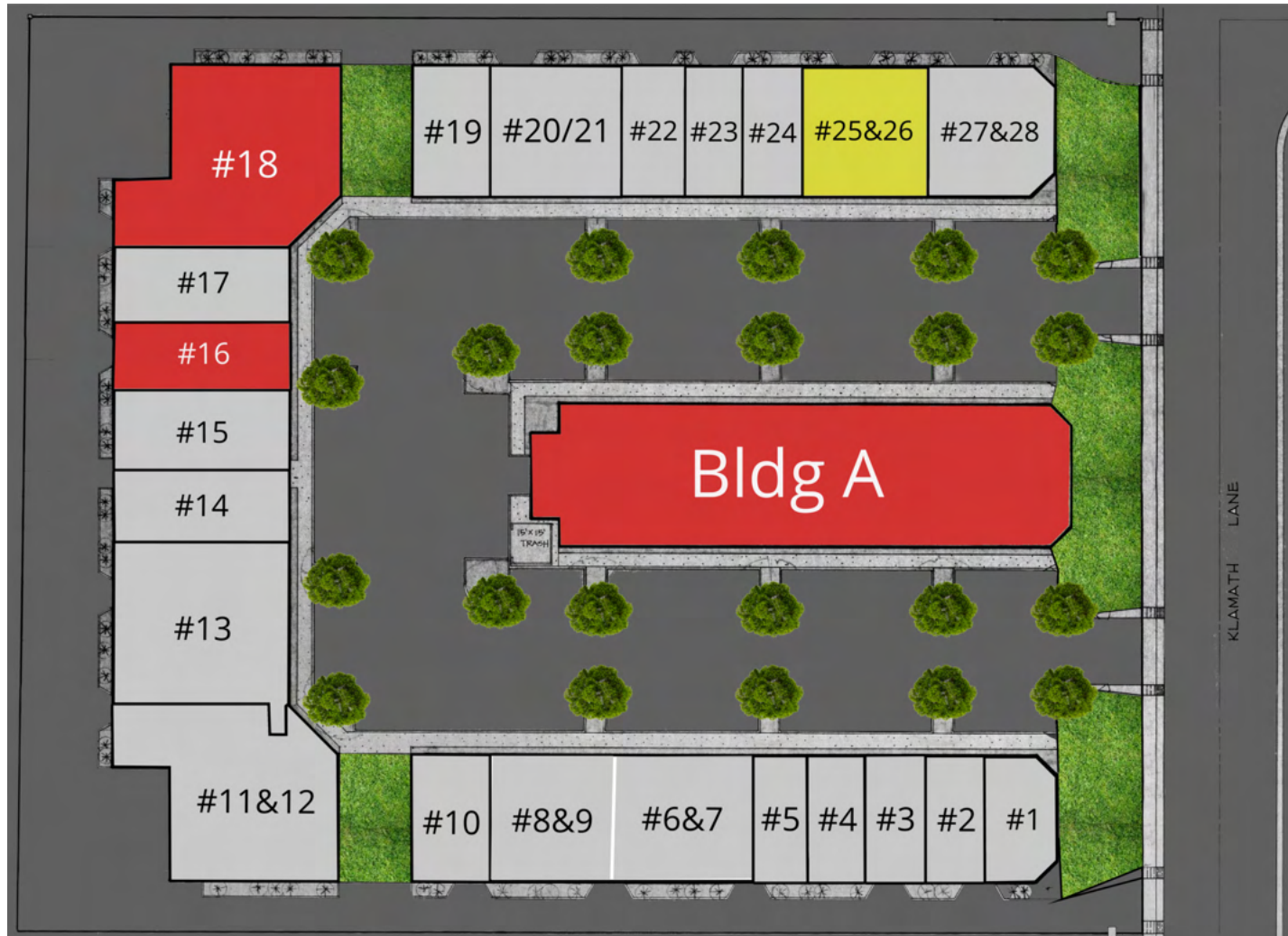
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# Site Plans

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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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FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table



SUTTER CROSSROADS



YUBA SUTTER MALL



YUBA CITY MARKETPLACE



990 KLAMATH LN

COLUSA HIGHWAY 20 31,500 ADT



37,000 ADT HIGHWAY 99

SUTTER BUTTES MARKETPLACE



LOWE'S & SAMS CLUB



KOHL'S



PETSMART CENTER



CARRAIGE SQUARE



YUBA RALEY'S CENTER



BRIDGE STREET



# Demographics Map & Report

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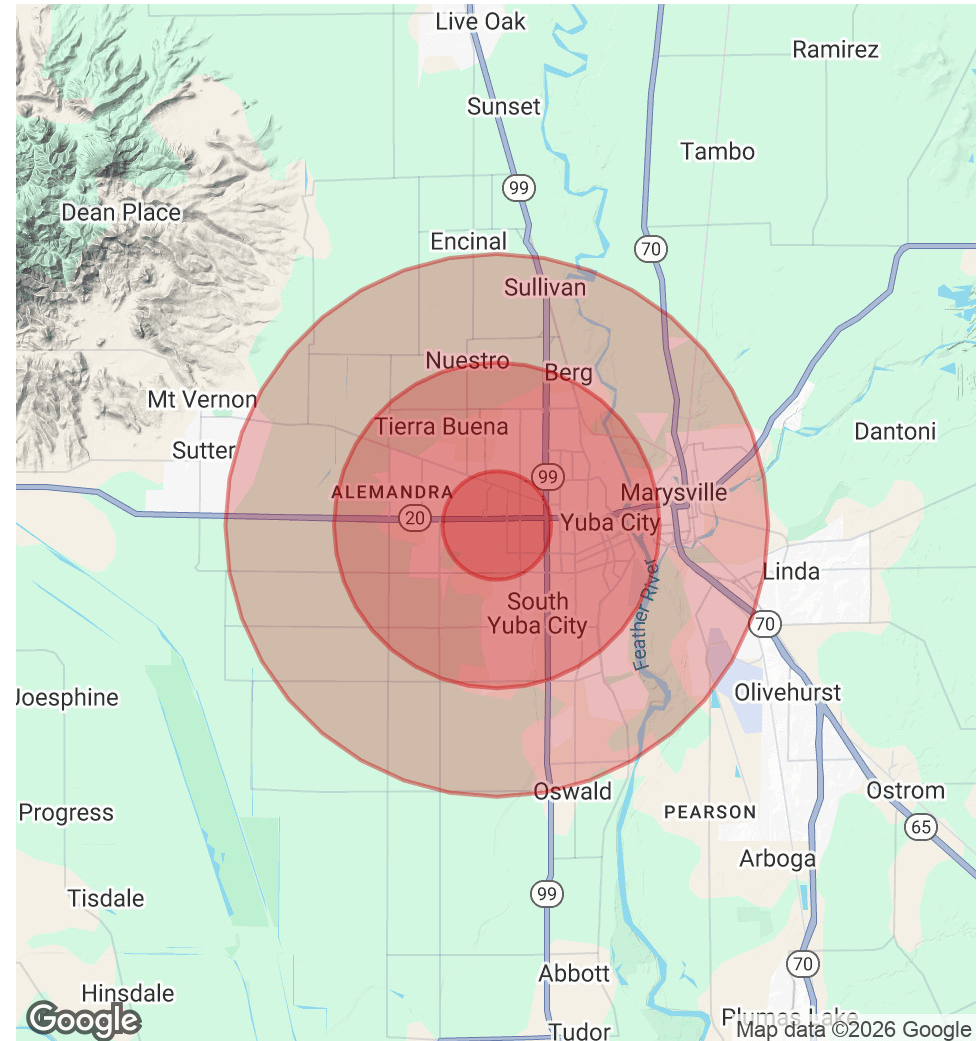


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	64,022	101,994
Average Age	34.6	34.1	34.0
Average Age (Male)	32.3	33.0	33.1
Average Age (Female)	37.0	35.4	35.1

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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