



**FOR LEASE**

OFFICE BUILDING

**825 9th Street**

825 9th Street  
Marysville, CA 95901

**LEASE RATE: \$0.85 SF/MONTH  
(MG)**



**Jeffrey Helm**

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# Executive Summary

## 825 9th Street

825 9th Street, Marysville, CA 95901



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$0.85 SF/month (MG)
<b>Building Size:</b>	7,690 SF
<b>Available SF:</b>	1,095 SF
<b>Lot Size:</b>	0.5 Acres
<b>Year Built:</b>	1978
<b>Zoning:</b>	CH
<b>Market:</b>	Sacramento
<b>Submarket:</b>	Yuba County

### PROPERTY OVERVIEW

Helm Properties is pleased to list this office building for lease. There is 1 vacant unit on the 2nd floor.

### PROPERTY HIGHLIGHTS

- One block away from Highway 20

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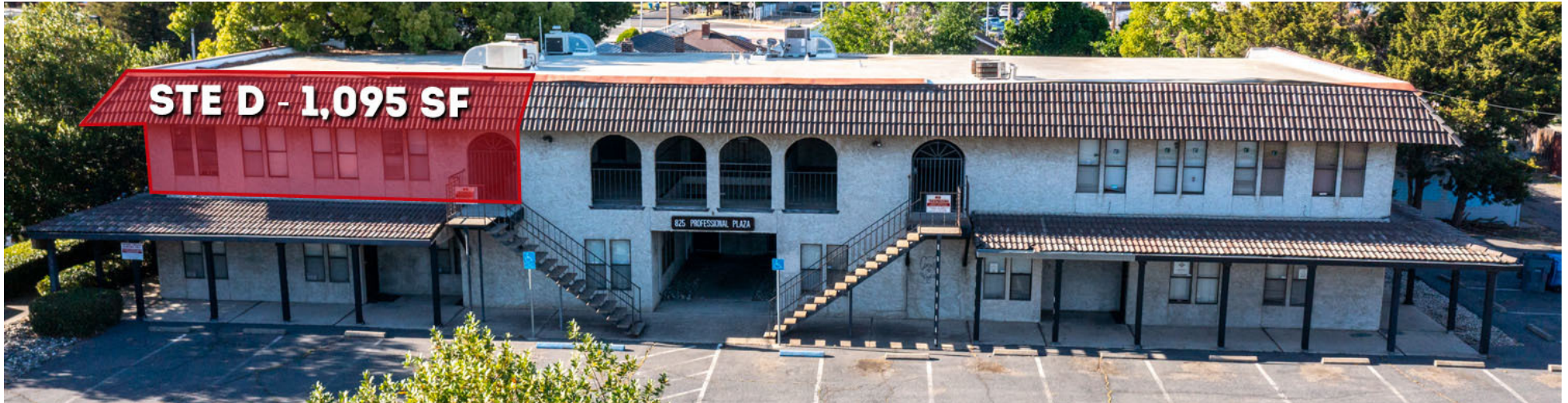
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# Lease Spaces

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,095 SF	Lease Rate:	\$0.85 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
STE D	Available	1,095 SF	Modified Gross	\$0.85 SF/month

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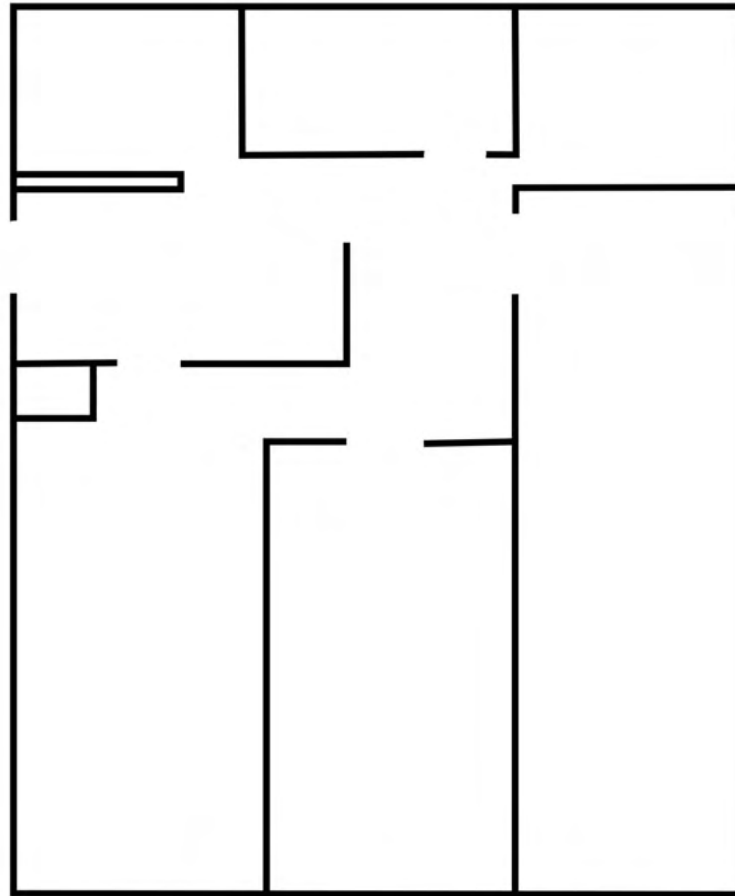
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**STE D**  
**1,095 SF**



**ESTIMATED FLOOR PLAN, NOT TO EXACT SCALE**

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# Additional Photos

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# Additional Photos

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STE A - Front Door



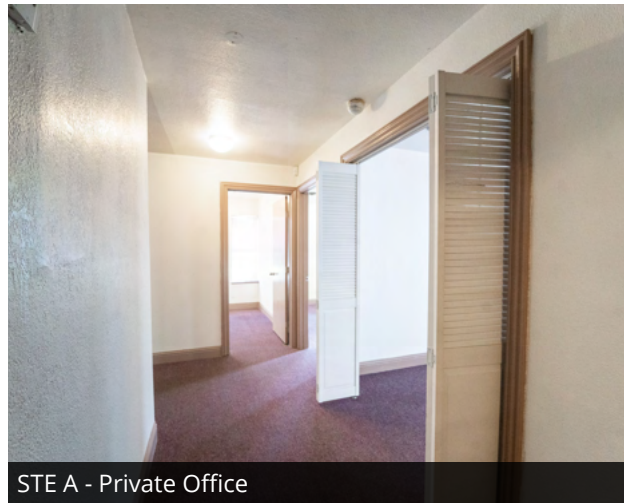
STE A - Kitchen Break Room



STE A - IT Room/Office



STE A - Hallway



STE A - Private Office



STE A - Waiting Area

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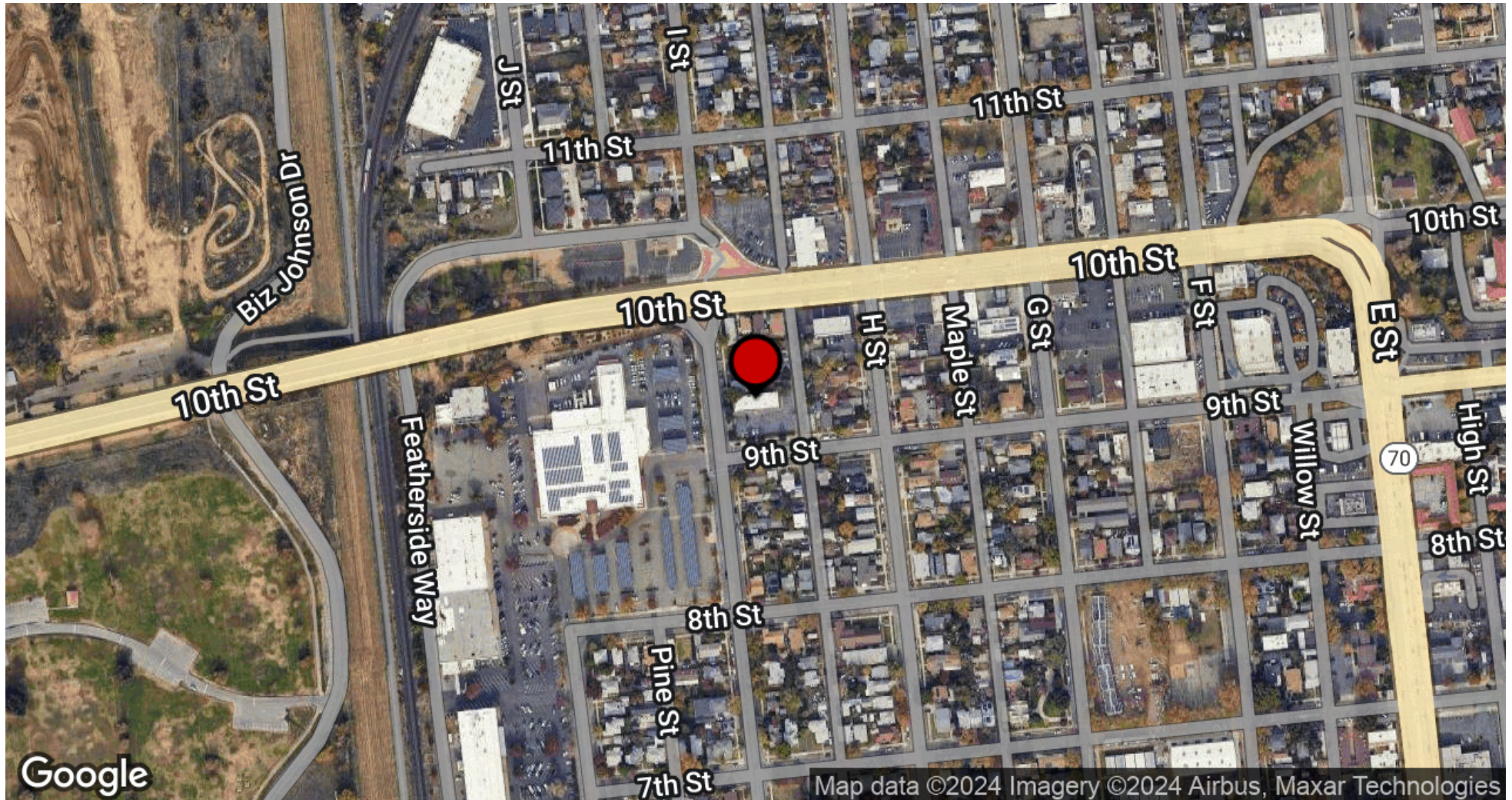
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# Location Map

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# Demographics Map & Report

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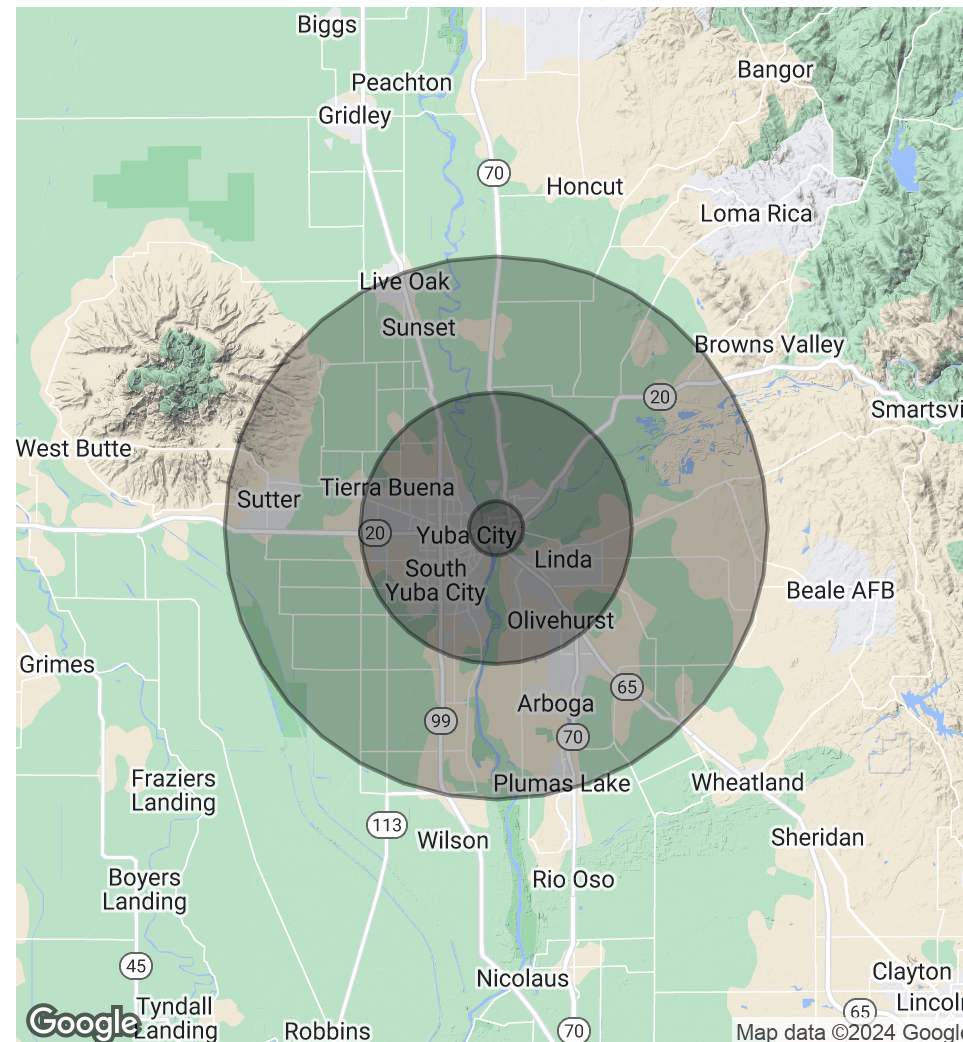


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,753	113,959	144,652
Average Age	35.6	34.8	35.3
Average Age (Male)	33.8	33.8	34.1
Average Age (Female)	37.2	36.1	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,863	40,696	51,510
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$53,076	\$72,623	\$74,312
Average House Value	\$171,172	\$248,581	\$259,321

RACE	1 MILE	5 MILES	10 MILES
% White	74.2%	64.4%	65.5%
% Black	2.6%	2.6%	2.6%
% Asian	3.9%	15.2%	14.2%
% Hawaiian	0.1%	0.6%	0.5%
% American Indian	2.0%	1.4%	1.3%
% Other	4.8%	5.5%	5.7%

2020 American Community Survey (ACS)



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