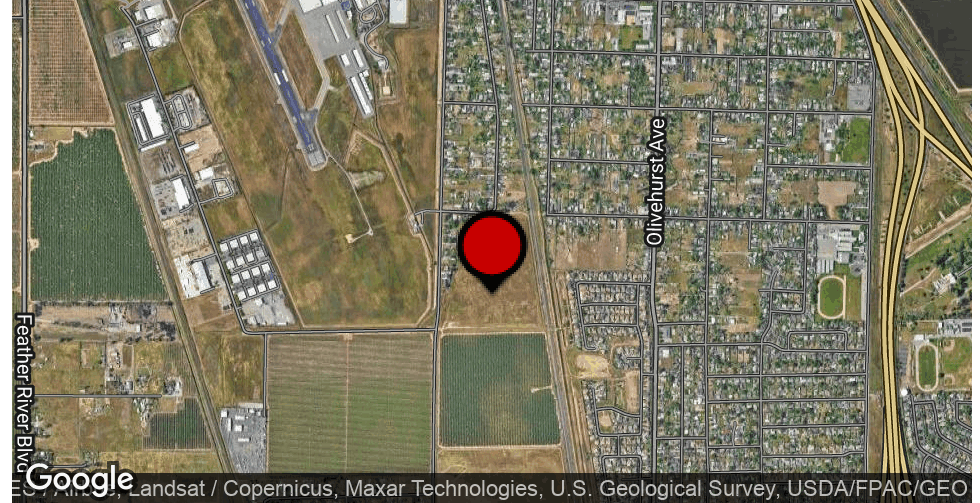


# Executive Summary

## Light Industrial Arboga, Skyway

4529 Arboga Road, Olivehurst, CA 95961



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Lot Size:</b>	20.11 Acres
<b>APN:</b>	013-300-017
<b>APN:</b>	Portion of 013-37-003
<b>Price / Acre:</b>	\$74,590
<b>Zoning:</b>	Light Industrial

### PROPERTY OVERVIEW

Light Industrial Zoned Land, Yuba County.

Potential Uses: RV Park, Truck Yard, Small/Large Storage

### PROPERTY HIGHLIGHTS

- 2 miles going North or South on Arboga to Highway 70
- Tentative 5 Parcel Map approved (See attached docs for more info)
- Near multiple Commercial/Industrial Businesses
- Easy Access from Arboga Road

### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

## CONFIDENTIALITY AND DISCLAIMER


The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Helm Properties Commercial Real Estate Division and should not be made available to any other person or entity without the written consent of Helm Properties Commercial Real Estate Division. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Helm Properties Commercial Real Estate Division has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Helm Properties Commercial Real Estate Division has not verified, and will not verify, any of the information contained herein, nor has Helm Properties Commercial Real Estate Division conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.


All potential buyers or tenants must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HELM PROPERTIES COMMERCIAL REAL ESTATE DIVISION AGENT FOR MORE DETAILS.

### JEFFREY T. HELM

Broker Lic: 01428618

 530.329.8336

 530.870.1384

jeff@helmre.com

471 Century Park Drive  
Suite B

Yuba City, CA 95991

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



## Light Industrial Arboga, Skyway

4529 Arboga Road, Olivehurst, CA 95961



**Jeffrey Helm**

Broker

CalDRE #01428618

949.624.0630

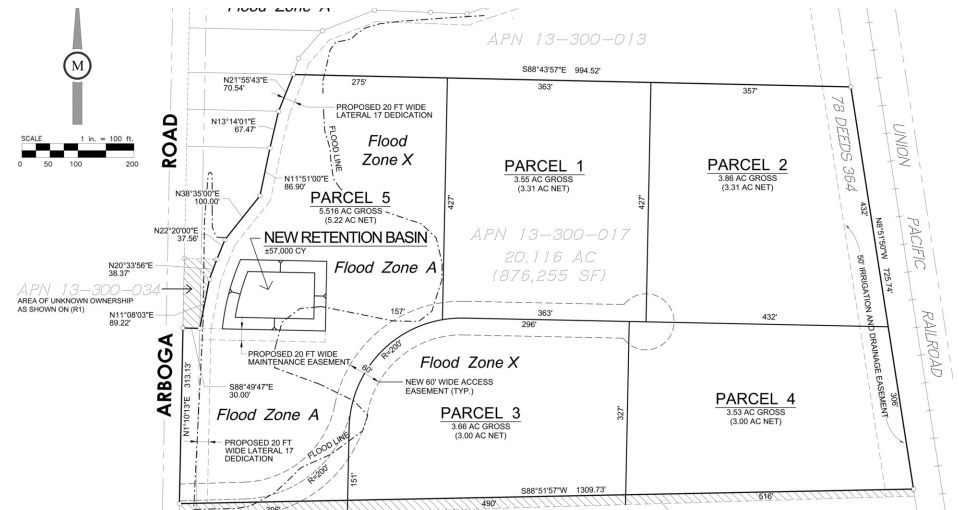
jeff@helmre.com

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.

# Additional Photos

## Light Industrial Arboga, Skyway

4529 Arboga Road, Olivehurst, CA 95961



**Jeffrey Helm**

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

# Demographics Map & Report

## Light Industrial Arboga, Skyway

4529 Arboga Road, Olivehurst, CA 95961

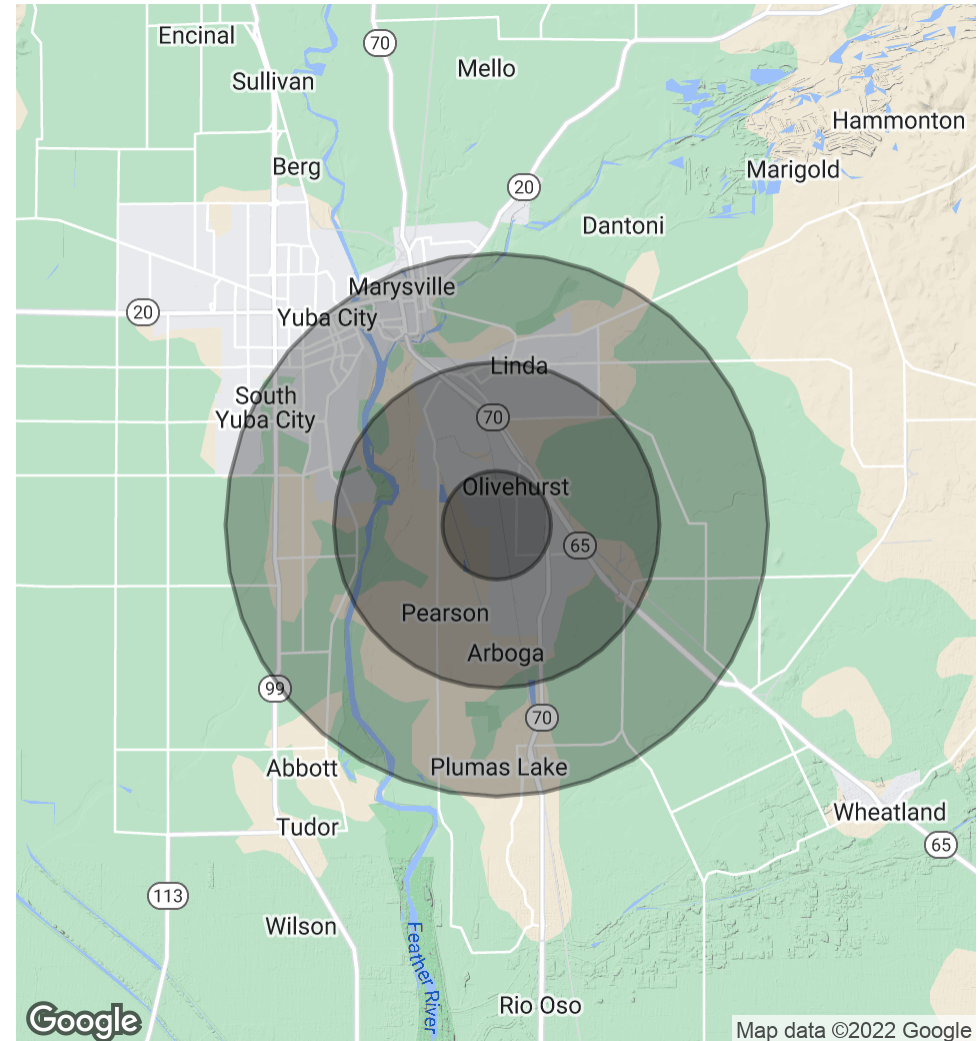


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,076	29,100	69,093
Average Age	29.6	29.6	30.3
Average Age (Male)	25.6	27.2	28.9
Average Age (Female)	32.9	31.6	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	8,916	22,093
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$42,400	\$49,575	\$53,045
Average House Value	\$165,001	\$224,975	\$250,893

RACE	1 MILE	3 MILES	5 MILES
% White	66.1%	65.0%	63.9%
% Black	1.0%	1.6%	2.3%
% Asian	3.6%	7.2%	8.4%
% Hawaiian	0.3%	0.4%	0.3%
% American Indian	3.8%	2.6%	1.8%
% Other	19.6%	16.8%	16.7%

\* Demographic data derived from 2020 ACS - US Census



### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.