

950 THARP RD, BLDG 1200 UNIT C

1,540 SF AVAILABLE

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950 THARP RD, STE 1200 C, YUBA CITY, CA



HELM
PROPERTIES



Rental Rate: \$1.60 sf/mo Includes Utilities

Space SF: 1,540 SF

Zoning: C/O (Office Commercial District)



PG&E, Water, Sewer Etc. All included

950 Tharp Rd, STE 1200C

Dance Studio, Gym Space, Yoga Studio

- Prime location in Gateway Business Park
- West Side of Yuba City – convenient and desirable area
- Spacious corner suite ideal for fitness or yoga studio
- Abundant natural light with windows all around
- PG&E, Water, & Sewer. All included Gross Lease

Lease Opportunity – 950 Tharp Rd, Bldg 1200, Yuba City, CA

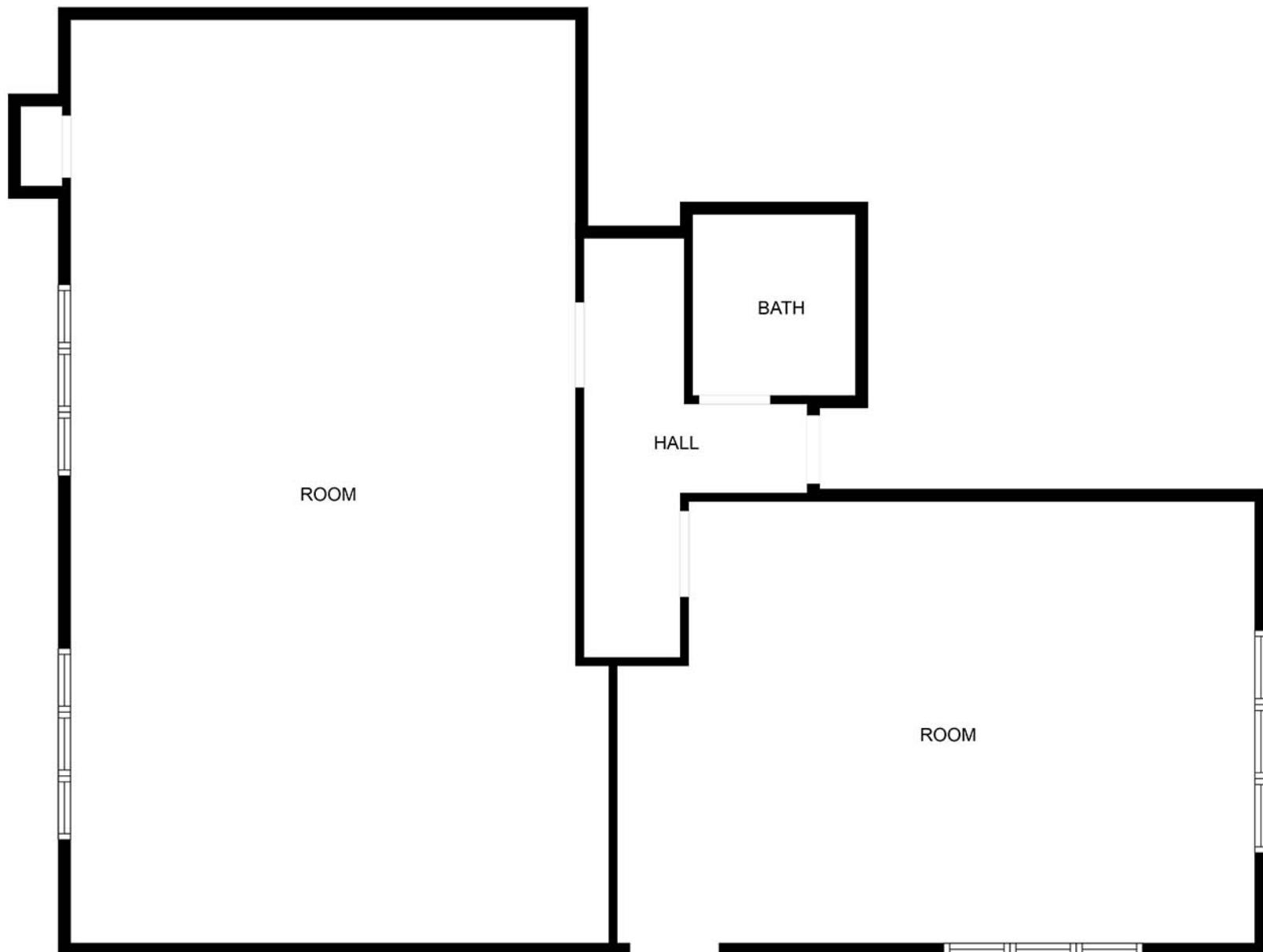
Located in the desirable Gateway Business Park, approximately 1,540 sq ft of space is now available for lease within this modern single-story office building. The suite offers open, flexible floor space with large windows that bring in natural light—an excellent fit for a yoga studio, spin room, fitness concept, or other creative use. Shared amenities include upgraded restroom.

This is a gross lease, with PG&E, water, and sewer included, providing tenants with predictable monthly costs. With ample parking, convenient west-side access, and a professional business park setting, this space is ideal for wellness and lifestyle-oriented businesses.

Unit C - 1,540 SF



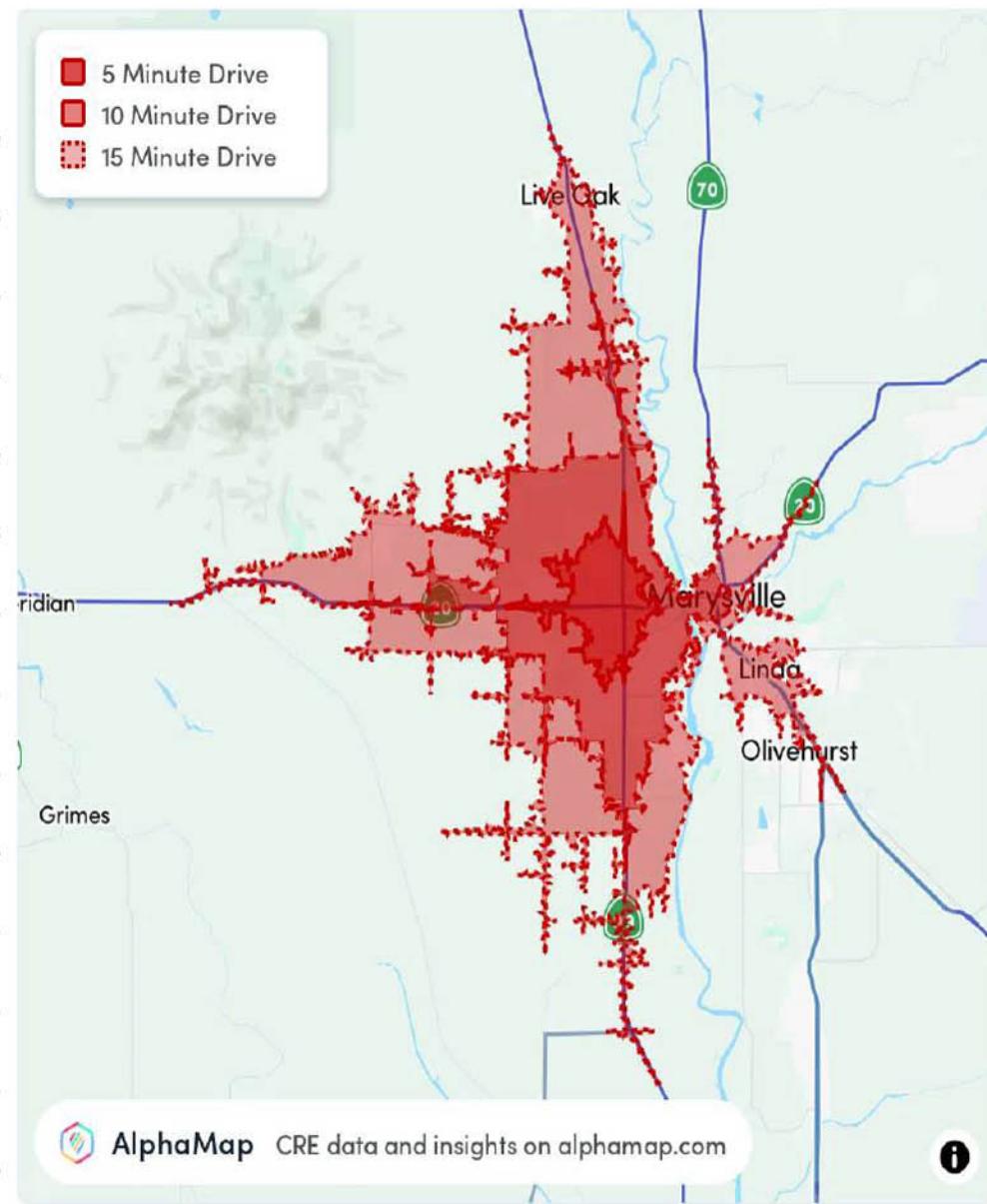
Unit C - 1,540 SF - Floor Plan





DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	4,174	43,213	79,012
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40
Total Households	1,528	14,699	26,441
Persons per HH	2.7	2.9	3
Average HH Income	\$74,328	\$89,852	\$92,229
Average House Value	\$445,830	\$451,790	\$449,378
Per Capita Income	\$27,528	\$30,983	\$30,743
Population White	1,851	18,356	34,833
Population Black	126	973	1,545
Population American Indian	81	1,000	1,589
Population Asian	1,048	10,304	16,303
Population Pacific Islander	12	108	238
Population Other	541	6,682	13,881



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