

950 THARP RD, BLDG 1200 UNIT C

1,540 SF AVAILABLE

JEFF HELM
Broker
Lic: 01428618
530.870.1384
jeff@helmre.com

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



HELM
PROPERTIES

PROPERTY OVERVIEW



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

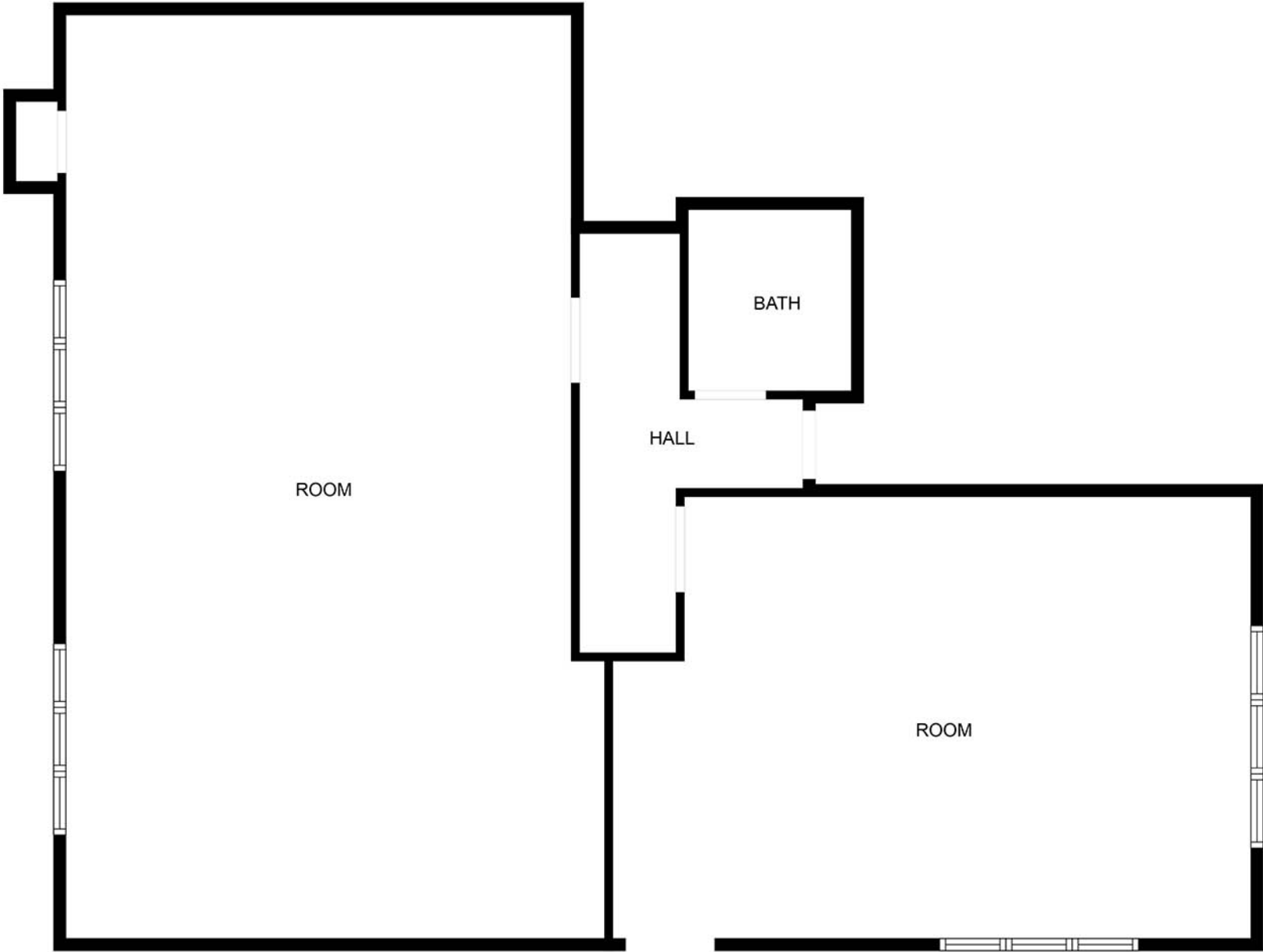
Located in the desirable Gateway Business Park, approximately 1,540 sq ft of space is now available for lease within this modern single-story office building. The suite offers open, flexible floor space with large windows that bring in natural light—an excellent fit for a yoga studio, spin room, fitness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



FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR WINGZONE

SUTTER CROSSROADS

BIG 5 RED ROBIN

goodwill Pollo Loco FOODMAX

TARGET

YUBA SUTTER MALL

Bank of America HOBBY LOBBY planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Foot Locker Jack in the box

usbank Durlington AMERICAN EAGLE

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT SPORTSMAN MARSHALLS PETCO

ULTA DOLLAR TREE xfinity

Marshall's McDonald's CHASE Sport Clips

crumbl Applebees

DEL TACO Jack Jockey

950 THARP RD 1200C

COLUSA HIGHWAY 20 56,300 ADT

20

99

17,000 ADT HIGHWAY 99

PETSMART CENTER

PETSMART O'Reilly AUTO PARTS

Chipotle Walgreens

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET paragon market

COOL HAND LUKES

Walgreens Starbucks

LOWES & SAMS CLUB

Lowes Sams Club

KOHL'S

Pete's chilli's

Hampton Inn & Suites Sizzler

CARRIAGE SQUARE

PLUMAS BANK

Sourdough & Co T Mobile

Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Round Table

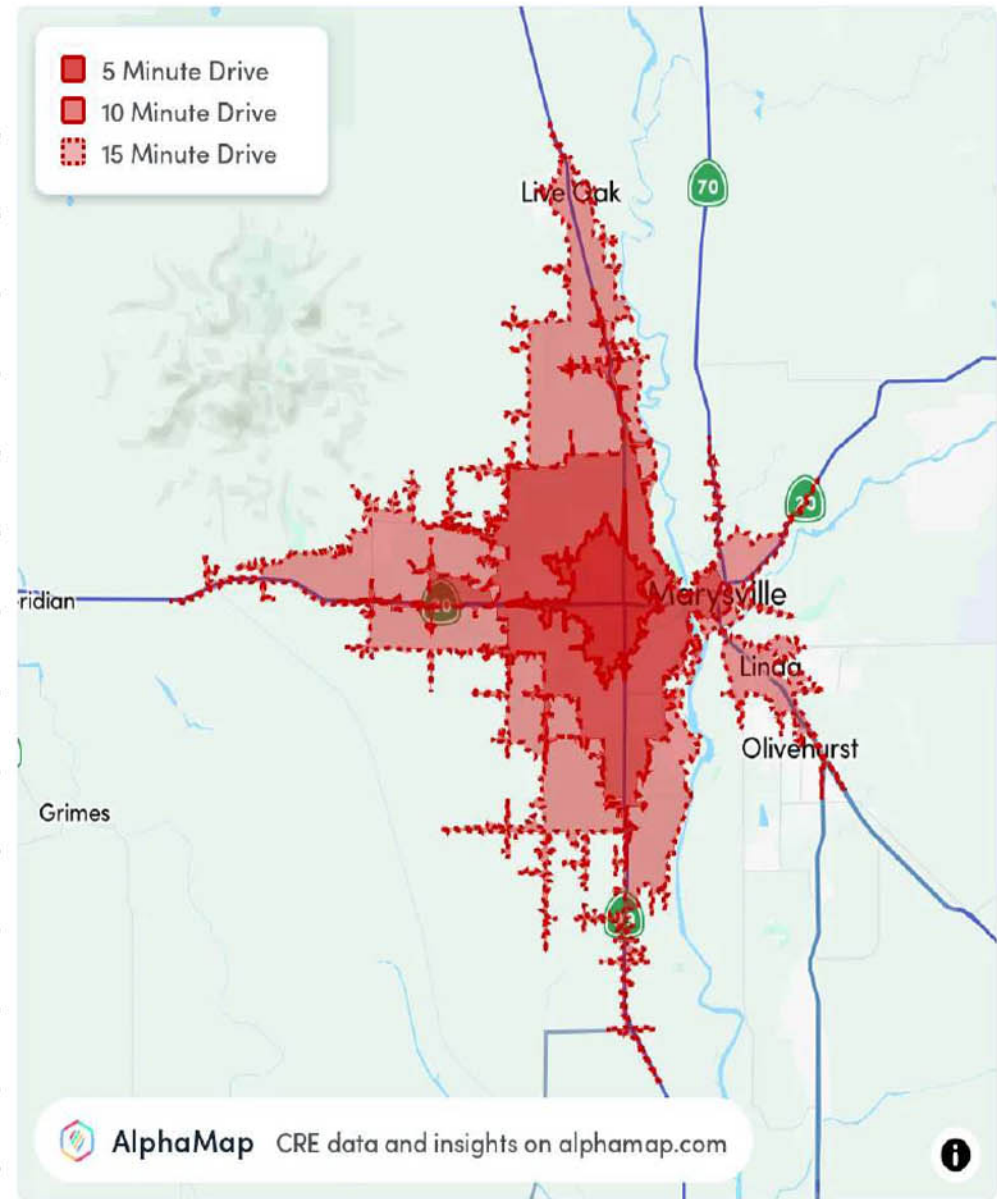
JO-ANN dds DISCOUNTS

LES SCHWAB TACO BELL

BRIDGE STREET

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



950 Tharp Rd Bldg 1200C



JEFF HELM
Broker
Lic: 01428618
530.870.1384
jeff@helmre.com

HELM PROPERTIES
471 Century Park Dr STE B
Yuba City, CA 95991
Tel. 530.329.8336
www.helmre.com

