



FOR LEASE

OFFICE BUILDING

Civic Center - 1548 Building

1548 Poole Blvd
Yuba City, CA 95993

**LEASE RATE: \$1.25 SF/MONTH
(NNN)**



Jeffrey Helm

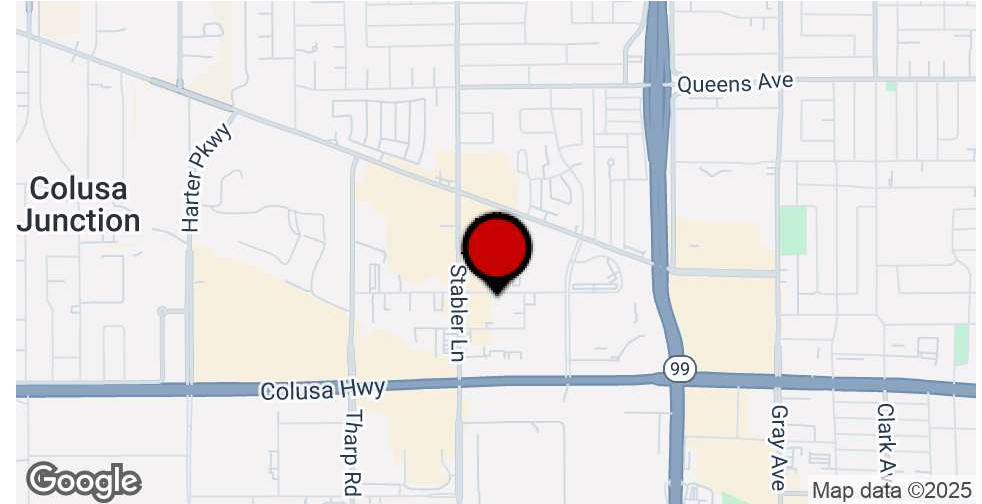
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, 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.

Executive Summary

Civic Center - 1548 Building

1548 Poole Blvd, Yuba City, CA 95993



OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Building Size:	8,006 SF
Available SF:	1,792 - 3,584 SF
Lot Size:	19,852 SF
Number of Units:	4
Year Built:	1986
Renovated:	2024
Zoning:	Zoned C2 - Click For Use

PROPERTY OVERVIEW

Introducing 1548 Poole Blvd, Yuba City, CA, 95993 - a prime commercial property available for lease. This modern space boasts ample square footage, ideal for accommodating diverse business needs. With its strategic location, high visibility, and easy access, it offers an unparalleled opportunity for businesses to thrive. The property features customizable layouts, expansive parking, and top-notch amenities, ensuring a comfortable and efficient working environment. Whether for retail, office, or other commercial endeavors, this versatile property presents an exceptional canvas for creating a successful business venture. Don't miss the chance to elevate your business with this remarkable lease opportunity.

PROPERTY HIGHLIGHTS

- Modern and spacious commercial property
- Strategic location with high visibility and easy access
- Customizable layouts to suit diverse business needs
- Expansive parking for employees and customers



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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,792 - 3,584 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1548 - STE C-D	Available	1,792 - 3,584 SF	NNN	\$1.25 SF/month

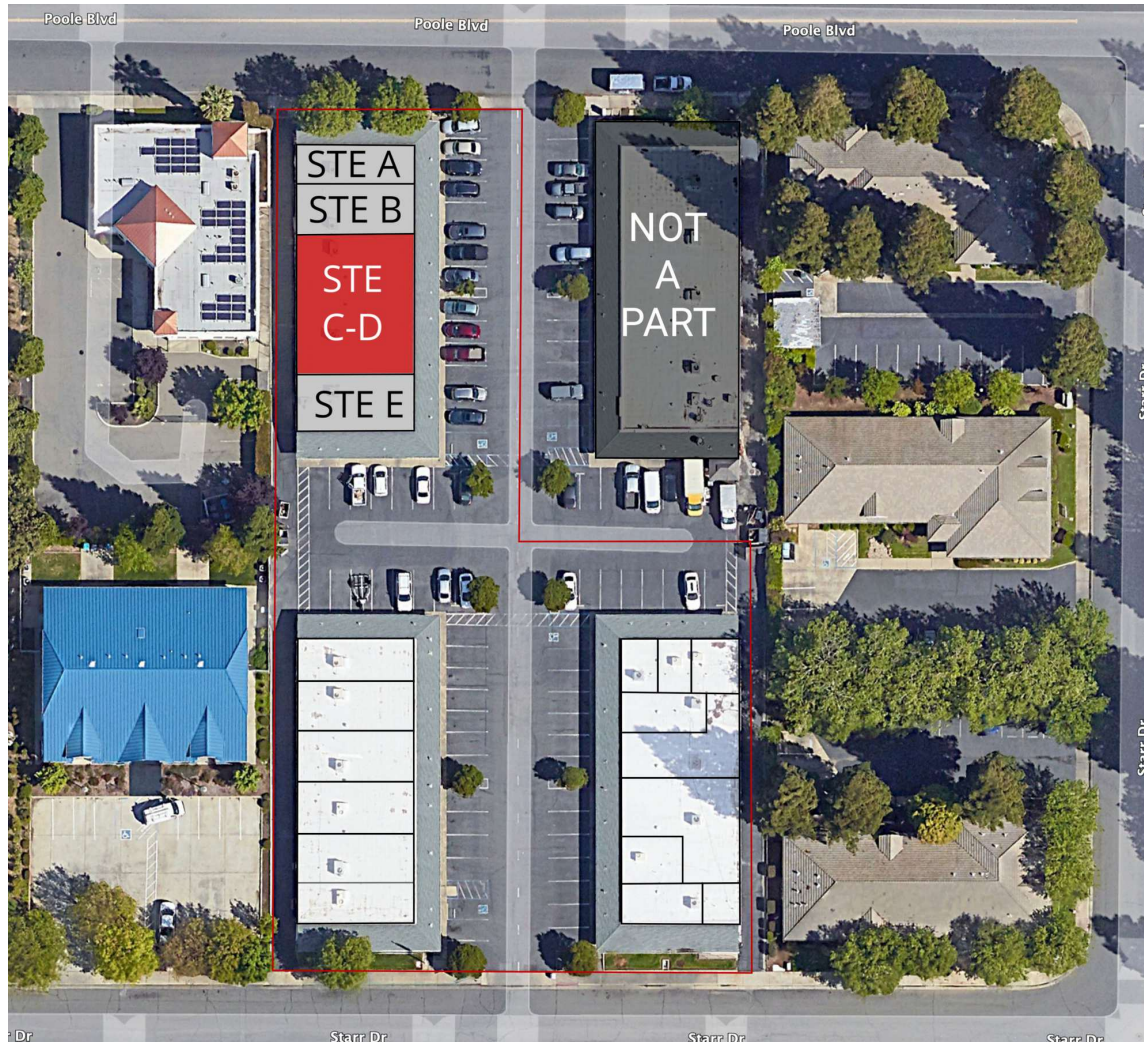
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Floor Plans

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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Additional Photos

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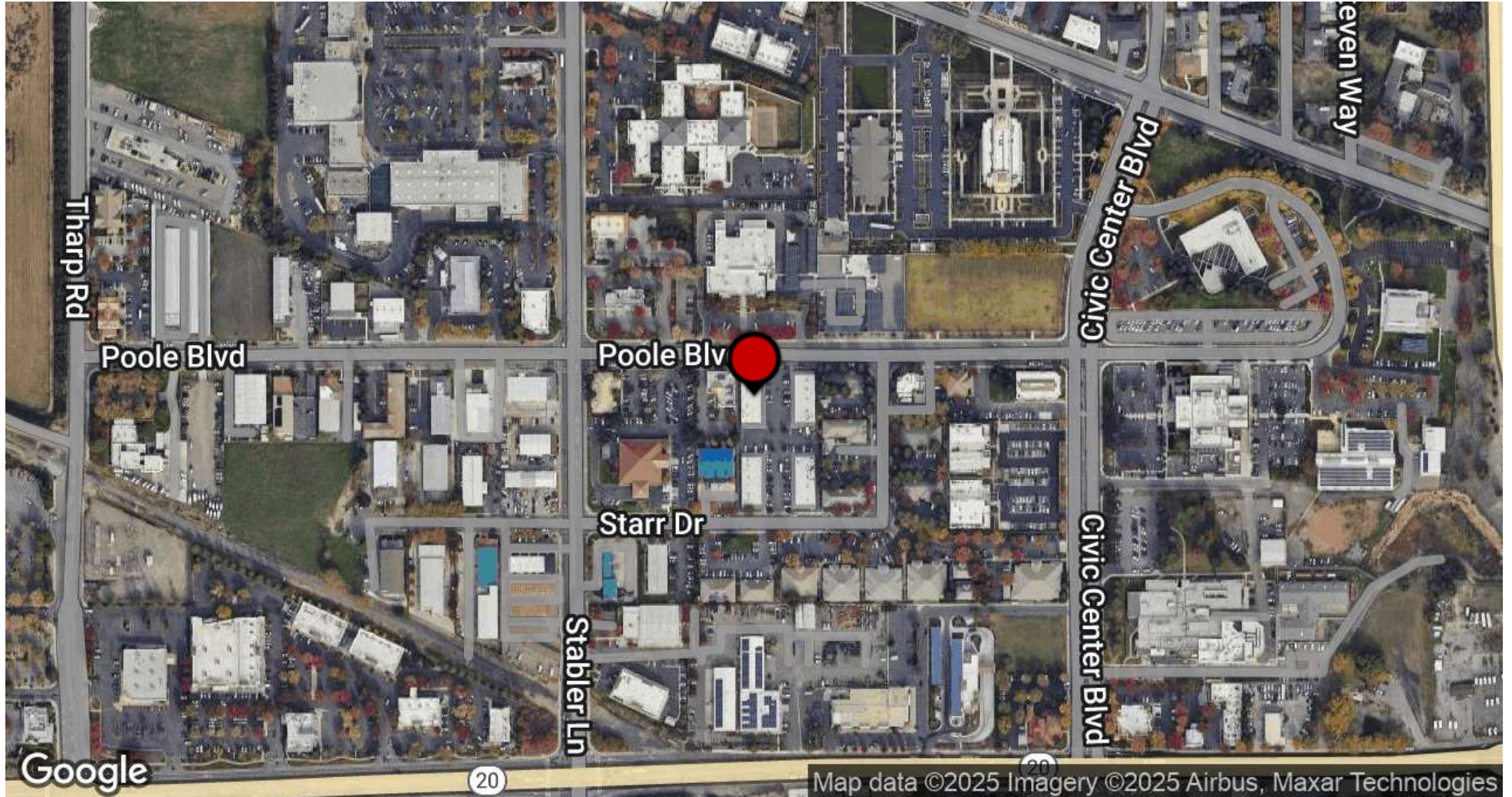
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Location Map

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Demographics Map & Report

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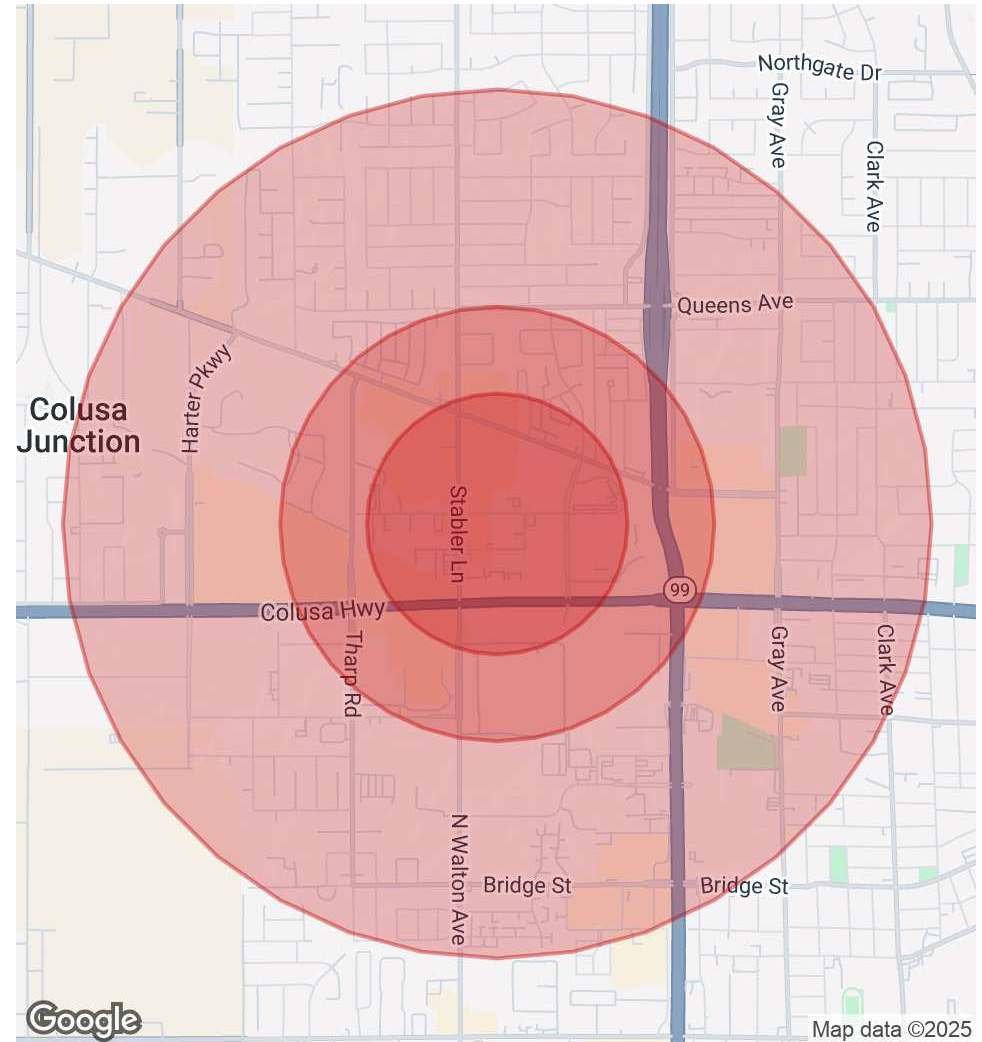


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	215	1,396	11,534
Average Age	39	41	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	475	4,159
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$103,192	\$85,336	\$79,274
Average House Value	\$493,897	\$441,220	\$427,300

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	33.0%	36.1%	40.9%
% Black	1.4%	1.9%	2.5%
% Asian	44.2%	36.9%	23.4%
% Hawaiian	0.0%	0.1%	0.2%
% American Indian	0.9%	1.5%	2.7%
% Other	9.8%	11.8%	17.1%

Demographics data derived from AlphaMap



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