

OFFICE BUILDING AVAILABLE
950 Tharp Road, Suite 1000
Yuba City, California



Location: West of Tharp Road, north of Lassen Avenue

Available Space: 6,806sf of finished office space.

Lot Size: 0.68 Acre (cross parking/access easements in place).

Year Built: 2012

Zoning: C-O, Commercial Office (City of Yuba City)

Sales Price: \$1,750,000 (\$258.00/SF).

Lease Price: \$1.50/SF/Month NNN (\$10,209.00/Month NNN)

Comments: This is a nicely finished Suite in a very well-maintained professional complex. Ideally located close to Highway 99 and Highway 20 in the heart of Yuba City's commercial and residential growth area. Great Office complex. River Valley High School is located blocks away. The current Tenant (Sutter Co. Schools) will be vacating the Premises 12/31/25.

For Further Information Contact:

Fred Northern

Office: (530) 671-0000

Fred Cell: (530) 701-5216

CA RE LIC. #01075027

The information contained herein was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective buyers/tenants to determine to their satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#02144448



20

TSC TRACTOR SUPPLY CO.

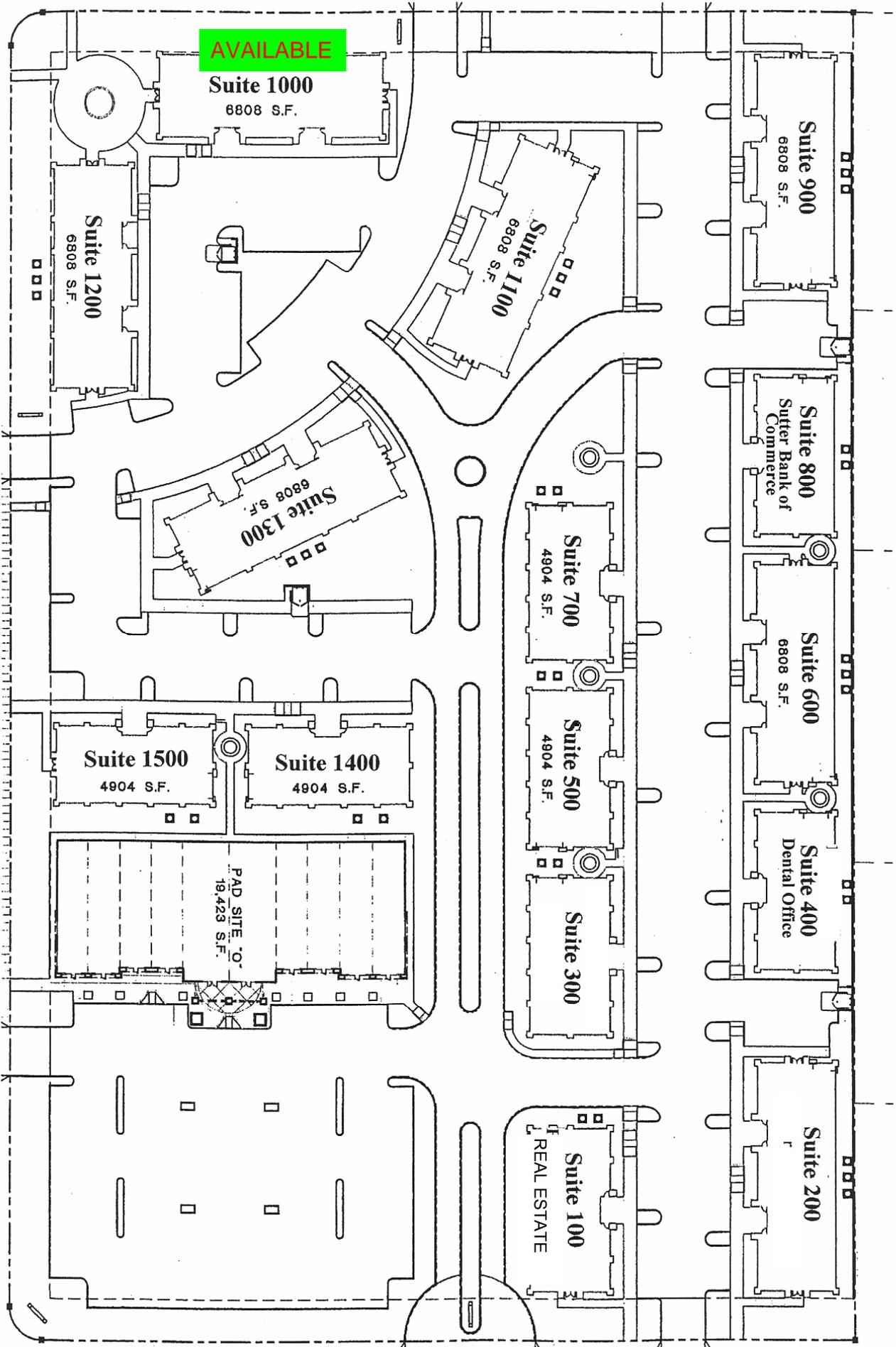
Carl's Jr.

SUBJECT

LOWE'S
Home Improvement Warehouse
Improving Home Improvement



SITE MAP

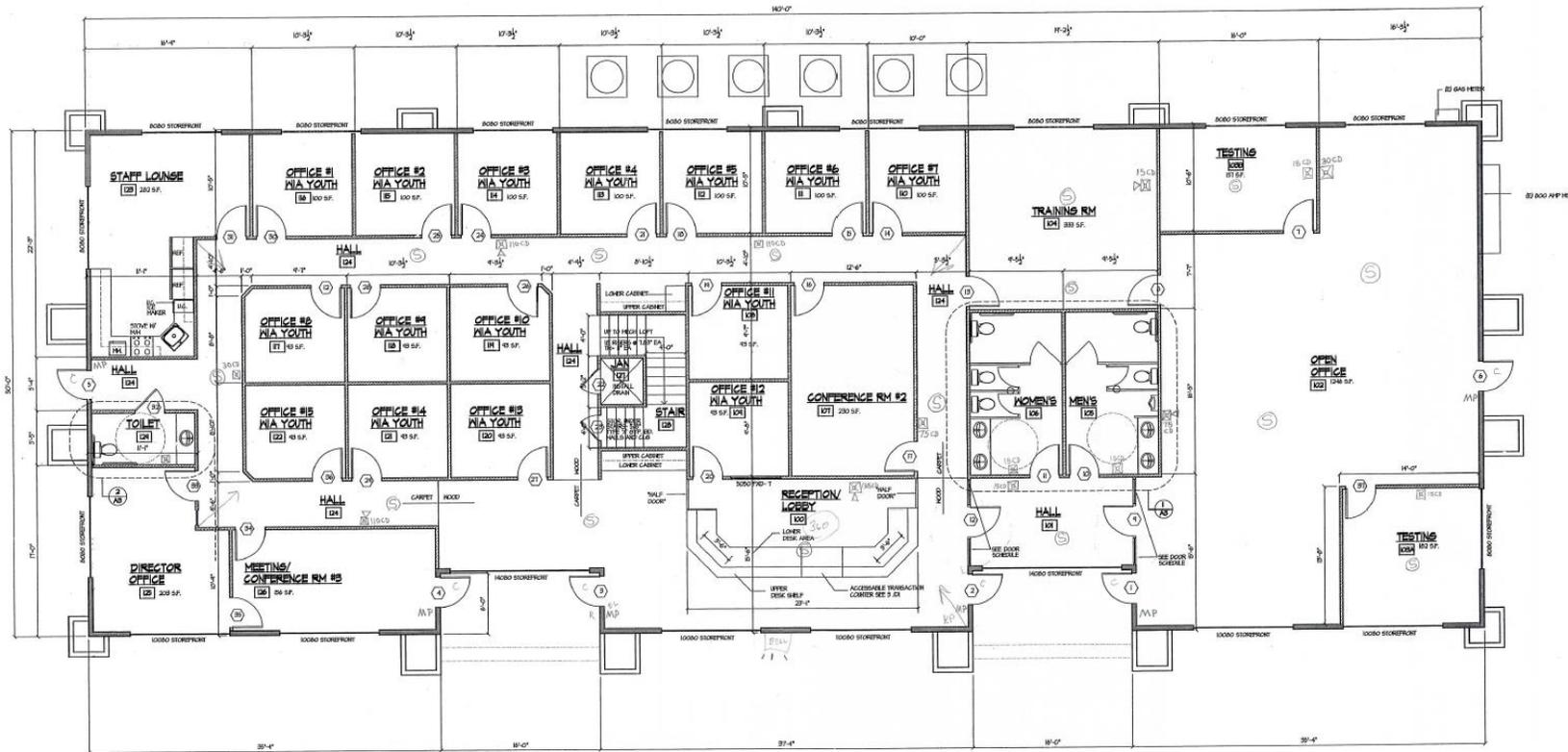


Lassen

Boulevard

Lassen

Boulevard



FLOOR PLAN
3/8" = 1'-0"