

INVESTMENT OPPORTUNITY

HELM
PROPERTIES

1408 Live Oak Blvd

Multi-Tenant Professional Office Investment

1408 Live Oak Blvd, Yuba City, CA 95993

\$700,000
Asking Price

2,783 SF
Building GLA

100%
Leased

5.9%–7.6%
Going-In Yield*

Investment Highlights



Fully-Leased NNN Income

100% occupied at close, delivering stable, reimbursable NNN income from day one with no lease-up risk.



Tenant Diversification

Two established professional/medical tenants on staggered lease terms provide built-in income diversification.



Built-In Renewal Options

Both leases carry renewal options with contractual rent increases, supporting long-term income stability.



Established Office Corridor

Positioned on Live Oak Blvd within a well-established medical, legal, and professional office submarket.

\$700,000

Asking Price

2,783 SF

Building GLA

6,970 SF

Lot Size

1982

Year Built

Commercial-Office

Zoning

100%

Occupancy

**Going-in yield based on in-place, unverified rent roll; see full Offering Memorandum for detailed underwriting.*



Request the Full Offering Memorandum

This summary highlights a fully-leased, income-producing investment at 1408 Live Oak Blvd. The complete Offering Memorandum includes the full tenant rent roll, lease abstracts, detailed underwriting, and market data to support your investment analysis.

- ✓ Full tenant rent roll & lease abstracts
- ✓ Detailed income & expense underwriting
- ✓ Suite-level lease terms and renewal options
- ✓ Market and demographic data



Provided upon request; confidential — not for distribution.

Contact

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