



FOR LEASE

INDUSTRIAL FLEX PROPERTY

Klamath Business Park

990 Klamath Lane
Yuba City, CA 95993

**LEASE RATE: \$0.74 - \$0.99
SF/MONTH (NNN)**



Jeffrey Helm

Broker

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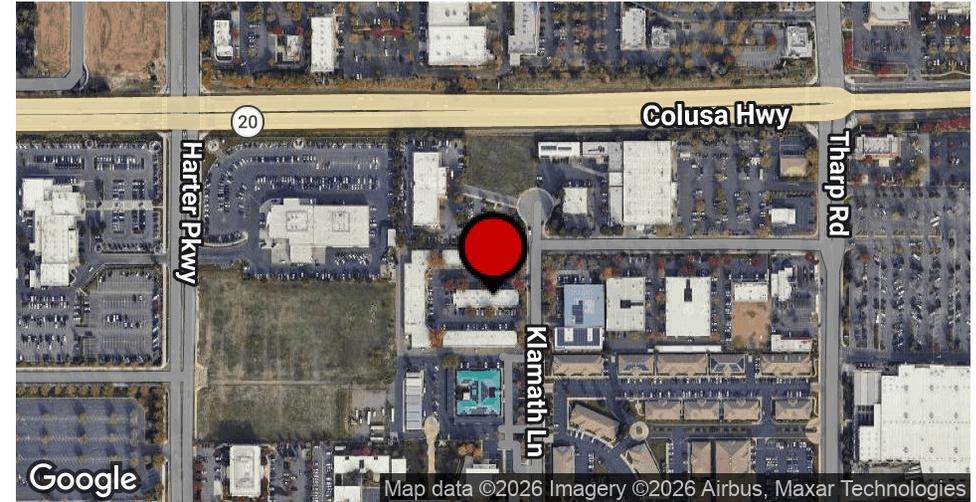
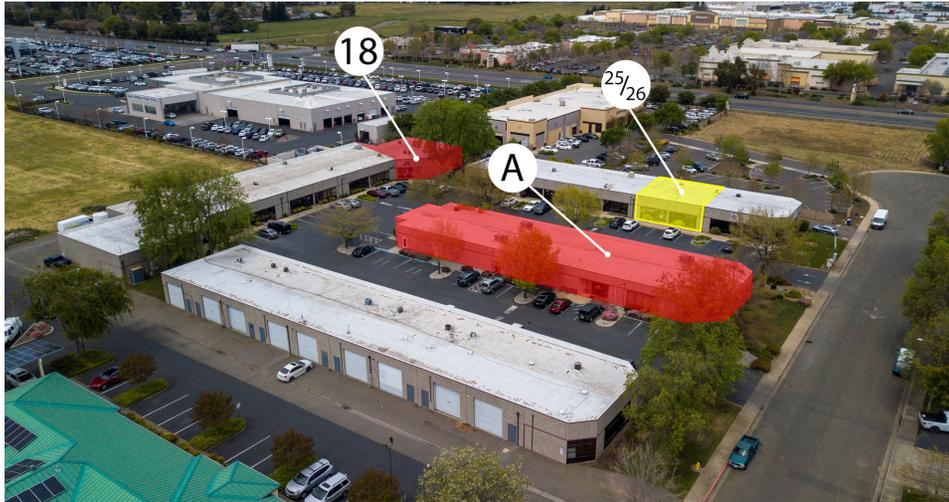
471 Century Park Drive, Suite B, Yuba City, CA 95991

www.helmre.com

Executive Summary

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



OFFERING SUMMARY

Lease Rate:	\$0.74 - 0.99 SF/month (NNN)
Building Size:	39,758 SF
Available SF:	1,060 - 10,300 SF
Lot Size:	98,008 SF
Number of Units:	28
Year Built:	1989
Zoning:	CM
Market:	Yuba City

PROPERTY OVERVIEW

Affordable office space in the West Sector of Yuba City. Great location near Lowes, Tractor Supply. Many suites are improved with recent updates. Can't beat this price point for flex office space in Yuba City.

PROPERTY HIGHLIGHTS

- Zoned: C-M
- Roll-up door in the back for delivery
- Located a few blocks from HWY 20
- Flex Office / Warehouse Space

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Lease Spaces

Klamath Business Park

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LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,000 - 10,300 SF

Lease Rate:

\$0.74 - \$0.99 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C#18	Available	4,076 SF	NNN	\$0.74 SF/month
D#25&26	Available	2,000 SF	NNN	\$0.99 SF/month
Bldg A	Available	10,300 SF	NNN	\$0.74 SF/month

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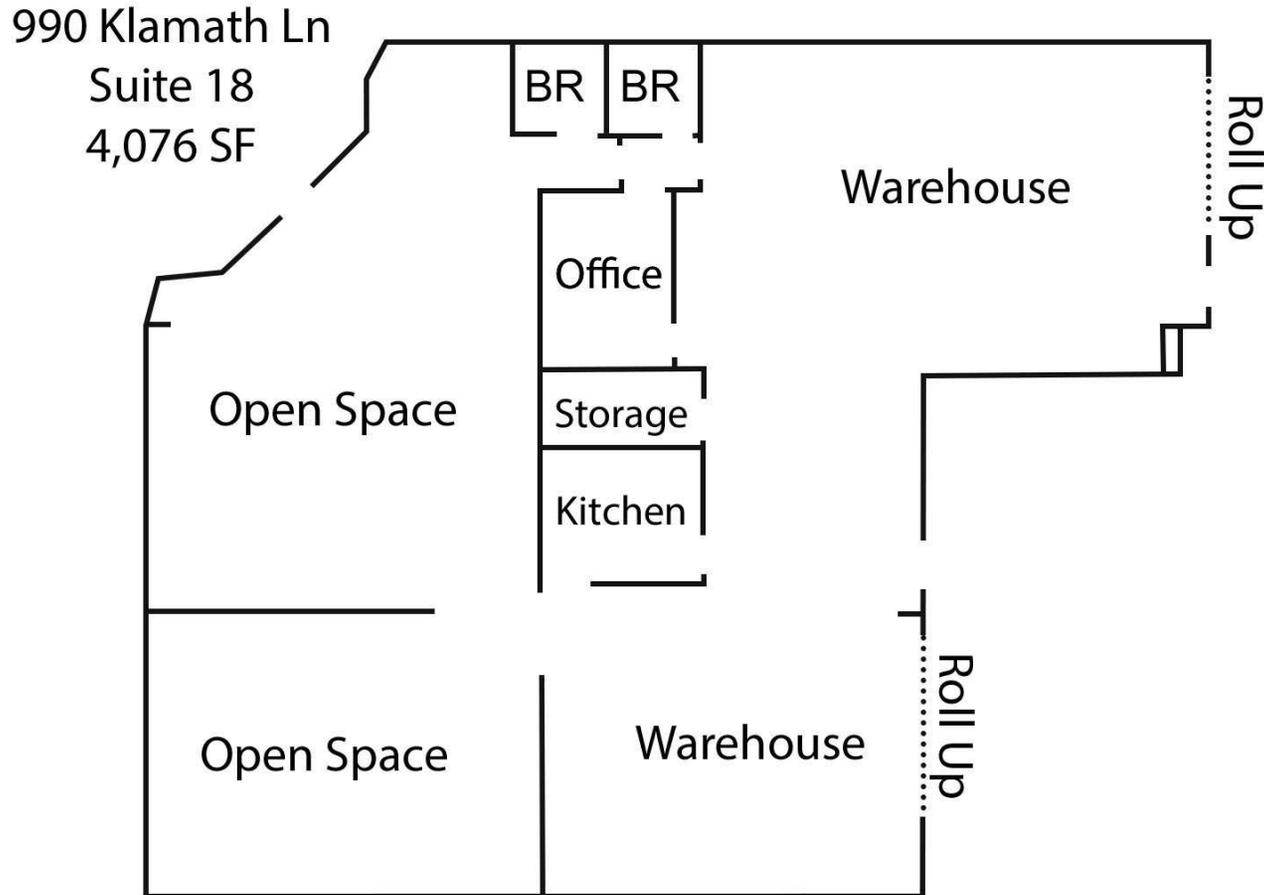
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Floor Plan - #18

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Add text here...

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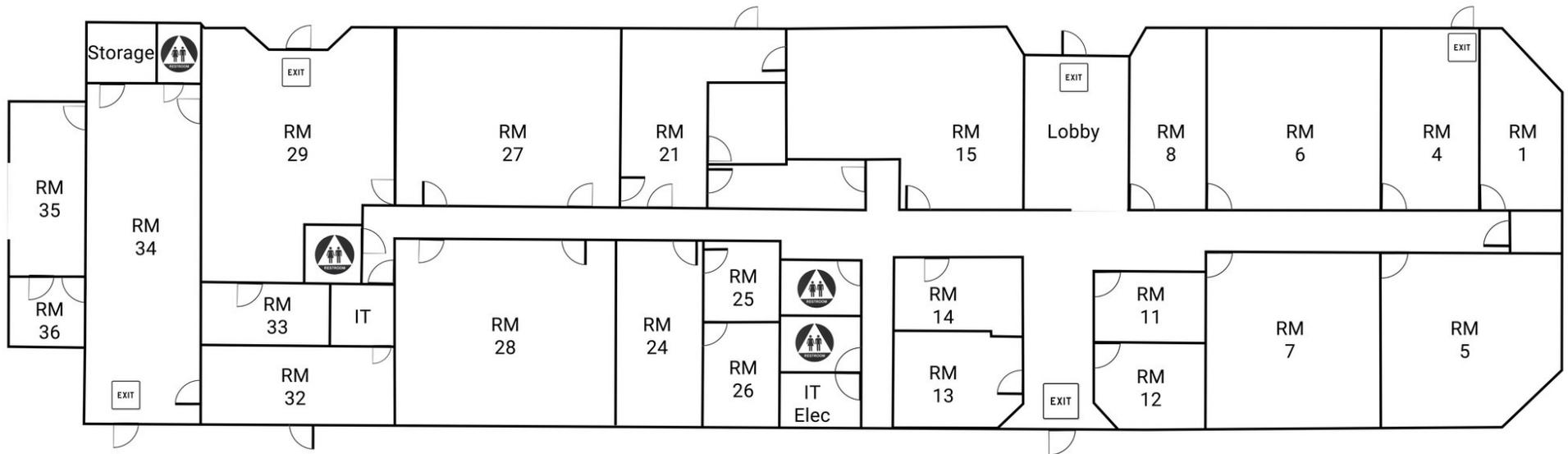
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Floor Plans - Bldg A

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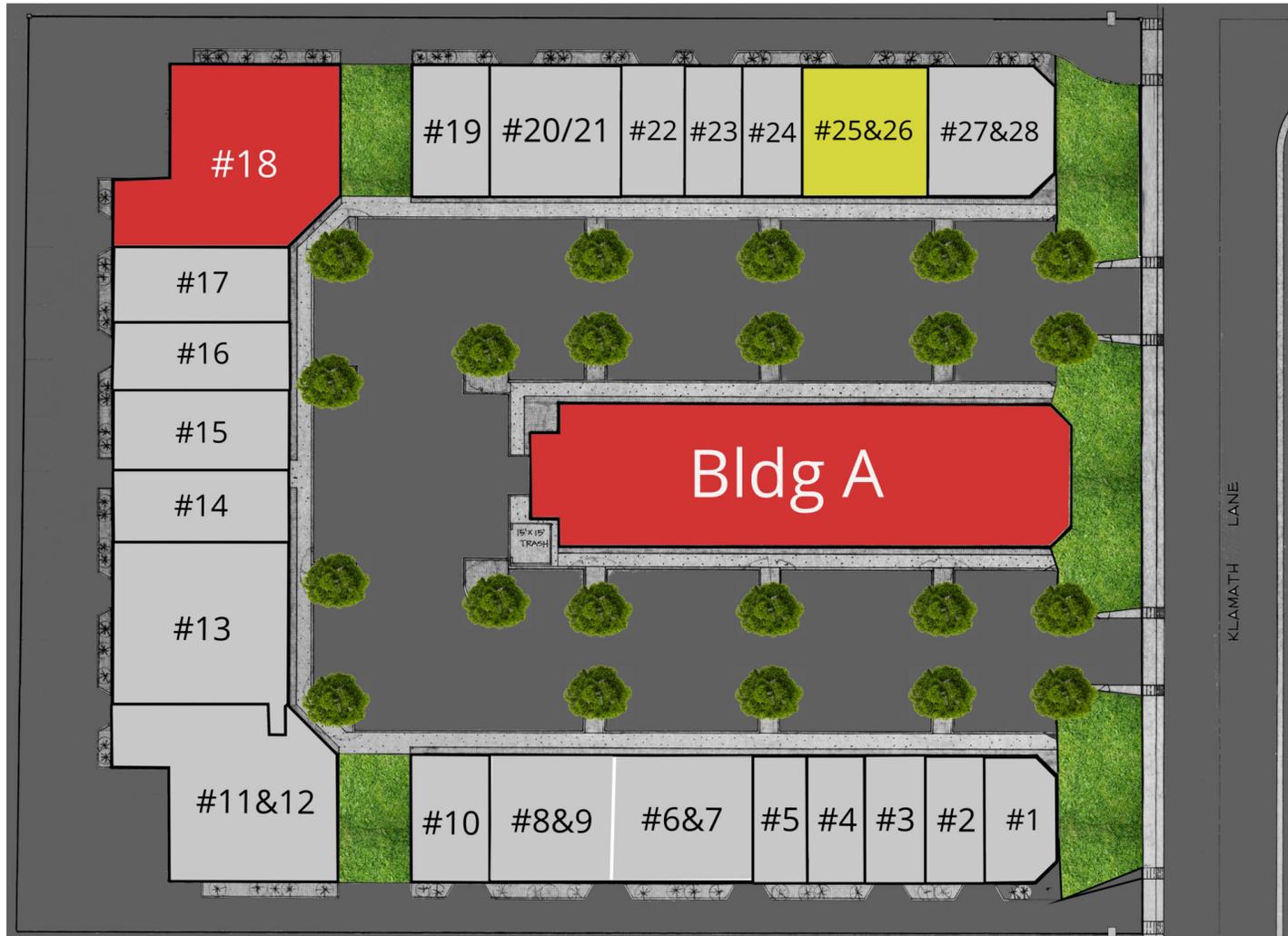
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Additional Photos - STE 18

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FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR MR. PICKLE'S SANDWICH SHOP

SUTTER CROSSROADS

BIG 5 SPORTING GOODS RED ROBIN

goodwill Pato Loco FOOD MAX

TARGET

YUBA SUTTER MALL

Bank of America Smart & Final planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Jack in the box sears

LUMBERJACKS Foot Locker AMERICAN EAGLE

usbank

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT BED BATH & BEYOND

Marshall's Applebee's

McDonald's PETCO

Pier 1 Imports DELTACO Jack in the box

990 KLAMATH LN

COLUSA HIGHWAY 20 31,500 ADT

20

99

37,000 ADT HIGHWAY 99

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET COOL HAND LURES

Walgreens WINN-DIXIE STORES Starbucks

LOWE'S & SAMS CLUB

Carls Jr. Olive Oil Garden Sams CLUB

SUNSWEEP

KOHL'S

Pete's BURGER KING'S chilis

Hampton Inn & Suites Sizzler

PETSMART CENTER

PET SMART O'Reilly AUTO PARTS

Chipotle Walgreens

CARRAIGE SQUARE

BANK OF FEATHER RIVER PANDA EXPRESS

Sprint the Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Papa John's Wendy's

JO-ANN Tires LES SCHWAB TACO BELL

DOLLAR TREE

QuikStop RENT-A-CENTER

NISSAN Riebes auto parts Little Caesars

BRIDGE STREET

Demographics Map & Report

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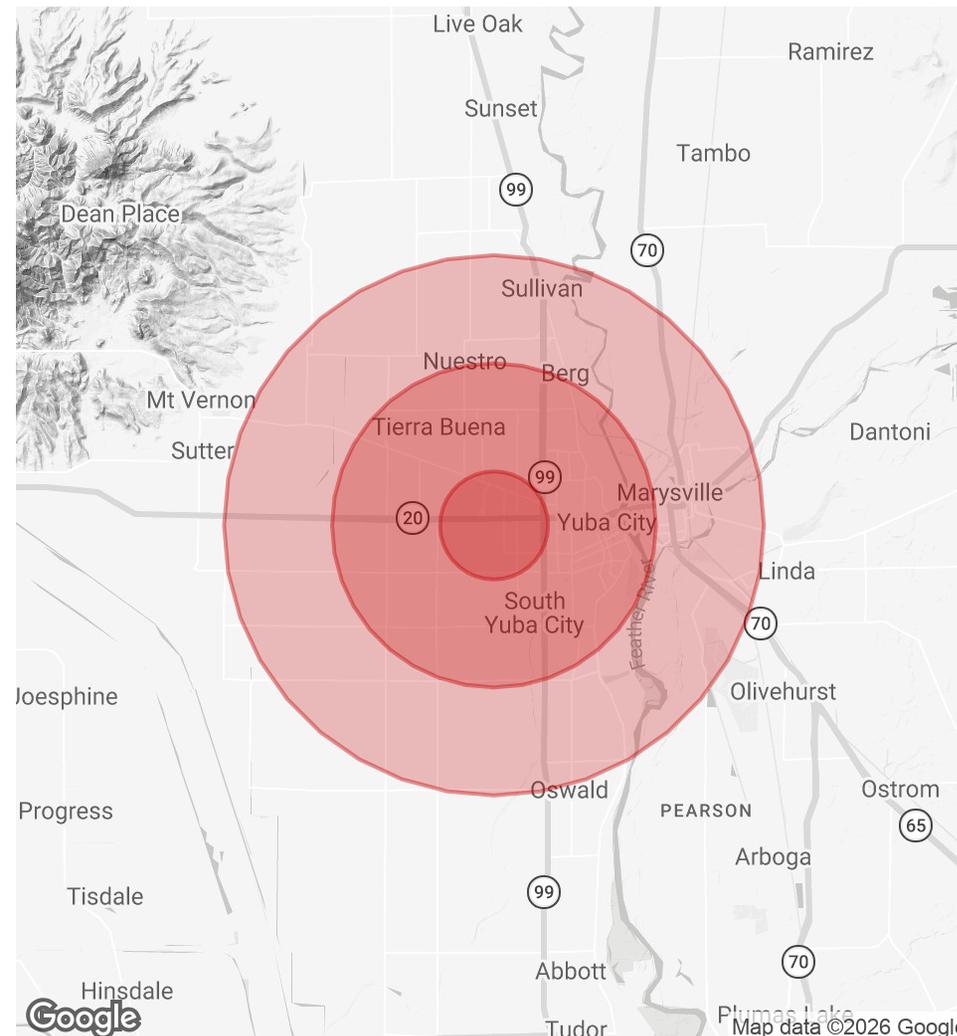


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	64,022	101,994
Average Age	34.6	34.1	34.0
Average Age (Male)	32.3	33.0	33.1
Average Age (Female)	37.0	35.4	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,721	21,893	34,458
# of Persons per HH	3.1	2.9	3.0
Average HH Income	\$68,248	\$62,308	\$61,383
Average House Value	\$318,416	\$293,886	\$296,787

RACE	1 MILE	3 MILES	5 MILES
% White	58.1%	64.2%	64.0%
% Black	2.6%	1.7%	2.1%
% Asian	27.1%	15.4%	14.8%
% Hawaiian	0.2%	0.3%	0.4%
% American Indian	1.0%	1.4%	1.5%
% Other	4.8%	10.5%	10.6%

* Demographic data derived from 2020 ACS - US Census



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