

1200 GARDEN HIGHWAY

1200 GARDEN HWY, STE A, YUBA CITY, CA 95991

FOR LEASE



VALLEY
FAIR
REALTY

SANDGREN
REAL ESTATE GROUP



OFFERING HIGHLIGHTS

PRICE	\$4,000.00 per month (MG)
ZONING	M2 - Industrial
RENTABLE AREA	4,000 SF
TYPE	Warehouse
YEAR BUILT	1983
PARKING SPACES	5
LOADING DOOR'S	(2): 10'X10'
CEILING HEIGHT	12' to 24'
APN	54-082-003



OFFERING SUMMERY



PROPERTY WRITE UP

Excellent opportunity to lease a warehouse with office space in Yuba City. Total available square footage is approximately 4,000 SF. 2,400 SF is open warehouse space with two (2) 10' x 10' roll up doors. The remaining 1,600 SF is office space (with its own entrance) that is composed of 2 large offices, reception area, full bathroom and storage area. This area also benefits from vinyl plank flooring, finished and insulated walls/ceilings and central HVAC. Additionally, there is a small yard that accounts for approximately 575 SF and can be accessed through the roll up doors. This is an excellent space in a great location (along Garden Hwy) with high traffic counts. Endless opportunities with this space. Water/sewer is included with rent. Individually metered electric.



Scan QR Code for list of city approved uses.

HIGHLIGHTS

- Warehouse building with office space.
- Includes 2 large offices, a reception area, full bathroom and storage. Complete with vinyl plank flooring and central HVAC.
- Prime Location: Garden Hwy with high traffic counts.
- Utilities: Water/sewer included; electric individually metered.

LOCATION OVERVIEW MAP



**1200
Garden Hwy
Yuba City
CA**

ADDITIONAL PHOTOS



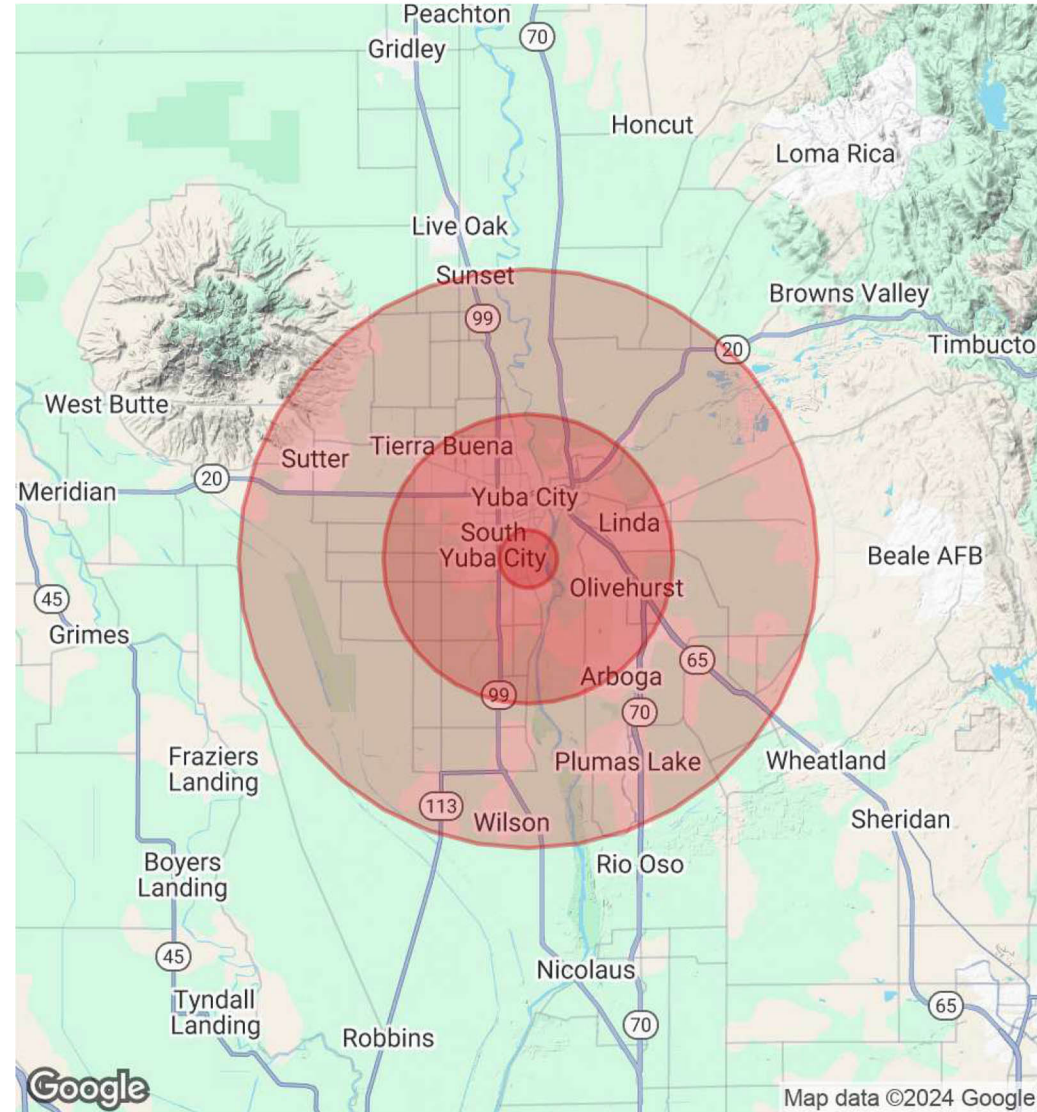
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,301	122,683	166,710
Average Age	33.6	32.5	32.9
Average Age (Male)	34.1	31.5	31.6
Average Age (Female)	32.5	33.7	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,336	41,194	55,494
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$66,563	\$57,708	\$59,275
Average House Value	\$243,674	\$273,160	\$283,025

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	6,734	79,020	108,167
Total Population - Black	119	2,886	3,806
Total Population - Asian	1,244	15,057	19,920
Total Population - Hawaiian	3	434	563
Total Population - American Indian	132	1,932	2,617
Total Population - Other	1,444	14,875	20,548

2020 American Community Survey (ACS)



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AGENT INFORMATION

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