

1465 THARP RD #C

1465 THARP RD #C, YUBA CITY, CA 95993

OFFERING
MEMORANDUM



OFFERING HIGHLIGHTS

PRICE \$4,250/mo + CAM Fees

PRICE PER FOOT \$1.60 sf/mo + CAM Fees

ESTIMATED CAM \$0.39 PSF

UNIT SIZE 2,656 SF

LEASE TERMS Negotiable

YEAR BUILT 2011

TOTAL LOT SIZE 89,734 SF

TOTAL BLDG SIZE +/- 25,090 SF

APN 059-132-015-000



OFFERING SUMMARY



PROPERTY DESCRIPTION

Prime Office/Retail Space for Lease. Previously occupied by PureJoy Yoga, Suite C offers 2,656 SF of highly functional space, with a flexible layout suitable for a wide range of professional, medical, service, or retail uses. This corner suite features excellent visibility with expansive storefront glass and outstanding curb appeal. The well-designed floor plan includes five private rooms, welcoming reception area, a large open room (approximately 36' x 36'), wash area and private restroom. The space also offers exceptional storage options, including large mezzanine areas, maximizing functionality. Additional features include 18' ceilings, laminate flooring, Brita Hydration Station, alarm system, fire suppression system and security roll-up doors. The suite is fully built out, clean, and well maintained, offering a true move-in ready opportunity. Located in one of Yuba City's most desirable commercial corridors, the property is anchored by New Earth Market and benefits from strong traffic counts, high visibility, and a signalized intersection for convenient access. An excellent opportunity for businesses seeking a professional setting with outstanding exposure.

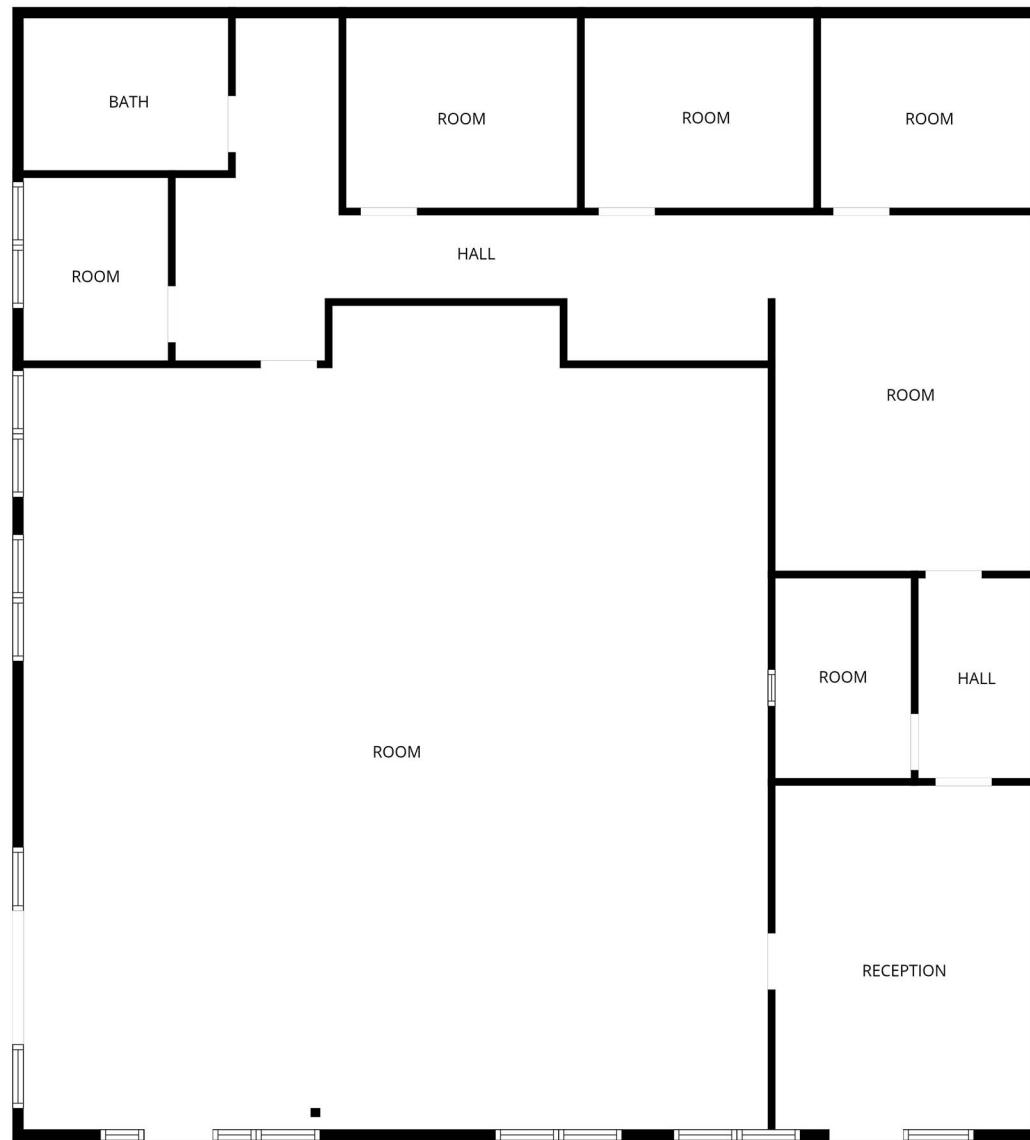
PROPERTY HIGHLIGHTS

- 2,656 SF turn-key office/retail suite with flexible layout.
- Previously occupied by PureJoy Yoga-built out and fully functional.
- Five (5) private rooms, welcoming reception area, a large open room (approximately 36' x 36'), wash area and private restroom.
- Alarm system, fire suppression system and roll up security doors.
- Excellent condition-clean, well maintained and move-in ready.
- Prime Yuba City location anchored by New Earth Market.
- High traffic counts and strong visibility at a signalized intersection.
- Ideal for businesses seeking professional space with outstanding exposure.

LOCATION OVERVIEW MAP



FLOOR PLAN



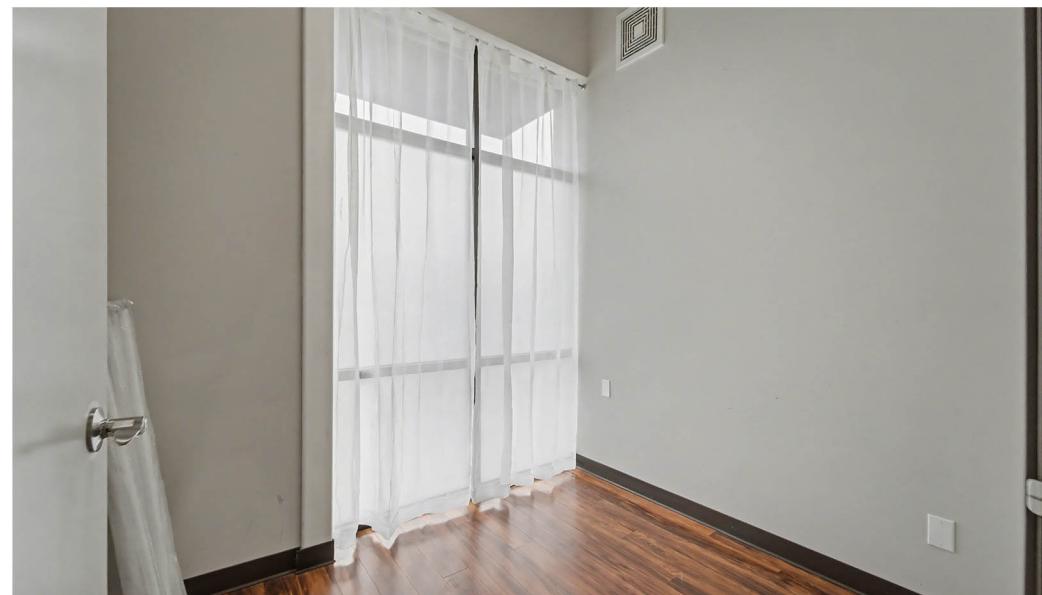
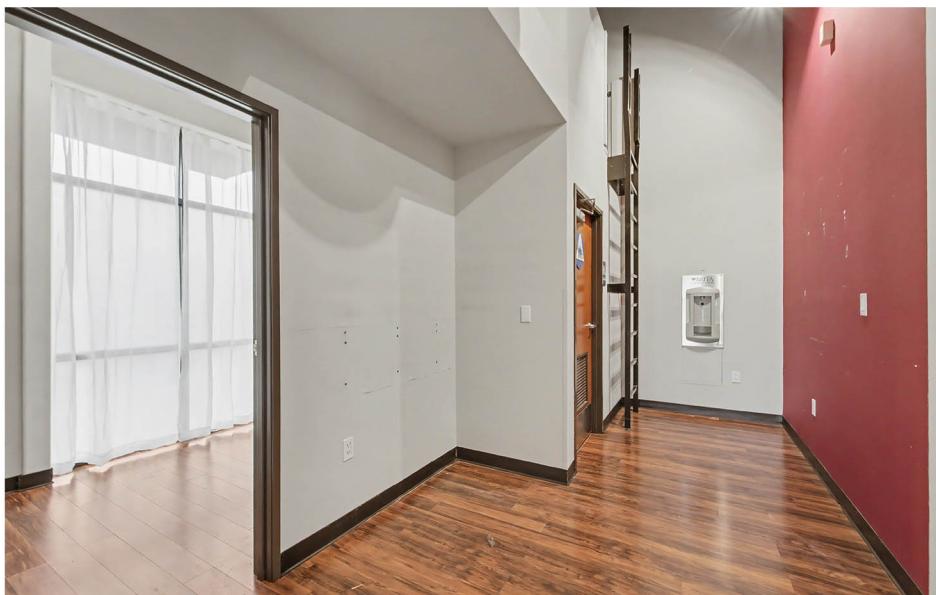
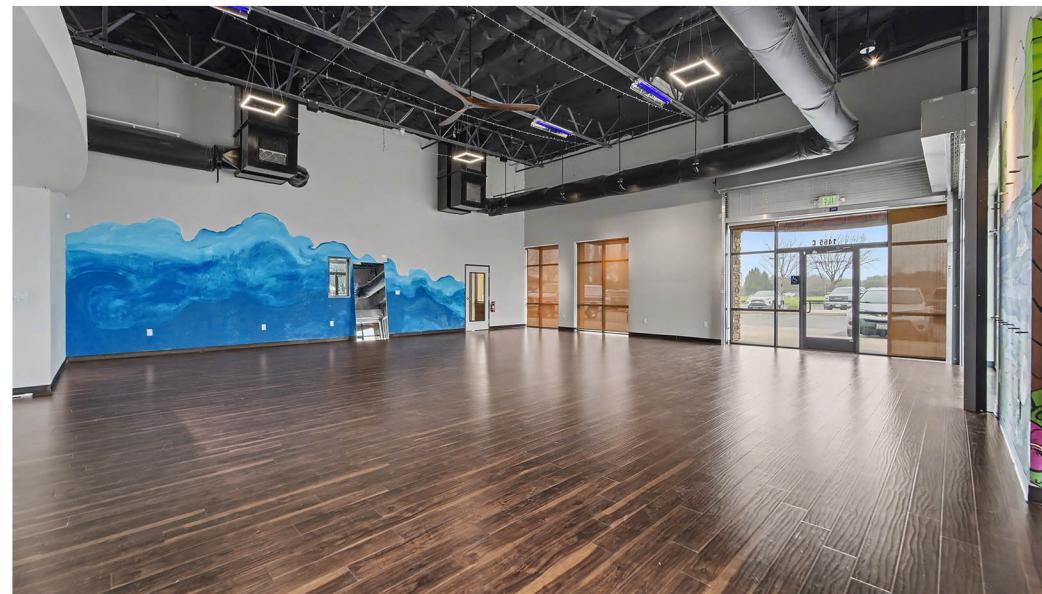
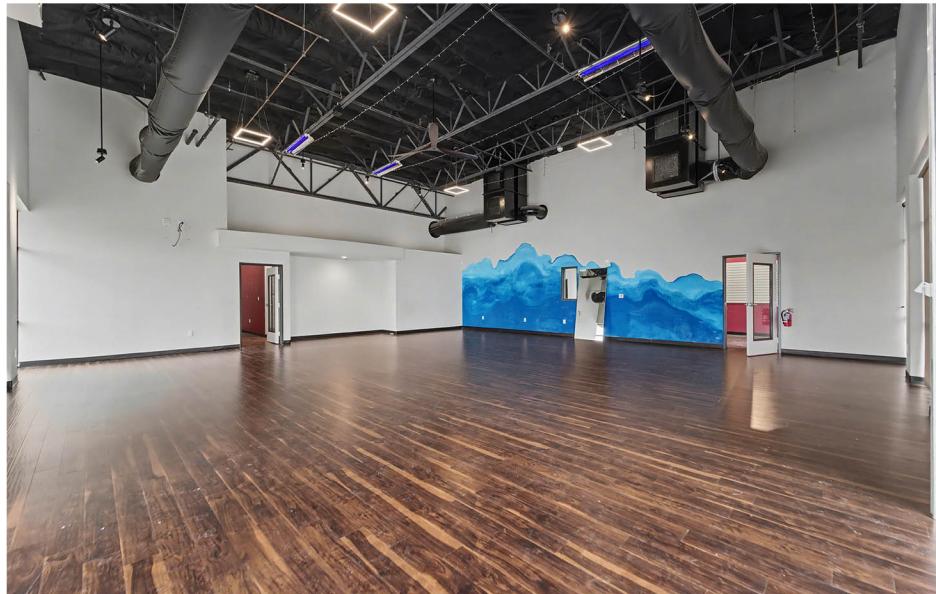
ADDITIONAL PHOTOS



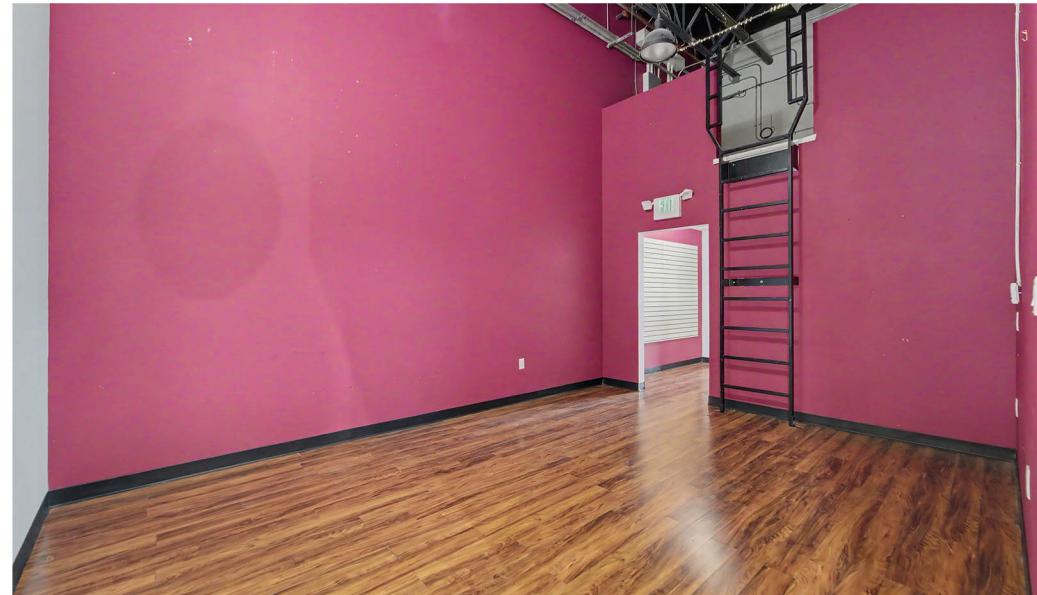
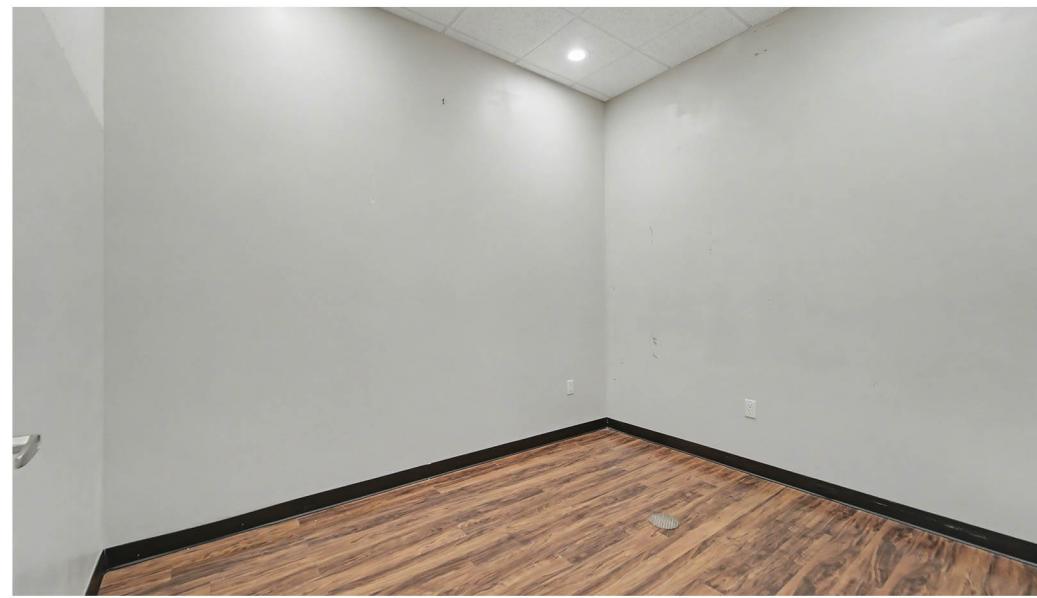
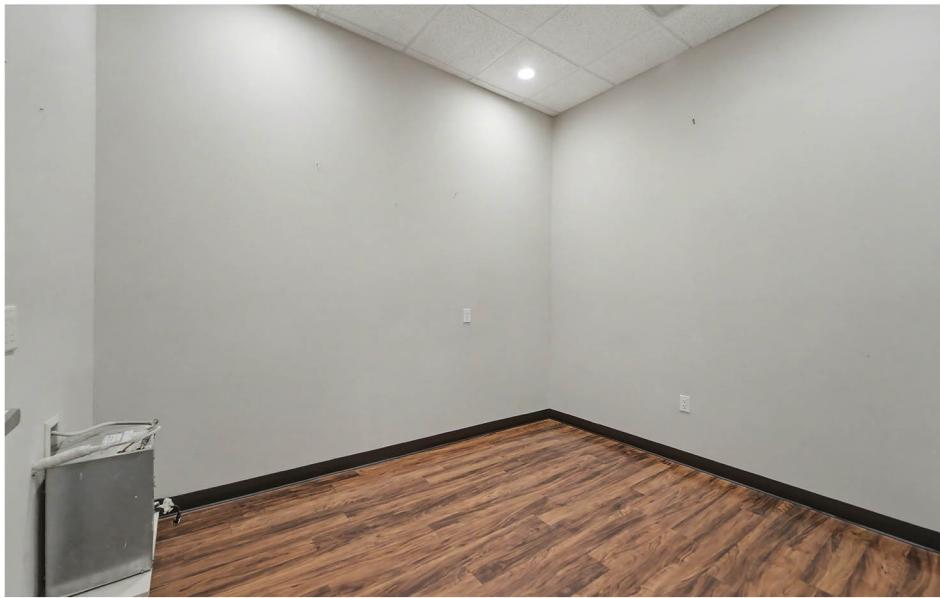
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