

1633 STARR DR | FRONT OFFICE SPACE

689 SF AVAILABLE

LUCAS HELM
Agent
Lic: 02140876
530.788.8887
lucas@helmre.com

1633 STARR DR, YUBA CITY, CA 95993



PROPERTY OVERVIEW



Rental Rate: \$900/mo

Space SF: 689 SF

Zoning: Heavy Commercial/Light Industrial District (C-M)



Zoning Use

Short Term Leases Accepted

1633 Starr Dr, Units 1 Office Space

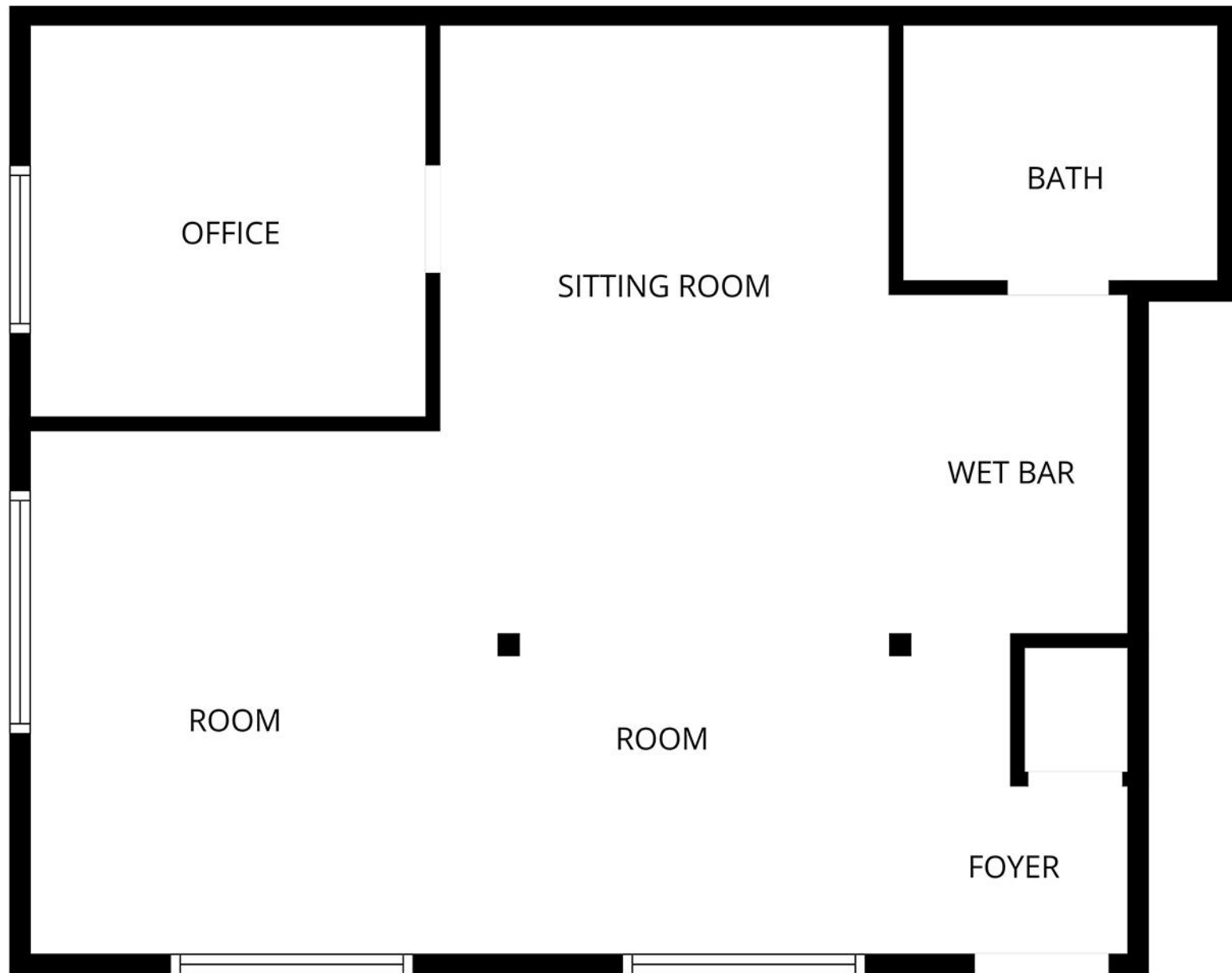
- One 689± SF Office unit available
- \$900/month per unit
- Short-term lease options available
- Open, flexible office layout
- Ideal for professional services, small business operations, or administrative use

Lease Opportunity – 1633 Starr Dr, Unit 1 Yuba City, CA

Discover a versatile ±689 SF office space available for lease in a convenient Yuba City location. This functional unit offers a flexible layout ideal for professional services, small business operations, or administrative use. With easy access and an affordable rate of \$900 per month, it presents an excellent opportunity for businesses seeking practical, cost-efficient space.

Secure your spot in this well-located commercial corridor and position your business for success.

Unit 1 - 689 SF - Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR WINGZONE

SUTTER CROSSROADS

BIG 5 RED ROBIN

goodwill Pollo Loco FOODMAXX

TARGET

YUBA SUTTER MALL

Bank of America HOBBY LOBBY planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Foot Locker Jack in the box

LUMBERJACKS Durlington AMERICAN EAGLE OUTFITTERS

usbank

1633 STARR DR

COLUSA HIGHWAY 20 56,300 ADT



7,000 ADT HIGHWAY 99

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT SPORTSMAN PETCO

ULTA DOLLAR TREE

Marshall's xfinity

McDonald's CHASE SportClips

crumbl Applebees

DEL TACO Jack Jockey

PETSMART CENTER

PETSMART

O'Reilly AUTO PARTS

Chipotle

Walgreens

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET

COOL HAND LUKES

Walgreens Starbucks

WINGSTOP

LOWES & SAMS CLUB

Lowes Sams Club

Carls Jr Olive Garden

KOHL'S

Pete's chilli's

Hampton Inn & Suites Sizzler

CARRIAGE SQUARE

PLUMAS BANK

Sourdough & Co

T Mobile The Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Round Table

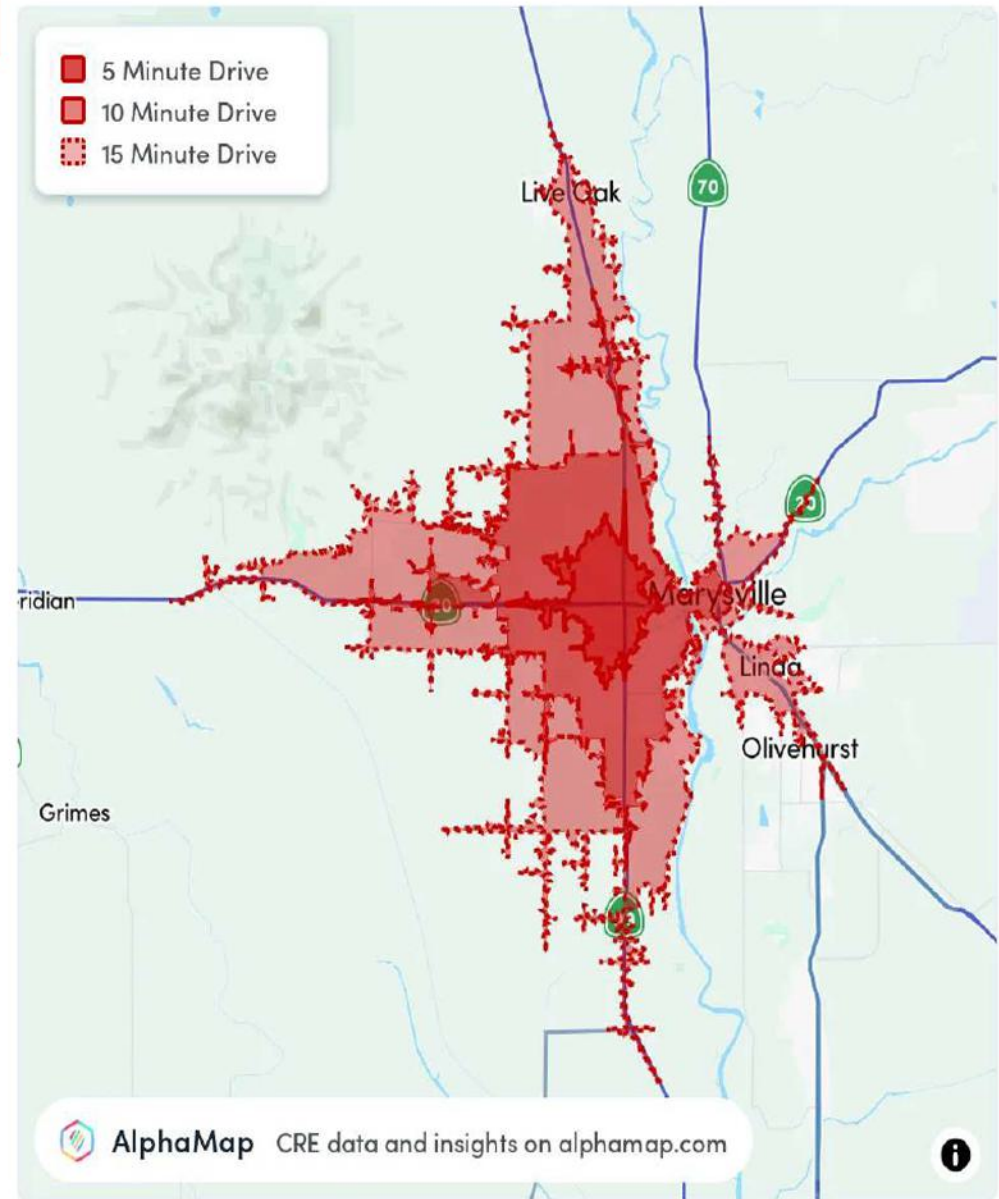
JO-ANN dds DISCOUNTS

LES SCHWAR TACO BELL

BRIDGE STREET

DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	4,174	43,213	79,012
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40
Total Households	1,528	14,699	26,441
Persons per HH	2.7	2.9	3
Average HH Income	\$74,328	\$89,852	\$92,229
Average House Value	\$445,830	\$451,790	\$449,378
Per Capita Income	\$27,528	\$30,983	\$30,743
Population White	1,851	18,356	34,833
Population Black	126	973	1,545
Population American Indian	81	1,000	1,589
Population Asian	1,048	10,304	16,303
Population Pacific Islander	12	108	238
Population Other	541	6,682	13,881



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HELM PROPERTIES

471 Century Park Dr STE B

Yuba City, CA 95991

Tel. 530.329.8336

www.helmre.com

Brokerage Lic: 02246520

