

4593
SKYWAY
OLIVEHURST | CA

For Lease

±5 Acre Parcel

Yuba County Airport
industrial parcel with private
taxiway in Olivehurst, CA.

- Industrial-zoned parcel directly connected to Yuba County Airport.
- Build-to-suit or Fee Development opportunity.
- Private paved taxiway designed for King Air aircraft capacity.
- Highway 70 proximity for regional transportation access.

JACK LAWRENCE

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LOCATION

**4593
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Yuba County
Airport

Olivehurst

Private Paved
Taxiway

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DEVELOPMENT OPPORTUNITY

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FEE DEVELOPMENT SERVICE

Capital Rivers Commercial brings unique expertise in airport real estate development. As both owners and fee developers, we have successfully delivered complex projects on and within the operational boundaries of active airports. This experience gives us valuable insight into the necessary FAA approvals, entitlement processes, environmental considerations, and infrastructure requirements that often impact aviation-related properties. Our proven track record ensures projects are delivered efficiently, safely, and with lasting value for both operators and end users.

CASE STUDY – AUGUSTA UNIVERSITY HOSPITAL LIFELIGHT HANGAR

Capital Rivers served as fee developer for Augusta University Hospital's Lifelight facility at Augusta Regional Airport. The project required the construction of a state-of-the-art aircraft hangar along with integrated crew quarters, secured medical supply areas, training and conference rooms, and mission-critical support spaces. By anticipating airport-specific challenges early in the process, we ensured the facility was delivered on time, on budget, and fully aligned with the hospital's operational needs.



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WHY DEVELOP IN YUBA COUNTY?



Yuba County offers the essential ingredients for industrial growth. From robust infrastructure to a pro-development culture and a skilled workforce, the County is positioned to support businesses and attract new investment.

THE FOUR KEY INDUSTRIES IN YUBA COUNTY

- Manufacturing
- Agriculture & Food Processing
- Defense & Cyber Security
- Construction Materials



WE MAKE INDUSTRIAL DEVELOPMENT STRAIGHTFORWARD

Many industrial projects are allowed by right, and more complex projects have a streamlined path forward.

General Industrial (IG) – Manufacturing, distribution, material processing

Light Industrial (IL) – Small to mid-sized manufacturing, engineering offices

Commercial Industrial (IC) – Mixed-use industrial with retail and services

Agricultural Industrial (AI) – Supports agriculture-related manufacturing and crop production

WHAT SETS YUBA COUNTY APART

- A pro-business environment with fast, concurrent permitting and a dedicated development liaison
- A skilled workforce with 1.4× MORE trained workers than local jobs available
- Strong infrastructure with reliable utilities, wastewater planning, abundant water, and solid transportation networks
- A strategic location just 35 miles from Sacramento and less than 90 miles from the Bay Area

Source: Industrial Opportunities Yuba County, California

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RENDERINGS

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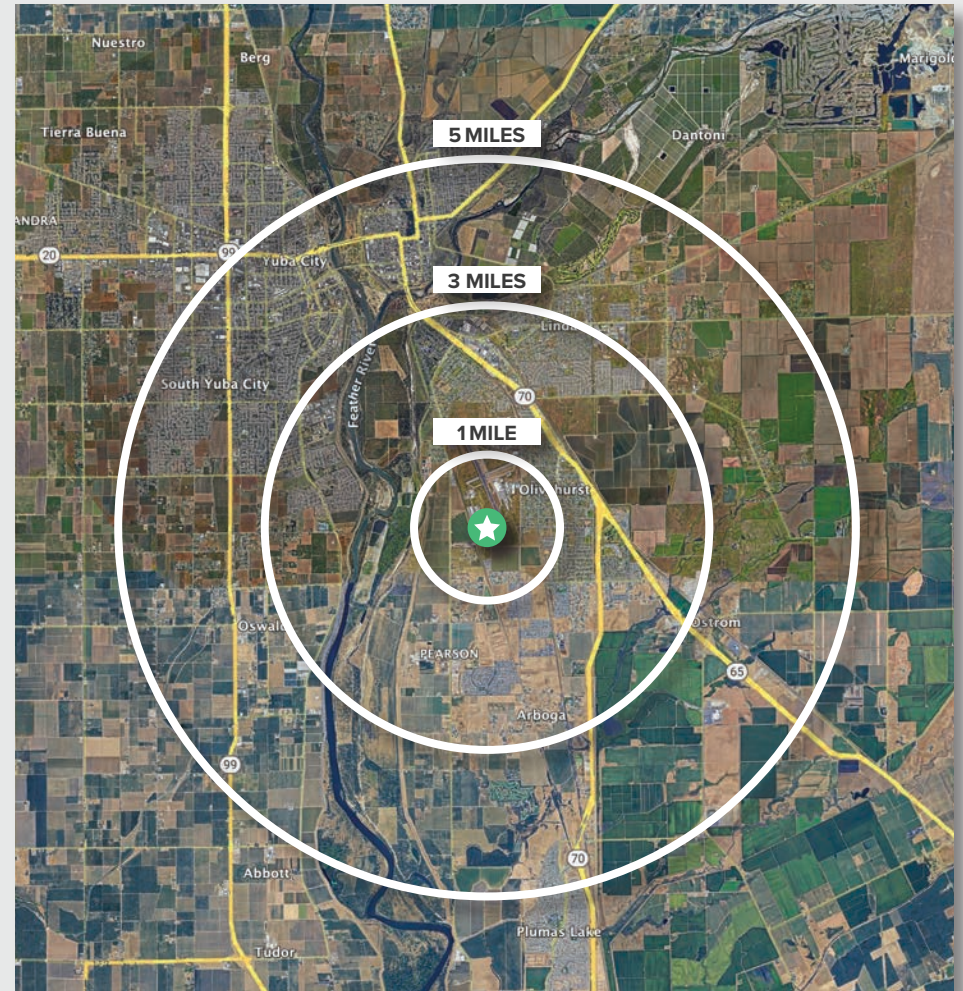


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,593	42,634	100,014
2030 Projected Population	2,749	45,233	101,464
2020 Census Population	2,606	40,686	98,837
2010 Census Population	2,390	35,954	90,135
2025 Median Age	31.2	31.9	33.1
HOUSEHOLDS			
2025 Estimated Households	755	12,755	32,233
2030 Projected Households	820	13,868	33,338
2020 Census Households	737	12,036	31,304
2010 Census Households	696	10,794	29,014
INCOME			
2025 Estimated Average Household Income	\$87,177	\$104,621	\$97,258
2025 Estimated Median Household Income	\$71,936	\$85,480	\$78,667
2025 Estimated Per Capita Income	\$25,824	\$31,632	\$31,591
BUSINESS			
2025 Estimated Total Businesses	44	620	2,979
2025 Estimated Total Employees	409	5,240	26,924



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

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