

1408 LIVE OAK BLVD

1408 LIVE OAK BLVD, YUBA CITY, CA 95991

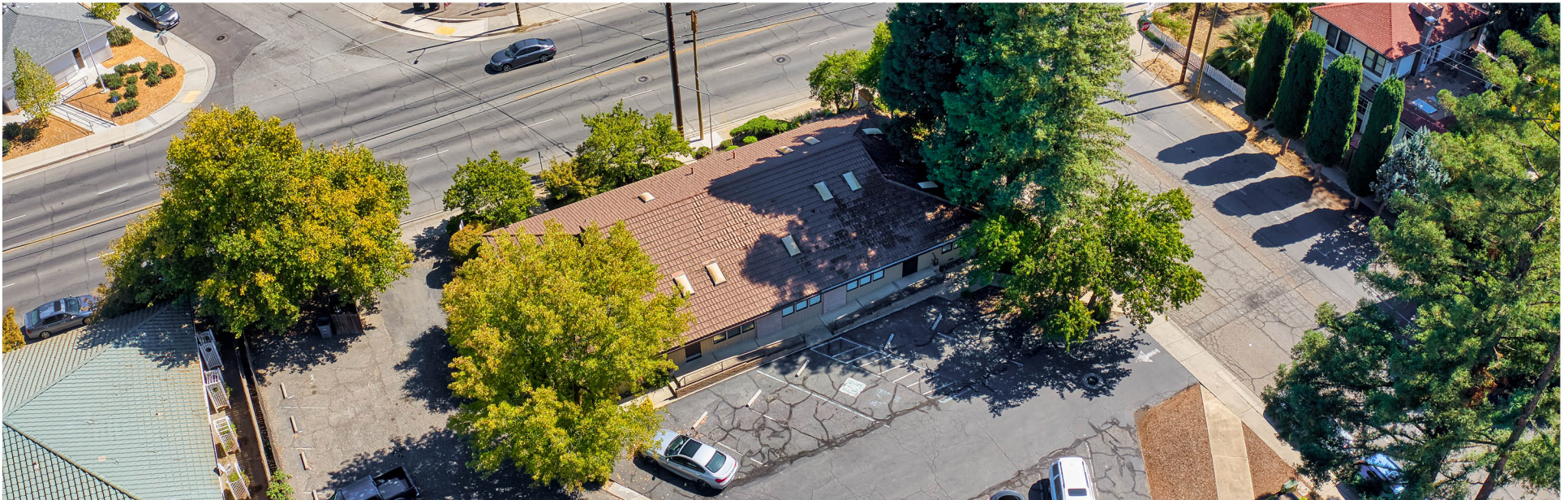
OFFERING
MEMORANDUM

HELM
PROPERTIES



OFFERING HIGHLIGHTS

ASKING PRICE	\$700,000
LEASING PRICE	\$1.40 SF/MO + NNN
PROPERTY TYPE	Office
FLOORS	1 Story
RENTABLE AREA	3,040 SF +/-
YEAR BUILT	1984
OCCUPANCY	Multiple
ZONING	C-O
LOT SIZE	13,424 SF
APNS	051-434-018-000



OFFERING SUMMARY



PROPERTY WRITE UP

1408 Live Oak Blvd presents a versatile investment and leasing opportunity in the heart of Live Oak. The property is currently occupied by two tenants on gross leases, both expiring this year. One tenant has expressed interest in retirement, while the other would like to remain, providing flexibility for a buyer or owner-user.

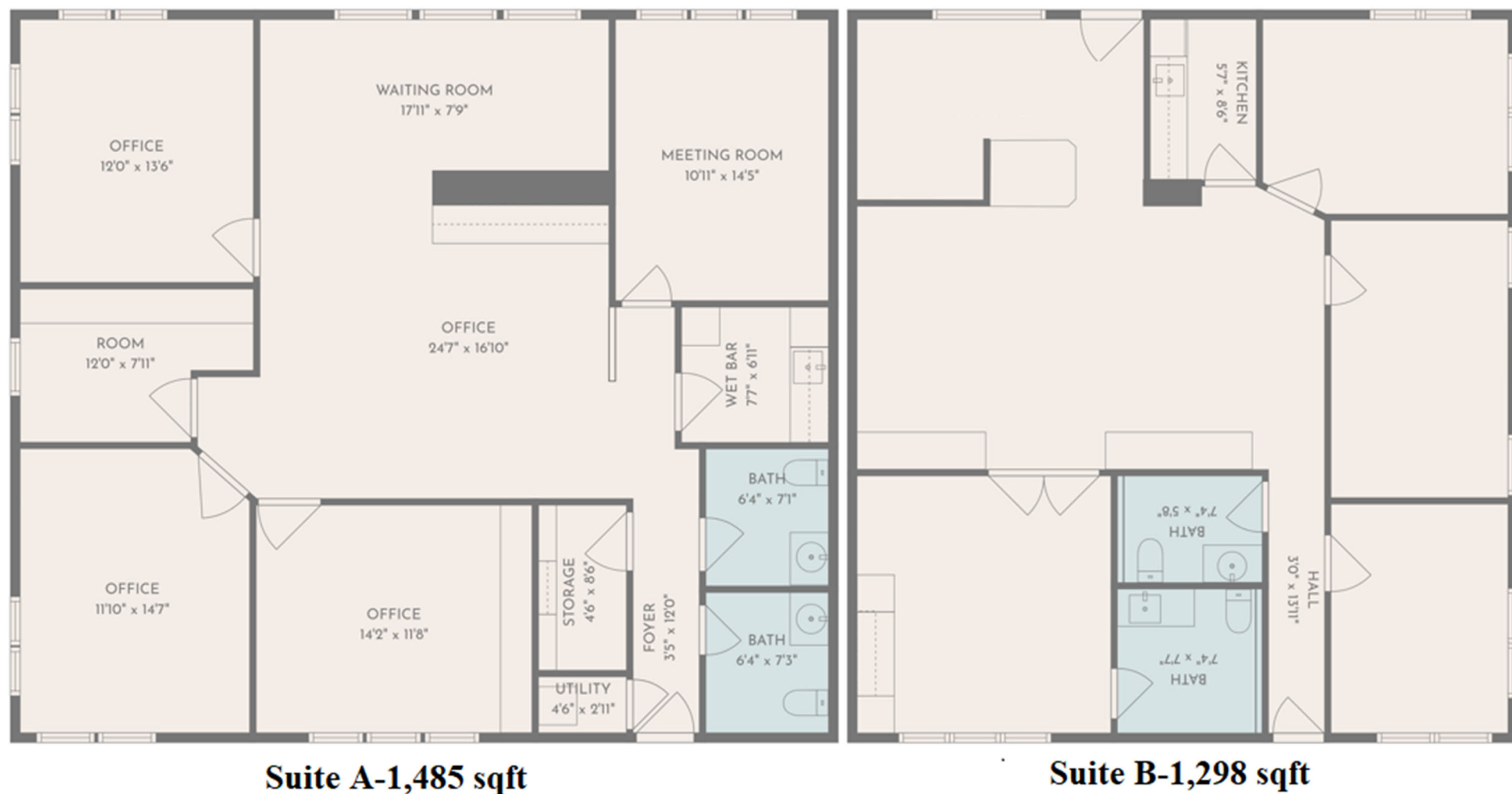
Current rents average approximately \$1.40 per square foot, with clear upside potential through renewal or repositioning on NNN lease terms. This allows investors to capture immediate income while pursuing long-term rent growth.

The property also lends itself to an owner-user scenario, with the ability to occupy a portion of the building while generating income from the remaining tenancy.

HIGHLIGHTS

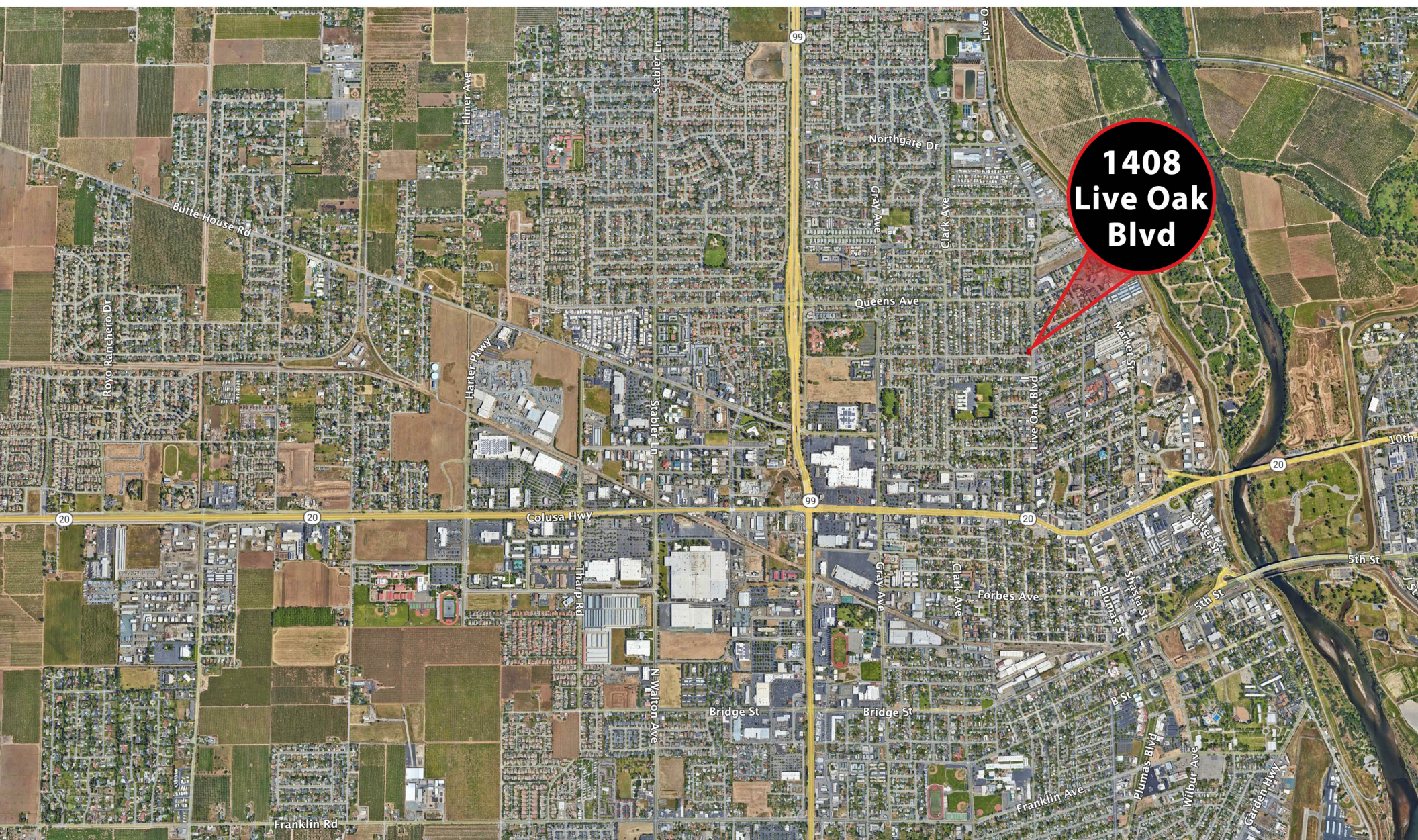
- Two tenants in place with gross leases (both expiring this year)
- One tenant retiring, one tenant seeking to stay
- Upside potential through NNN lease structure
- Flexible owner-user or investment opportunity

FLOOR PLAN



Total Sqft is 2,783

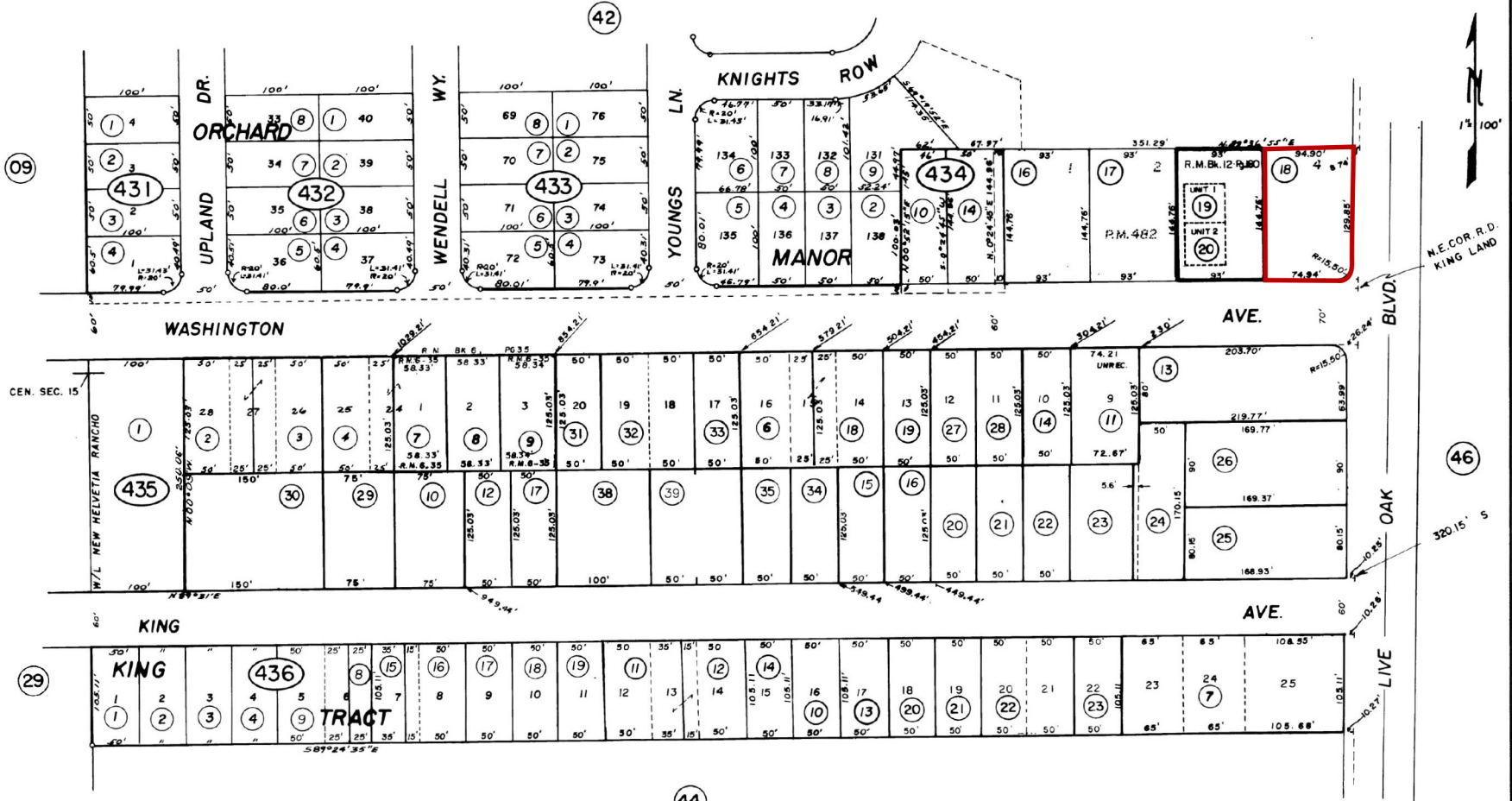
LOCATION OVERVIEW MAP



PLAT MAP & ZONING

POR. LOT 38 NEW HELVETIA RANCHO, T. 15 N. R. 3E. M.D.B. & M.

51-43



King Tract M.O.R. Bk. 5, Pg. 58.

Orchard Manor M.O.R. Bk. 8, Pgs. 49, 53, 57, 59.

Cordano - Noall R.M. Bk. 12 - Pg. 160

NOTE - ASSESSOR'S BLOCK
& LOT NUMBERS
SHOWN IN CIRCLES

Assessor's Map Bk. 51 - Pg. 43
County of Sutter, Calif.
2013-1

ADDITIONAL PHOTOS

SUITE A



ADDITIONAL PHOTOS

SUITE B



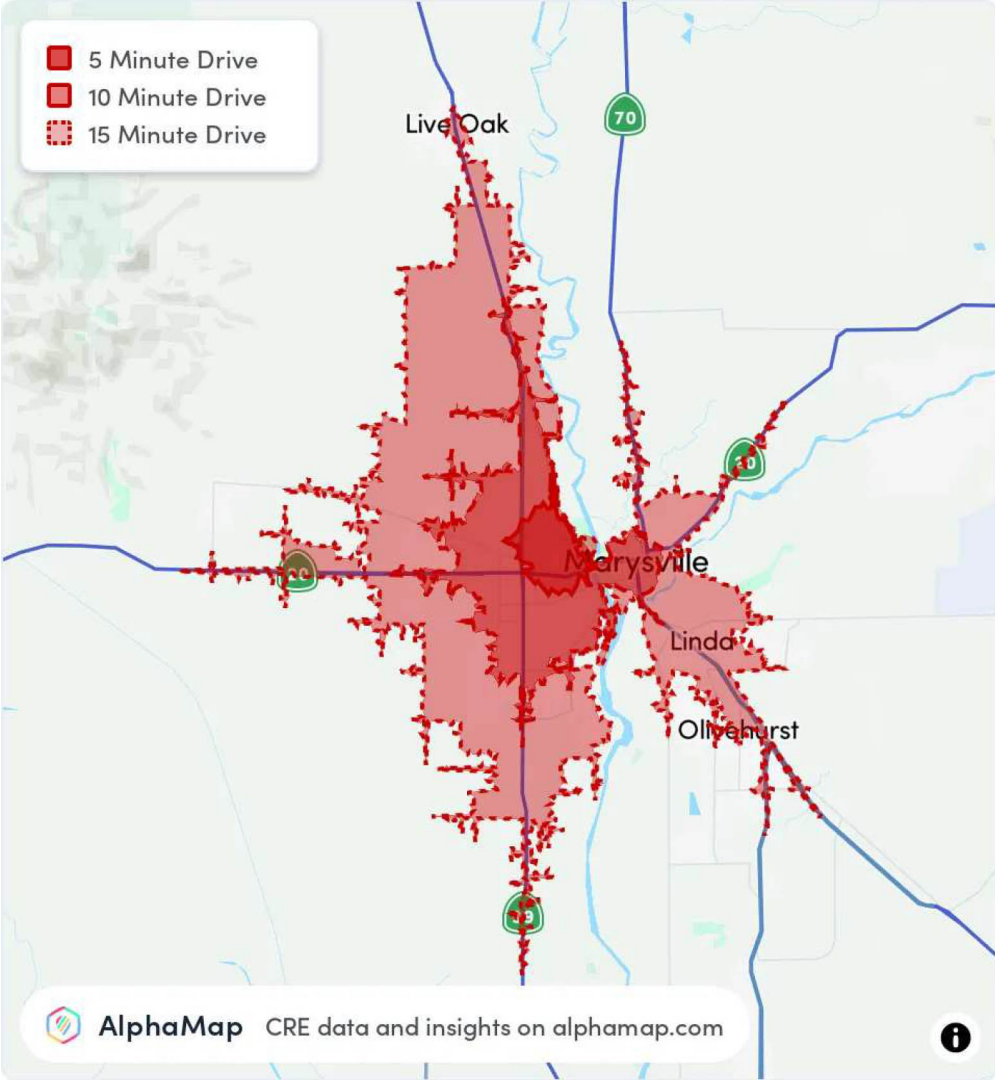
DEMOGRAPHICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,837	51,452	99,853
Average Age	38	39	38
Average Age (Male)	36	37	37
Average Age (Female)	40	40	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,338	18,138	33,545
Persons per HH	2.7	2.8	3
Average HH Income	\$66,195	\$79,181	\$84,928
Average House Value	\$399,910	\$403,251	\$403,865
Per Capita Income	\$24,516	\$28,278	\$28,309

RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	5,285	22,284	43,737
Population Black	451	1,499	2,894
Population American Indian	436	1,253	2,179
Population Asian	942	8,672	17,939
Population Pacific Islander	32	146	346
Population Other	2,802	10,416	19,054

Map and demographics data derived from AlphaMap



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BROKER INFORMATION

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