

PRICE REDUCED!



OFFICE FOR SALE OR LEASE

- Owner/User or Investment
- 10,850 square feet +/-
- PRIME location....Remodel and Renovation 2008
- Excellent Visibility
- 40 suites with exterior views. Ample common areas and reception

MEAGHER & TOMLINSON

Please Contact:

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DRE 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

Offering Summary

NOW ONLY:

Sale Price: ~~\$1,849,000~~ (~~\$170 psf +/-~~) **\$1,799,000**

Lease Price: \$1.29 per sq. ft. NNN

Property Type: Office/Executive Suite

Gross Square Footage: 10,850

Land Area: 1.06 Acres—46,173 sq. ft.

Year Built: 1976; remodeled and renovated 2008

Zoning: C-O Commercial Office—APN: 51-361-002

Parking Ratio: 5 per 1000 sq. ft (44 onsite spaces)

Location: 951 Live Oak Blvd. Yuba City, CA 95991

Just North of signalized Highway 20 intersection.

LEASE: Expires 9-1-25. Tenant will vacate if desired.

NNN Rent: Inquire with Broker



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AREA DESCRIPTION

Yuba City is conveniently located 40 miles north of Downtown Sacramento via a 4 lane freeway (Hwy.99/I-5) and 36 miles from Roseville, CA via Hwy. 65. The Sacramento International Airport is only 38 miles away. Yuba City has a population of 70,000 people and the greater Yuba City area that includes; Sutter, Live Oak, Marysville and Yuba County areas has a population of 170,000 people. Yuba City is the county seat of Sutter County, CA and the economic hub of the greater Yuba City area. The metropolitan statistical area is rapidly growing, providing a strong economy and plenty of jobs while maintaining a high level of friendliness and small town aura.

PROPERTY DESCRIPTION

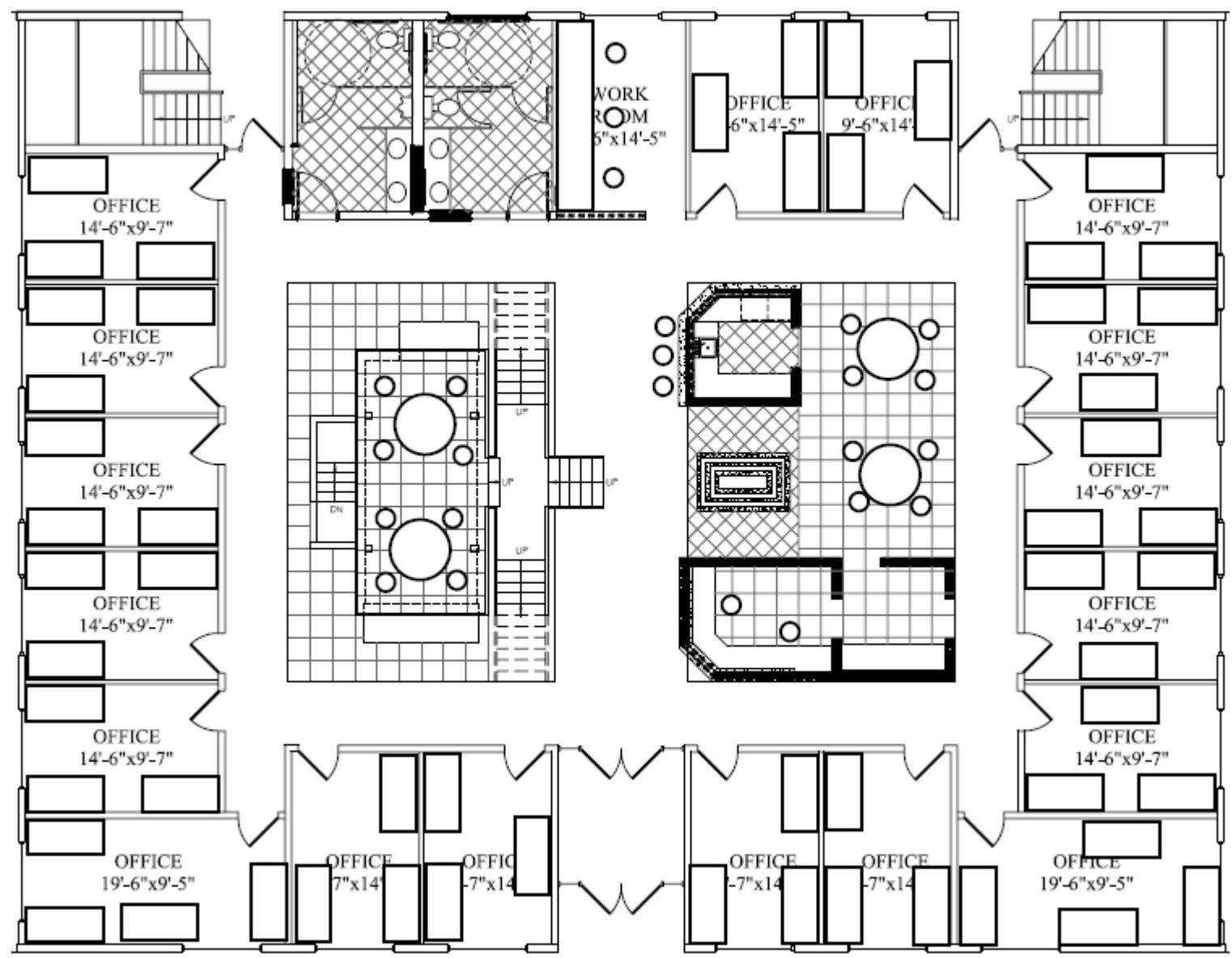
The Property is an existing 2 story building, consisting of 10,850 square feet of gross building area. This handsome building has a beautifully renovated interior with the central area open to the second floor. A large aesthetically pleasing staircase adorns one of the central open areas on a raised platform. There are two other staircases making the second floor very accessible. The building is ideally located less than one block north of a four-way signalized intersection at Live Oak Boulevard and Highway 20. Highway 20 is a main east/west thoroughfare which is only a short distance to both Highway 99 and 65/70.

BUILDING AND GROUNDS

The exterior of the building is handsomely landscaped and the building has an abundance of parking for employees and visitors. The building's interior was refurbished in 2008 and features forty individual offices each with exterior views. The welcoming open entry area features a bistro and seating which creates a relaxed campus like atmosphere.

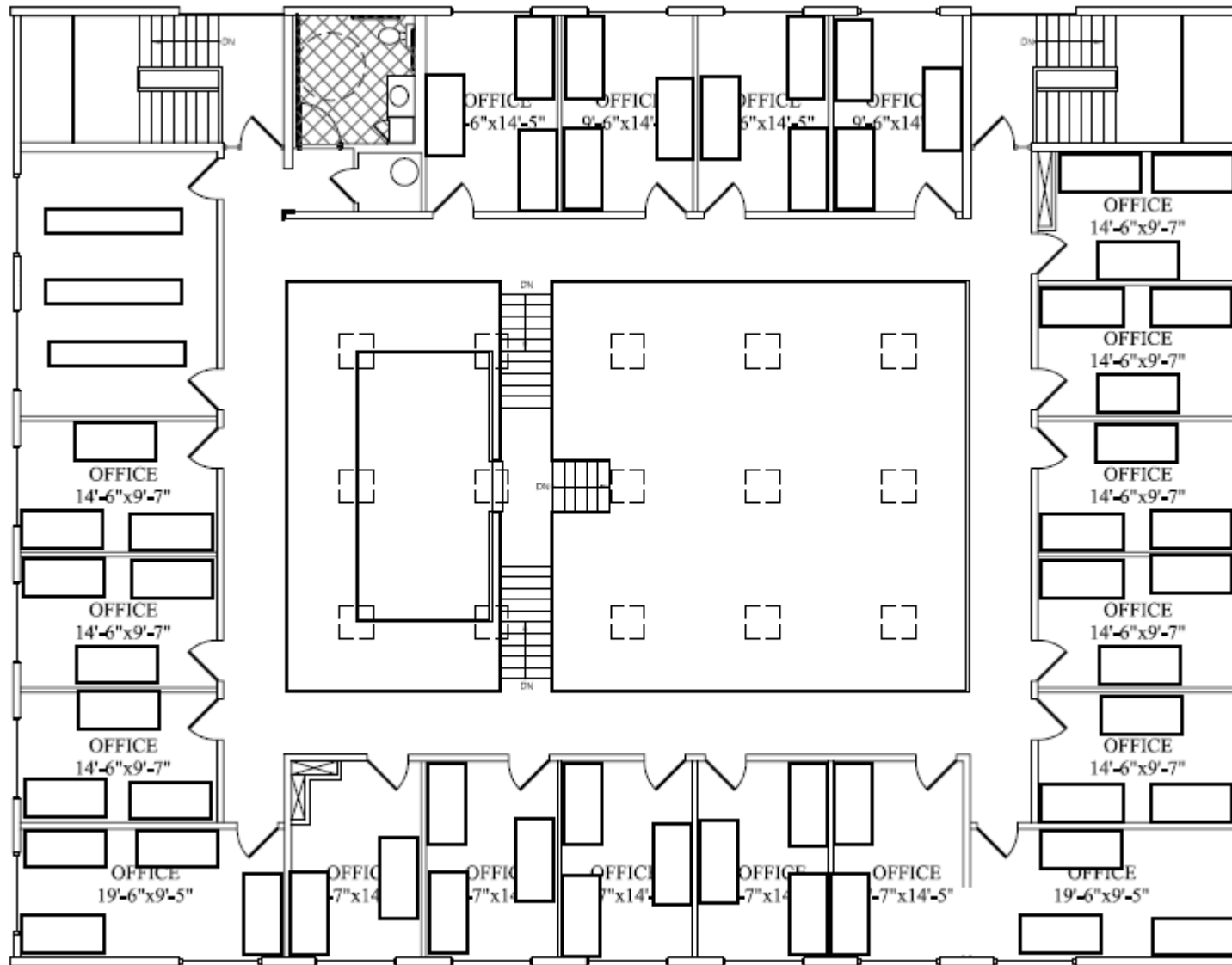


Floor Plan: First Floor

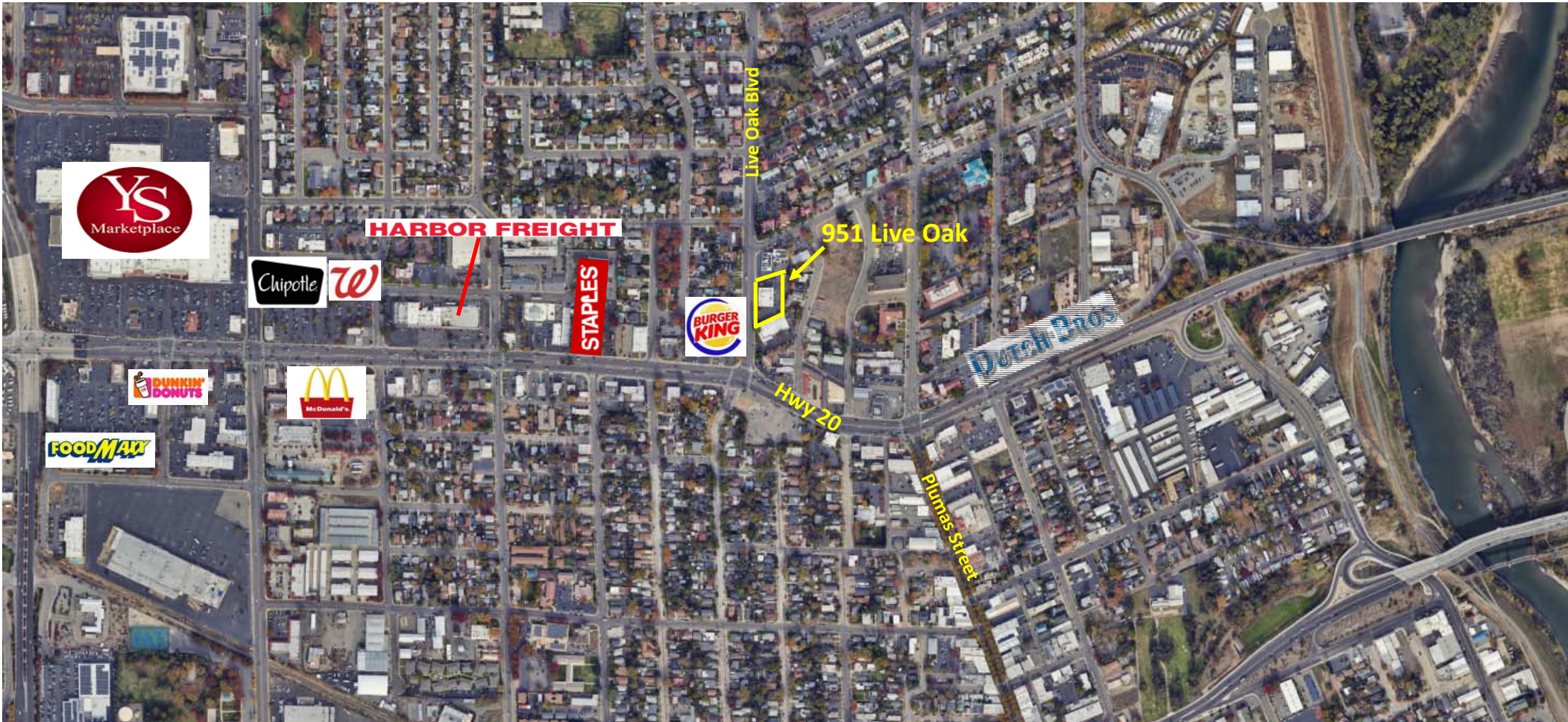


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Floor Plan: Second Floor



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