



FOR LEASE

OFFICE BUILDING

Civic Center Plaza - 1527 Building

1527 Starr Dr & 1548 Poole Blvd
Yuba City, CA 95993

**LEASE RATE: \$1.25 - \$1.50
SF/MONTH (NNN)**

Jeffrey Helm

Broker

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Executive Summary

Civic Center Plaza - 1527 Building

1527 Starr Dr, Yuba City, CA 95993



OFFERING SUMMARY

| | |
|------------------|------------------------------|
| Lease Rate: | \$1.25 - 1.50 SF/month (NNN) |
| NNN Rate | \$0.30 sf/mo estimated |
| Building Size: | 8,061 SF |
| Available SF: | 1,168 - 3,584 SF |
| Parking Spaces | 89 Stalls + Street Parking |
| Lot Size: | 19,602 SF |
| Number of Units: | 9 |
| Year Built: | 1986 |
| Renovated: | 2024 |
| Zoning: | Click For Zoning Uses - C1 |

PROPERTY OVERVIEW

Introducing 1527 Starr Dr, Yuba City, CA, 95993 - a prime commercial property available for lease. This modern space boasts ample square footage, ideal for accommodating diverse business needs. With its strategic location, high visibility, and easy access, it offers an unparalleled opportunity for businesses to thrive. The property features customizable layouts, expansive parking, and top-notch amenities, ensuring a comfortable and efficient working environment. Whether for retail, office, or other commercial endeavors, this versatile property presents an exceptional canvas for creating a successful business venture. Don't miss the chance to elevate your business with this remarkable lease opportunity.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility and easy access
- 89 parking stalls for employees and customers
- Versatile space ideal for retail, office, or commercial use
- Exterior Remodel in 2024

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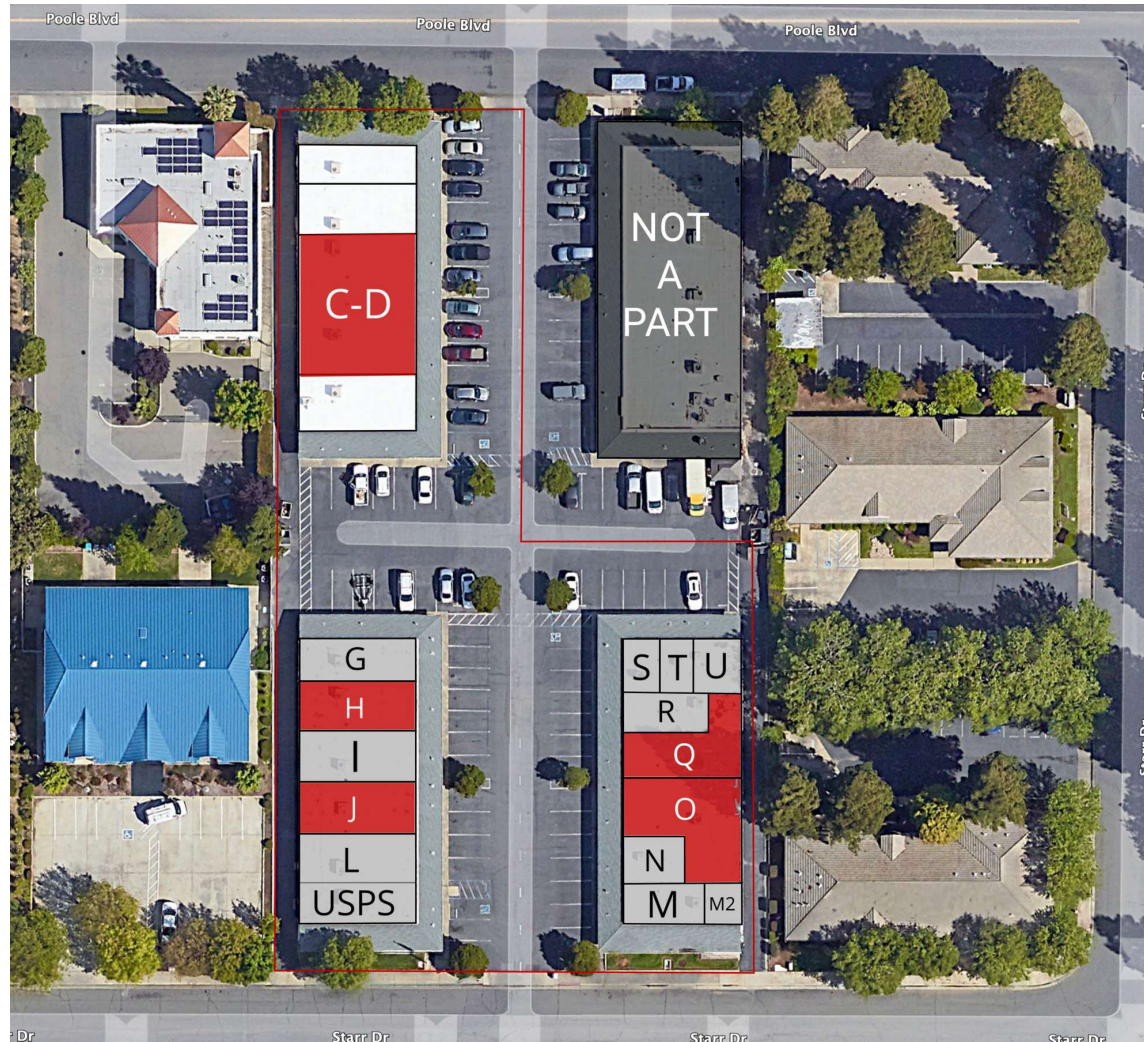


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Site Plans

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Lease Spaces

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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-----------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,168 - 3,584 SF | Lease Rate: | \$1.25 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|------------|-----------|-----------|------------|-----------------|
| 1527 - Q | Available | 1,870 SF | NNN | \$1.25 SF/month |
| 1527 - O | Available | 2,100 SF | NNN | \$1.25 SF/month |
| 1548 Poole | Available | 3,584 SF | NNN | \$1.25 SF/month |
| 1547 - J | Available | 1,168 SF | NNN | \$1.25 SF/month |
| 1547 - H | Available | 1,334 SF | NNN | \$1.25 SF/month |

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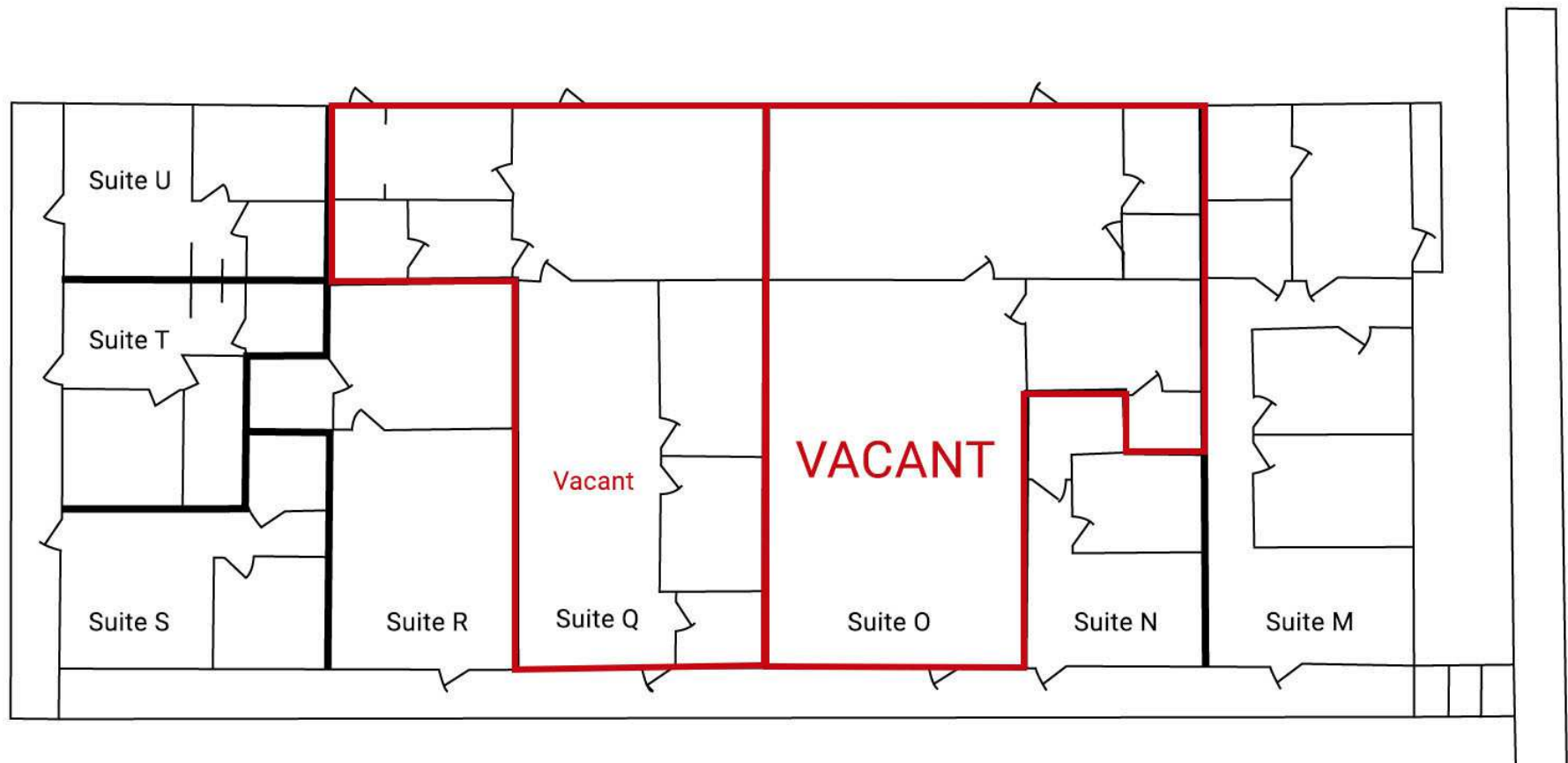
Floor Plan - 1527

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Building #4 - 1527 Starr Dr



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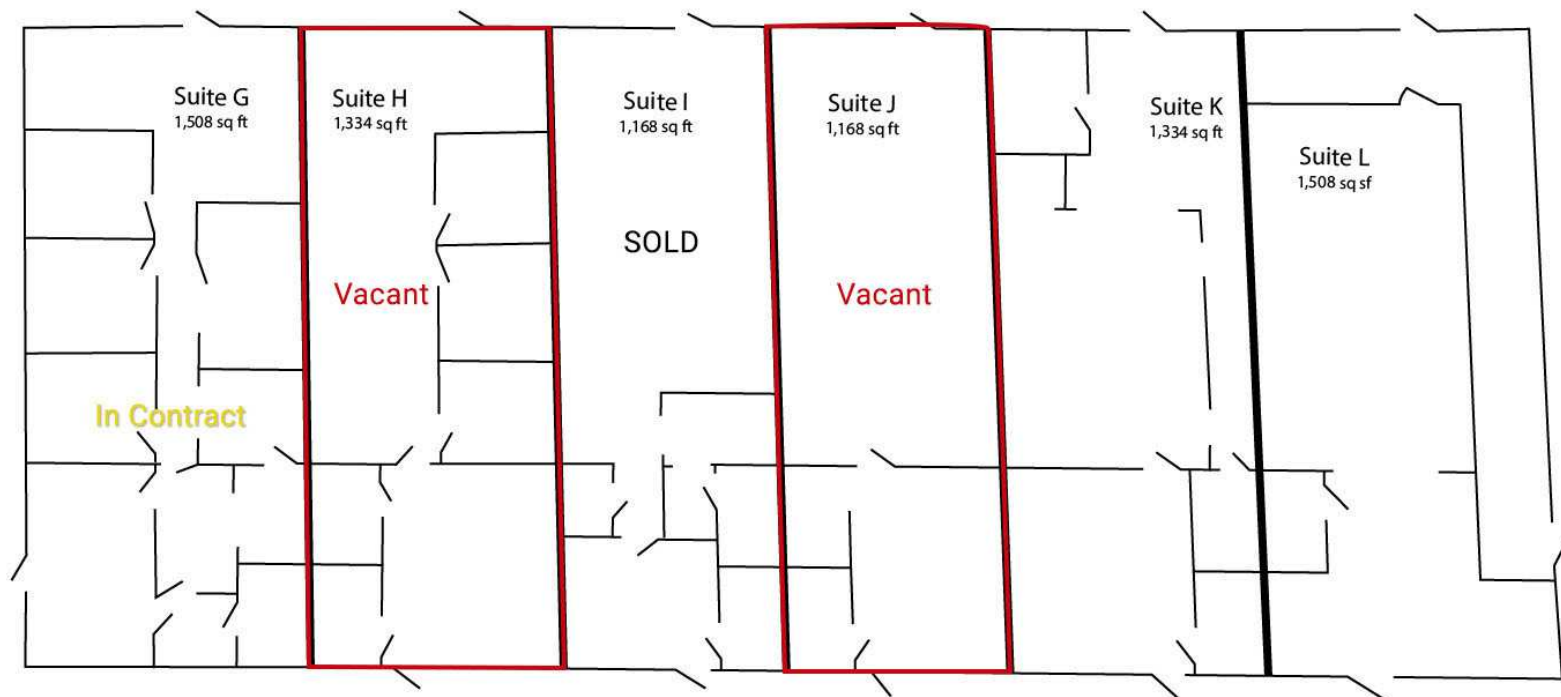
Floor Plan - 1547

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Building #2 - 1547 Starr Drive



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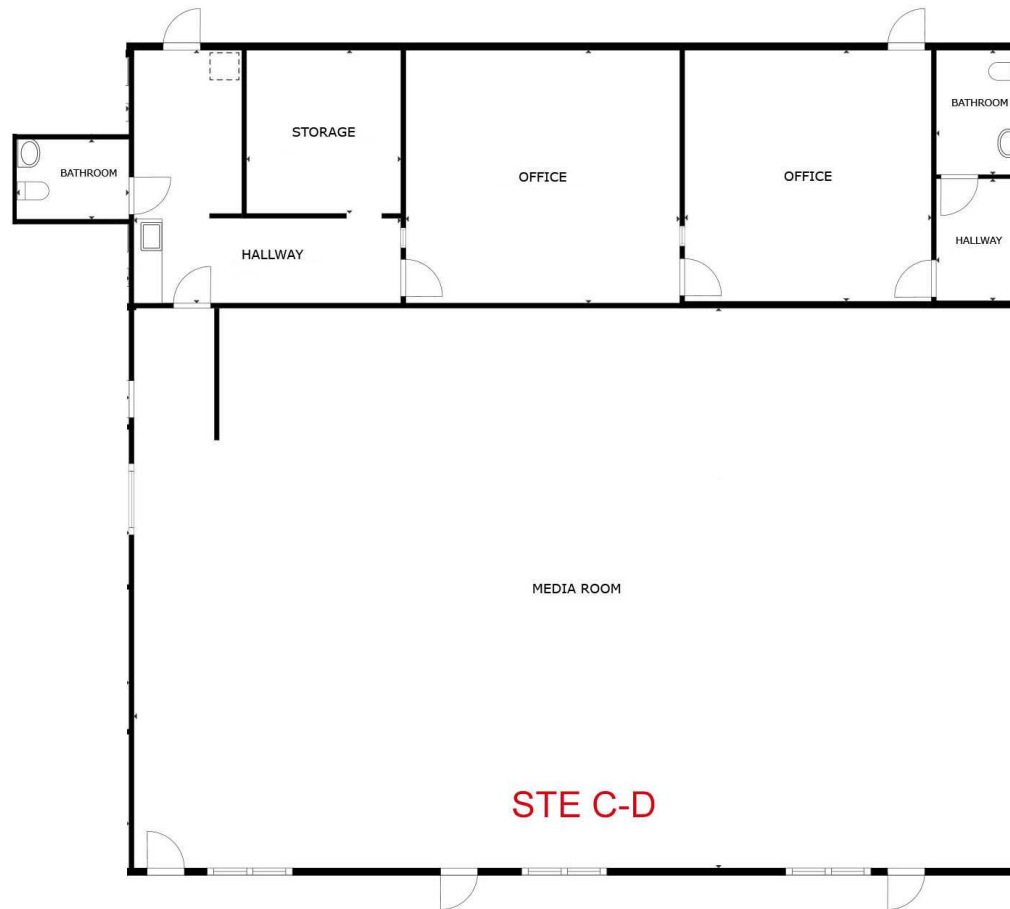
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Floor Plan - 1548

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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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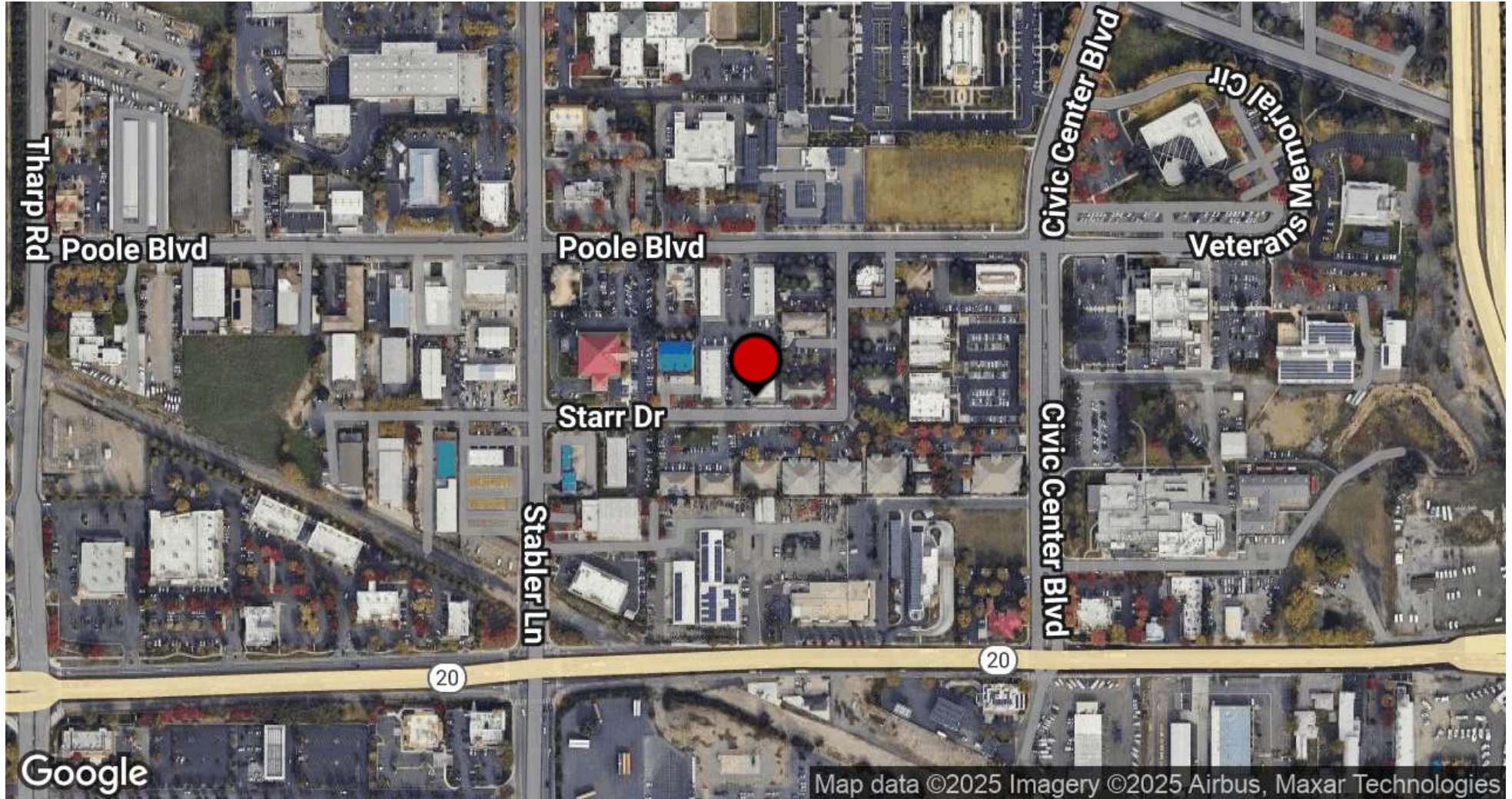
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Location Map

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Demographics Map & Report

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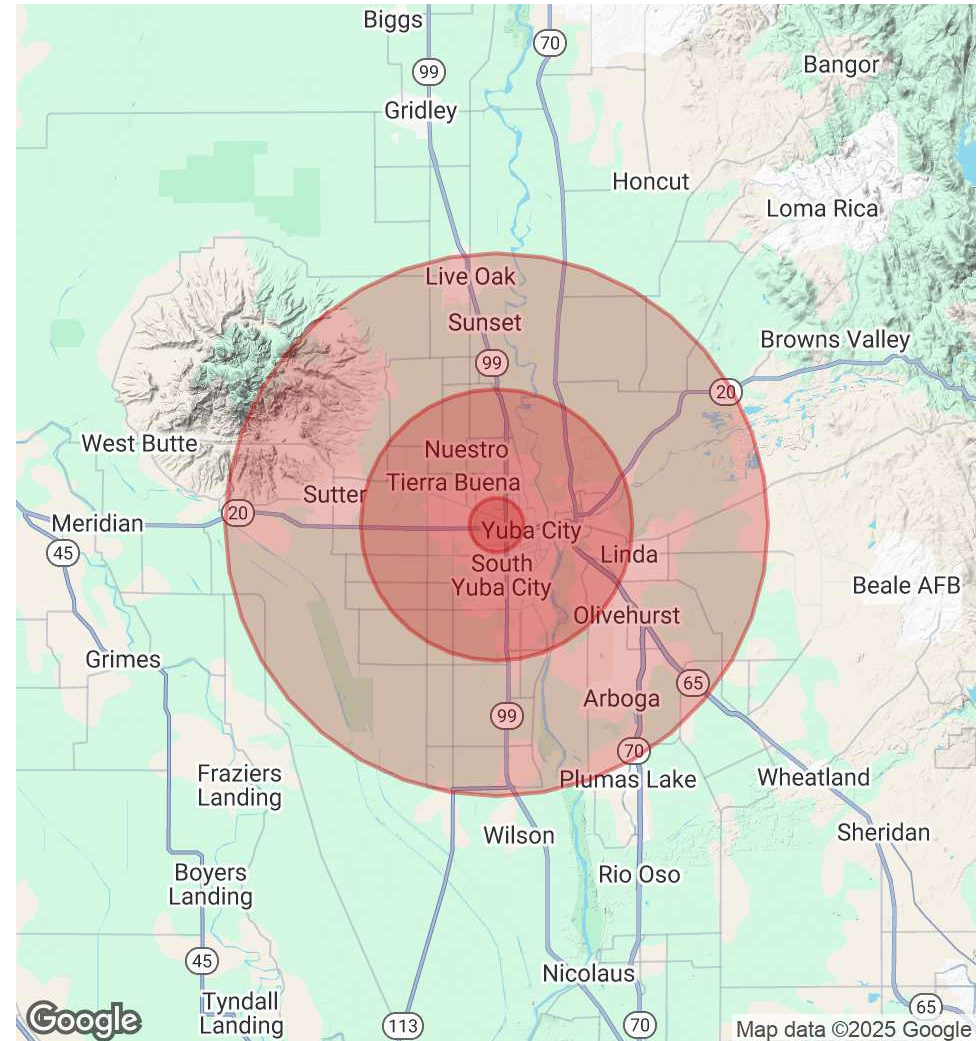


| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 13,627 | 100,239 | 142,198 |
| Average Age | 36.9 | 35.5 | 35.2 |
| Average Age (Male) | 34.7 | 34.2 | 34.1 |
| Average Age (Female) | 39.1 | 36.7 | 36.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,116 | 36,015 | 50,669 |
| # of Persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH Income | \$63,532 | \$75,278 | \$74,004 |
| Average House Value | \$228,785 | \$258,664 | \$257,907 |

| RACE | 1 MILE | 5 MILES | 10 MILES |
|-------------------|--------|---------|----------|
| % White | 58.0% | 63.9% | 65.6% |
| % Black | 2.3% | 2.3% | 2.5% |
| % Asian | 20.9% | 15.6% | 14.2% |
| % Hawaiian | 0.3% | 0.6% | 0.5% |
| % American Indian | 1.4% | 1.5% | 1.3% |
| % Other | 7.0% | 5.8% | 5.8% |

2020 American Community Survey (ACS)



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