



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)**

1548 Poole

1527 Starr

Jeffrey Helm

Broker

CALDRE #01428618

949.624.0630

jeff@helmre.com

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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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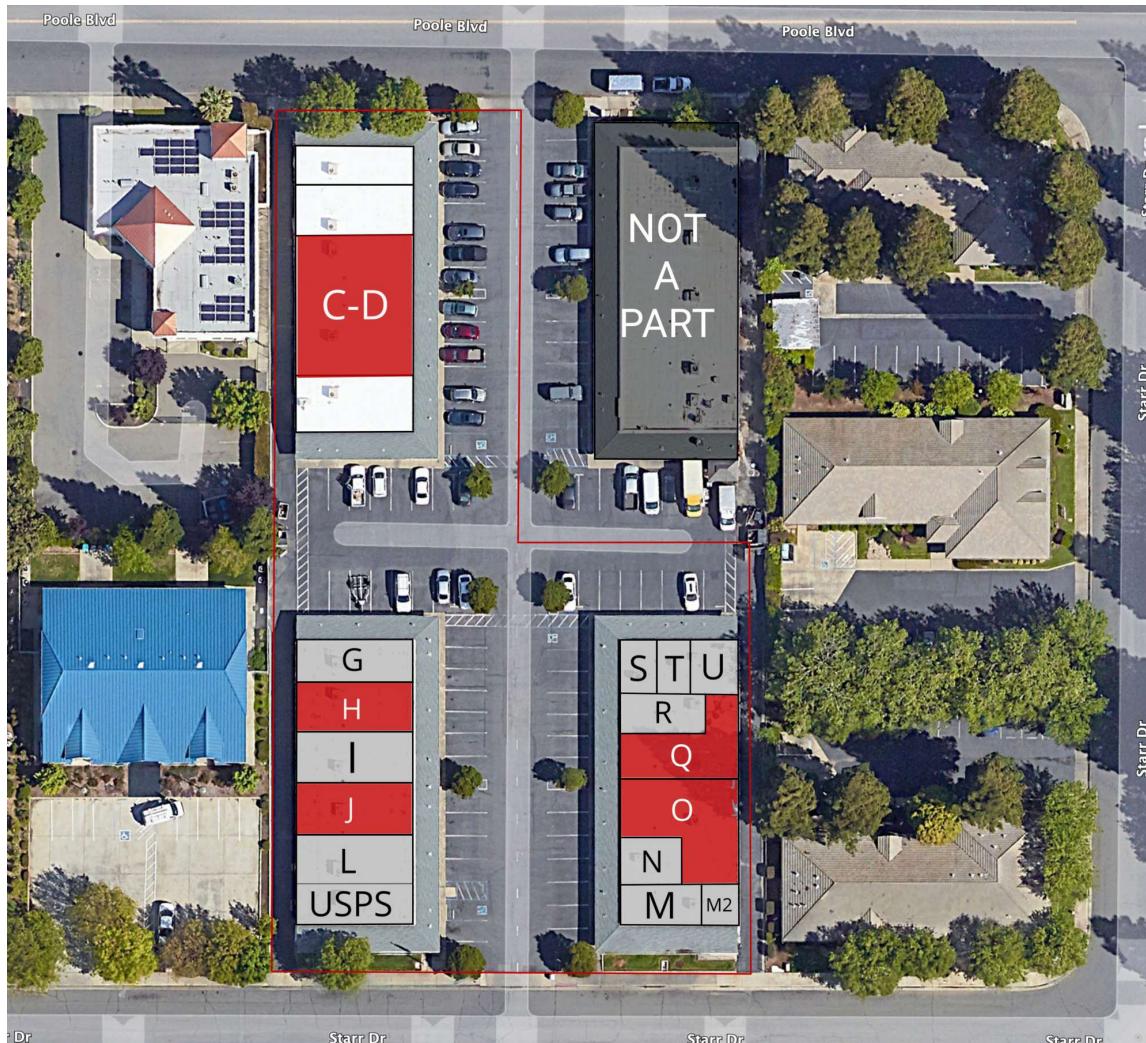


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Site Plans

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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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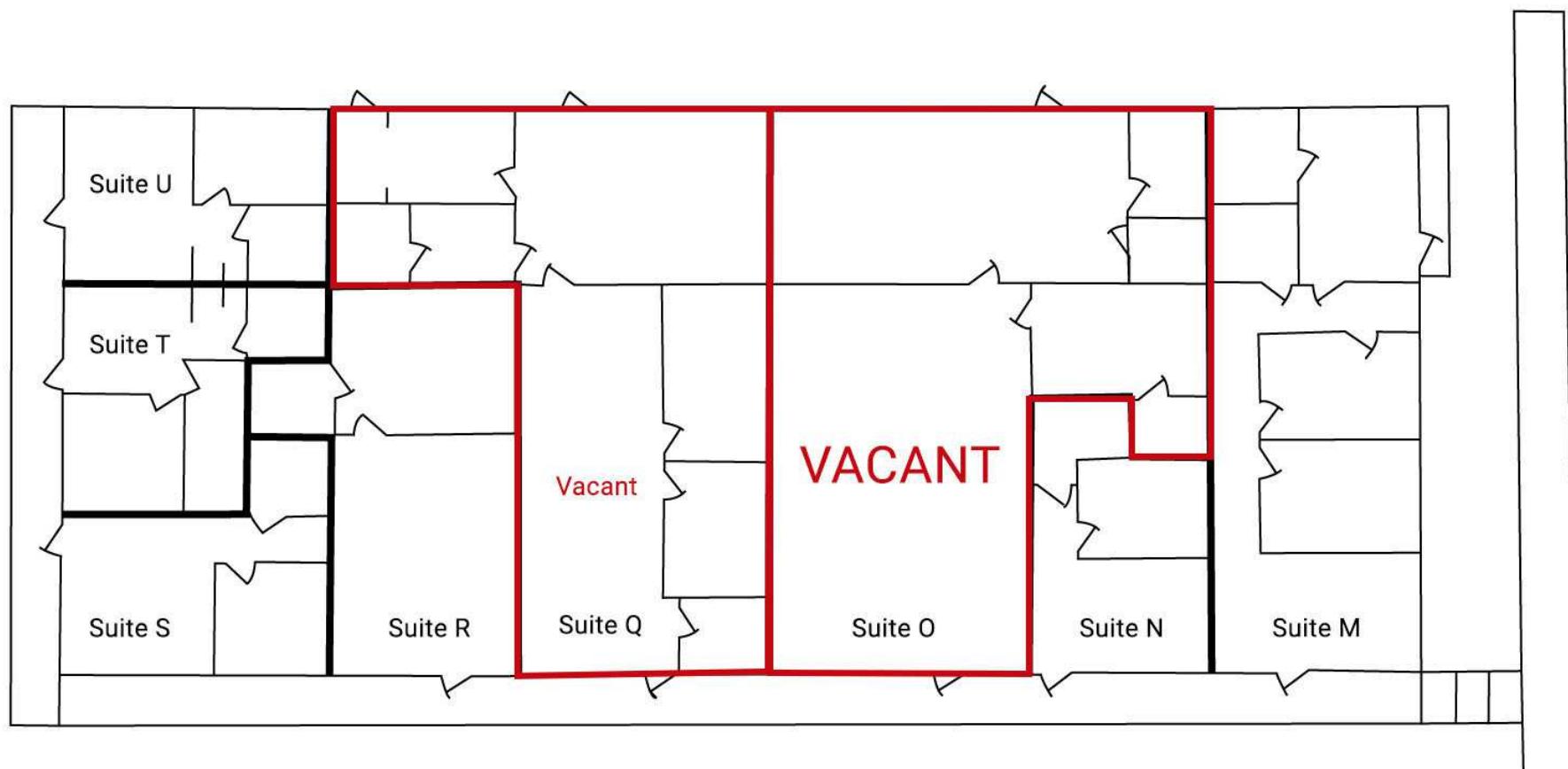
Floor Plan - 1527

Civic Center Plaza - 1527 Building

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Building #4 - 1527 Starr Dr



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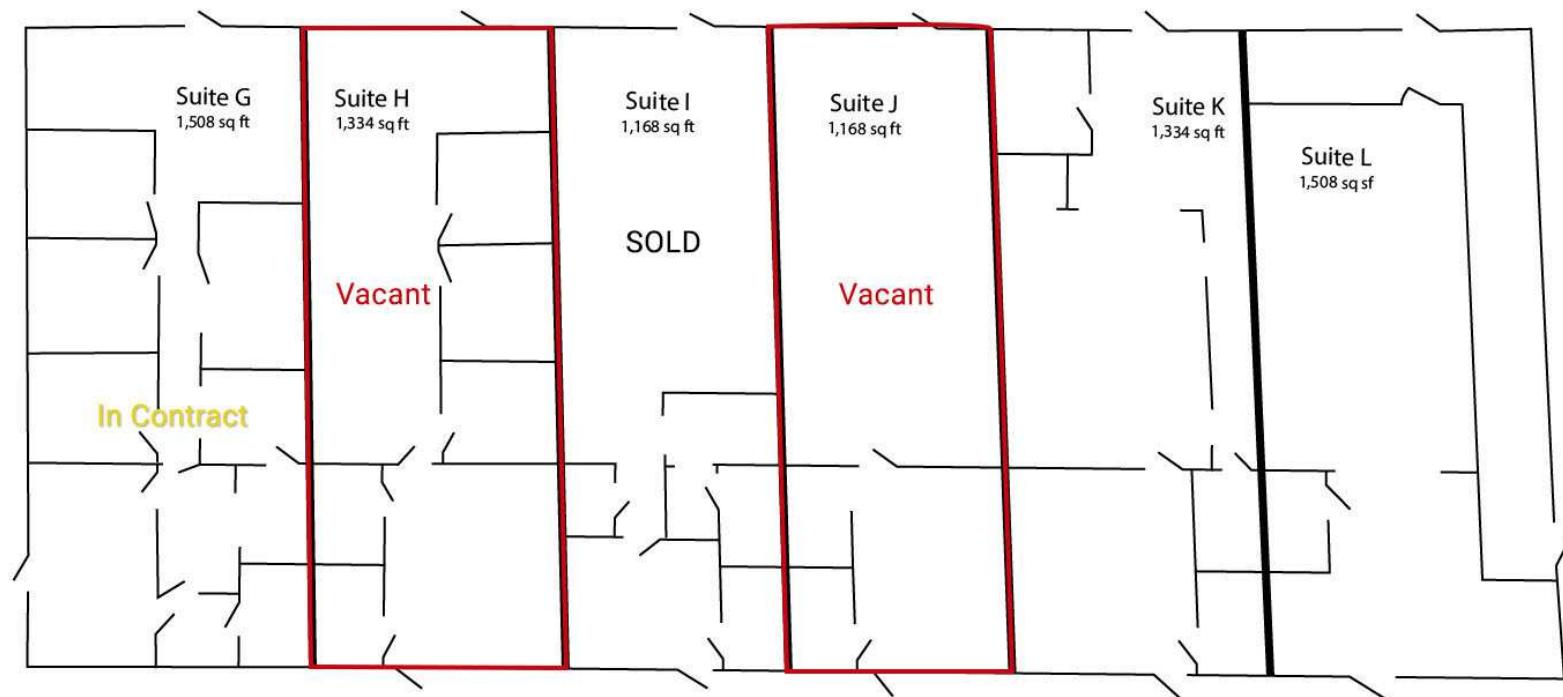
Floor Plan - 1547

Civic Center Plaza - 1527 Building

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Building #2 - 1547 Starr Drive



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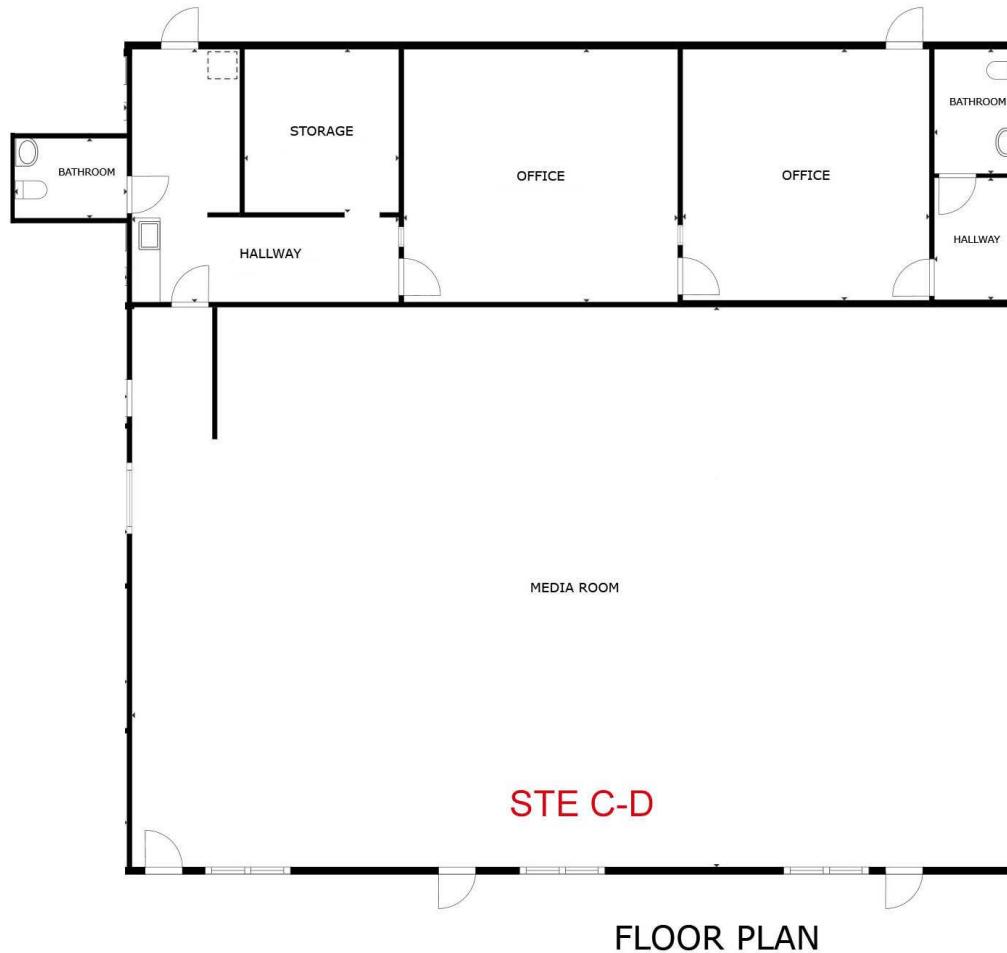
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Floor Plan - 1548

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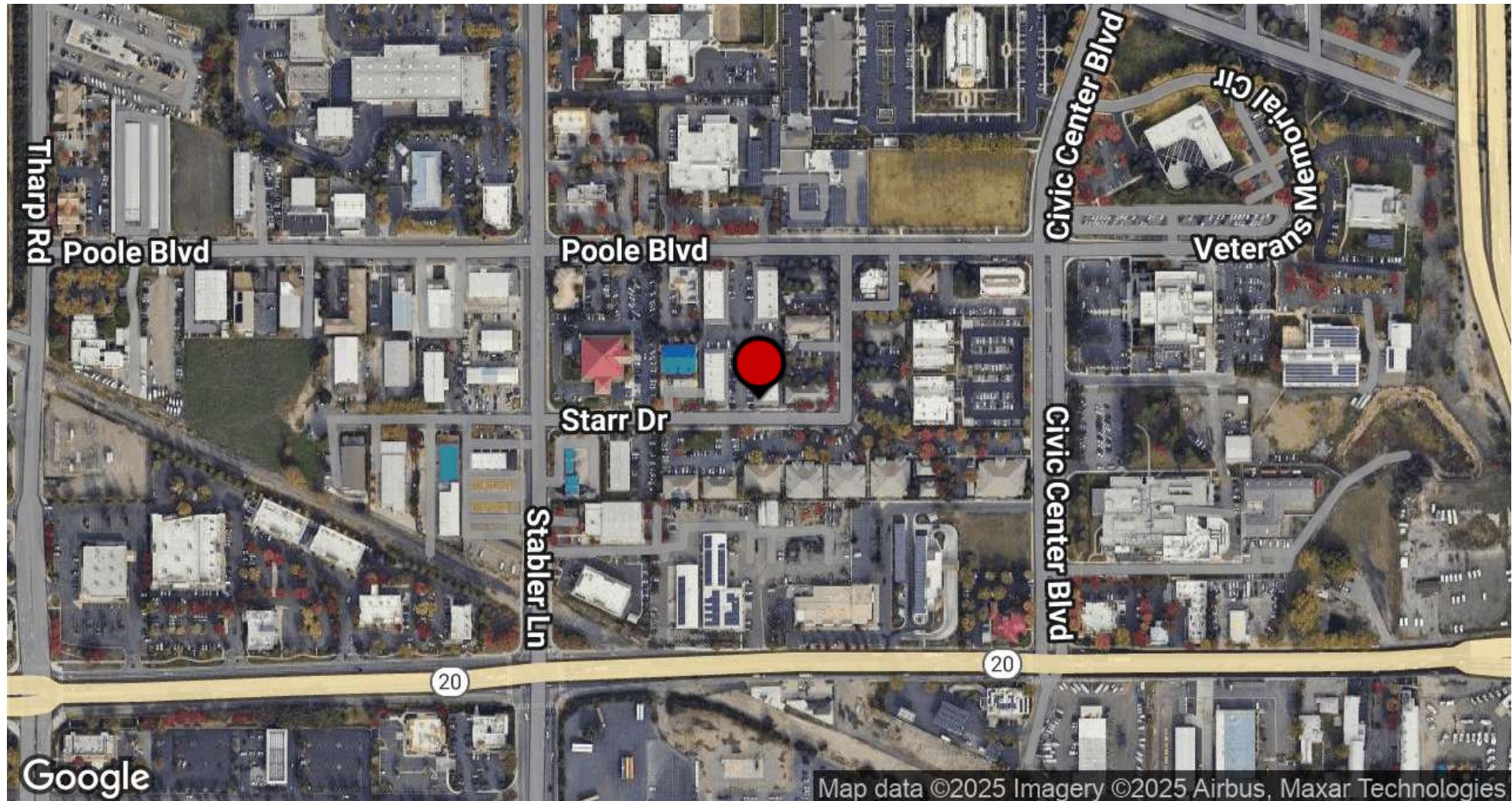
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Location Map

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HELM
PROPERTIES



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Demographics Map & Report

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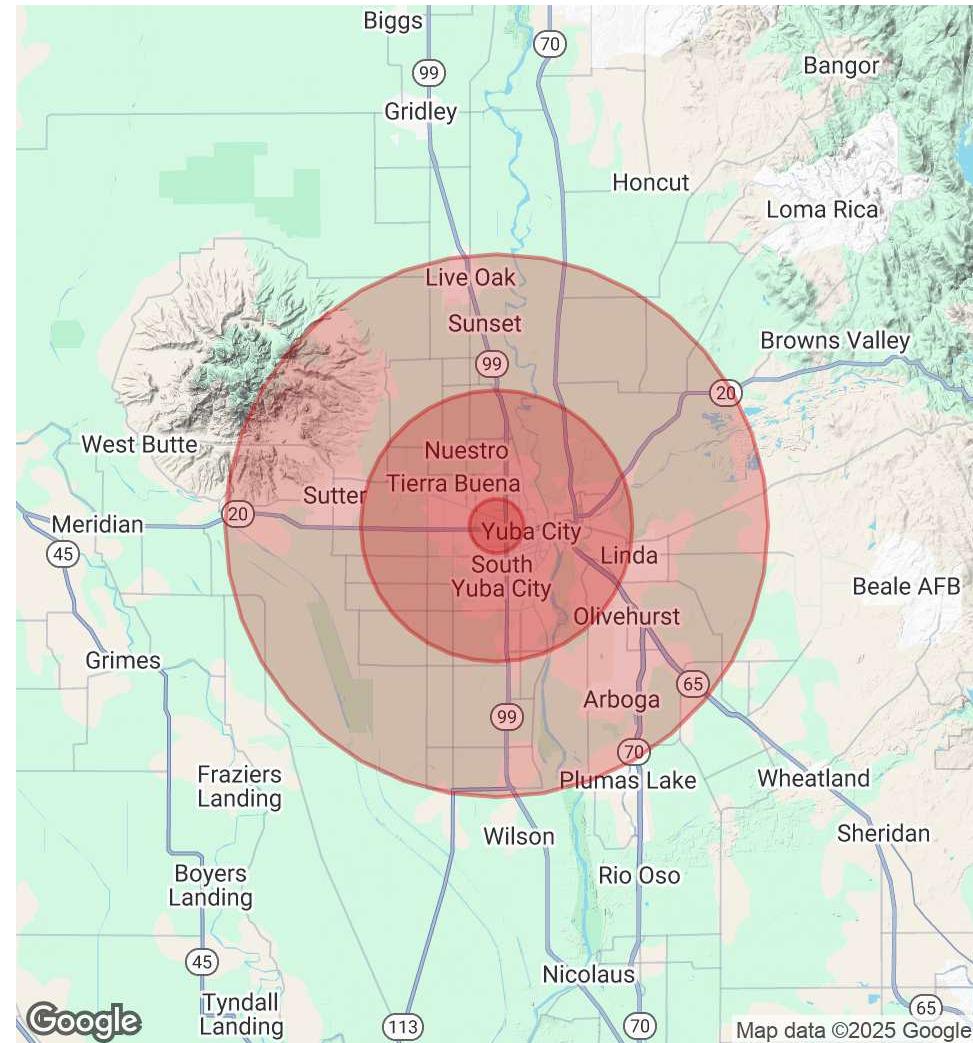


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,627	100,239	142,198
Average Age	36.9	35.5	35.2
Average Age (Male)	34.7	34.2	34.1
Average Age (Female)	39.1	36.7	36.5

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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