

# CIVIC CENTER PLAZA

1547 STARR DR, YUBA CITY, CA 95993

CONDO SALE

OFFERING  
MEMORANDUM

**HELM**  
PROPERTIES



# OFFERING HIGHLIGHTS

ASKING PRICE	\$250 per square foot
PROPERTY TYPE	Retail/Office
FLOORS	1 Story
RENTABLE AREA	8,020 SF +/-
YEAR BUILT	1986
OCCUPANCY	Multiple
ZONING	C1
LOT SIZE	+/-0.27 Acres
APNS	59-133-012,13,14,15,16,17 & 18



# OFFERING SUMMARY



## PROPERTY WRITE UP

An opportunity to own part of a commercial building in a busy office and retail park.

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple. They can customize, refinance, rent out, or sell their units at any time.

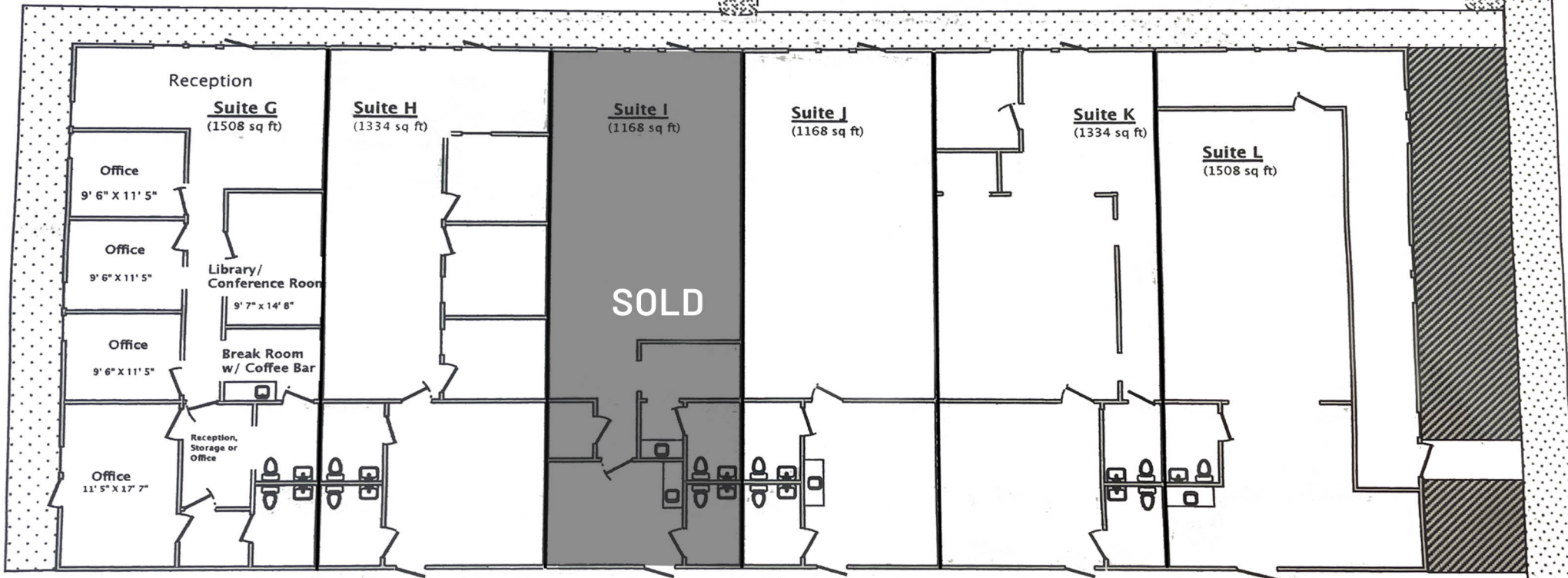
## HIGHLIGHTS

- Protection from rent increases
- Ample parking 22 stalls (3.64/1,000 SF) and additional street parking
- Located in a busy office/retail side of town
- Exterior renovations completed 2024

# CONDO MAP

STE	SQFT	\$/sqft	PRICE
Suite L	1,508 sf	\$250	\$377,000
Suite K	1,334 sf	\$250	\$333,500
Suite J	1,168 sf	\$250	\$292,000
<del>Suite I</del>	<del>1,168 sf</del>	<del>\$250</del>	<del>\$292,000</del>
Suite H	1,334 sf	\$250	\$333,250
Suite G	1,508 sf	\$250	\$377,000

Building #2 – 1547 Starr Drive



# LOCATION OVERVIEW MAP



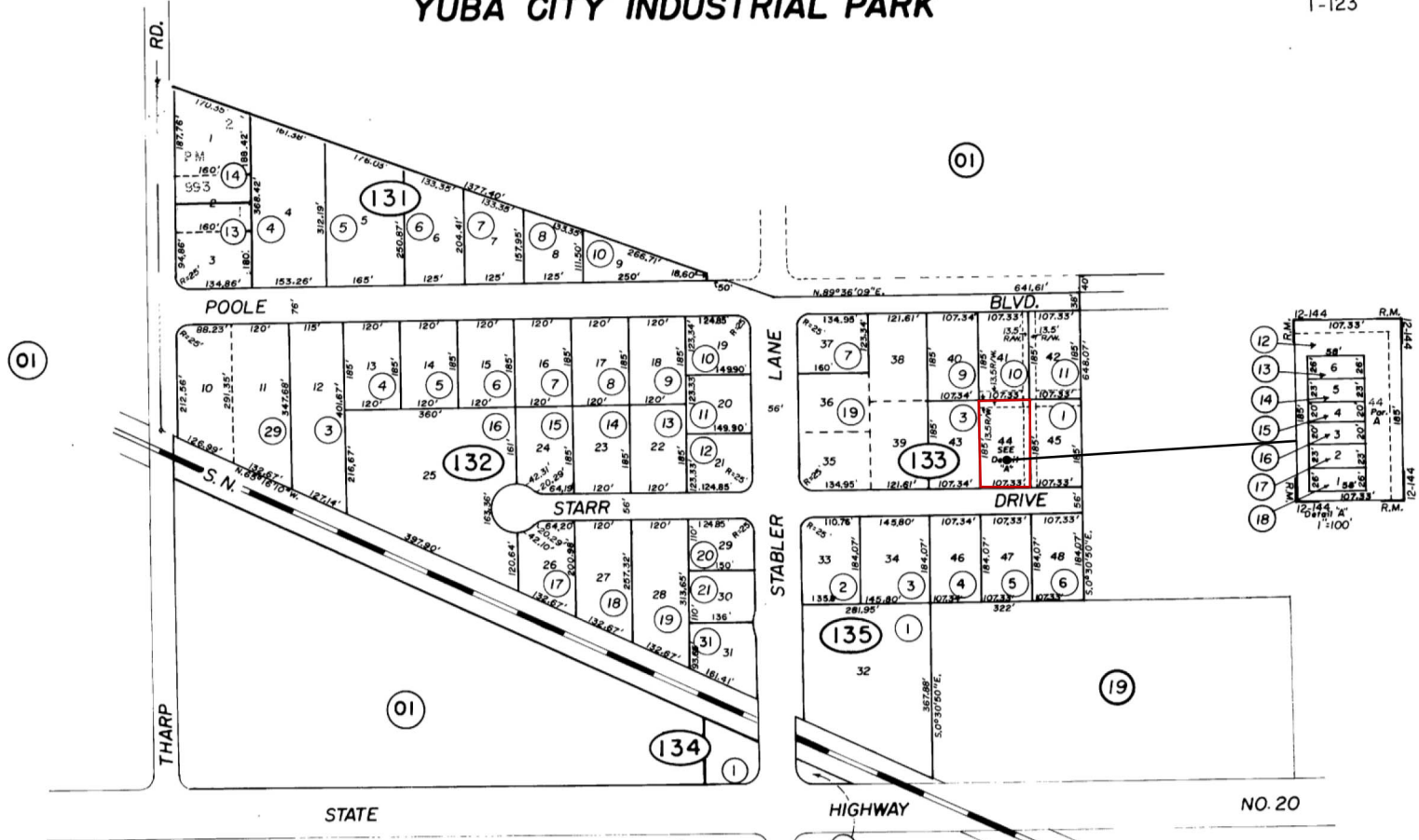
**Civic  
Center  
Plaza**

# PLAT MAP & ZONING

## POR. SEC. 16, T.15N, R.3E., M.D.B.&M. YUBA CITY INDUSTRIAL PARK

Tax Area Code 1-011  
1-015  
1-120  
1-123

59-13



Yuba City Industrial Park R.M. Bk.12 - Pg.83  
Civic Center Plaza No.2, R.M. Bk.12 - Pg.144

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

City of Yuba City  
Assessor's Map Bk.59-Pg.13  
County of Sutter, Calif.  
2002-1

M.W.S.

# ADDITIONAL PHOTOS



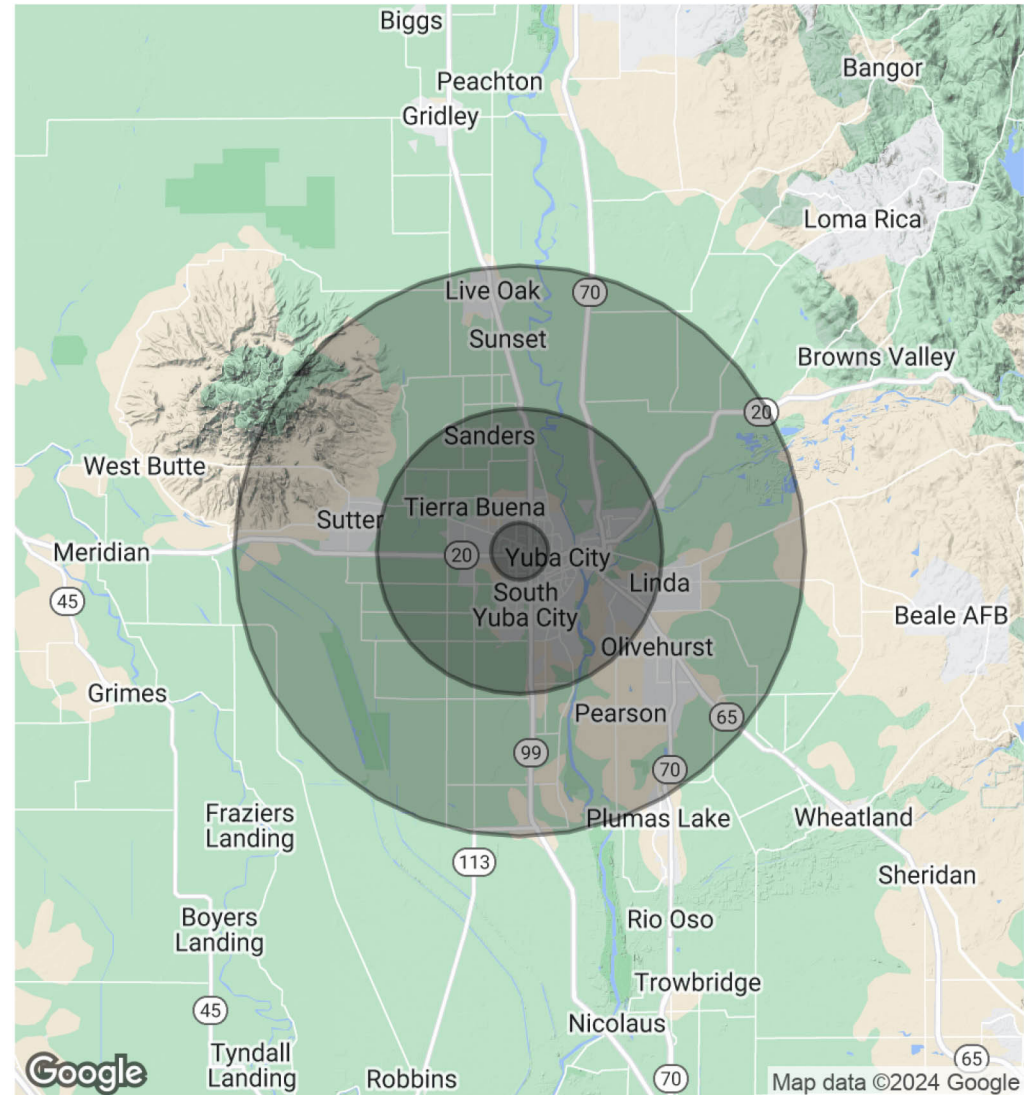
# DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,428	99,890	142,179
Average Age	37.0	35.5	35.2
Average Age (Male)	34.8	34.2	34.1
Average Age (Female)	39.2	36.7	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,066	35,912	50,659
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$64,164	\$75,290	\$74,002
Average House Value	\$229,456	\$258,622	\$257,874

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	7,792	63,813	93,213
Total Population - Black	304	2,257	3,614
Total Population - Asian	2,806	15,549	20,237
Total Population - Hawaiian	36	602	736
Total Population - American Indian	191	1,482	1,824
Total Population - Other	936	5,808	8,273

\* Demographic data derived from 2020 ACS - US Census





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## BROKER INFORMATION

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