

1,920 SF FOR LEASE

FOR LEASE

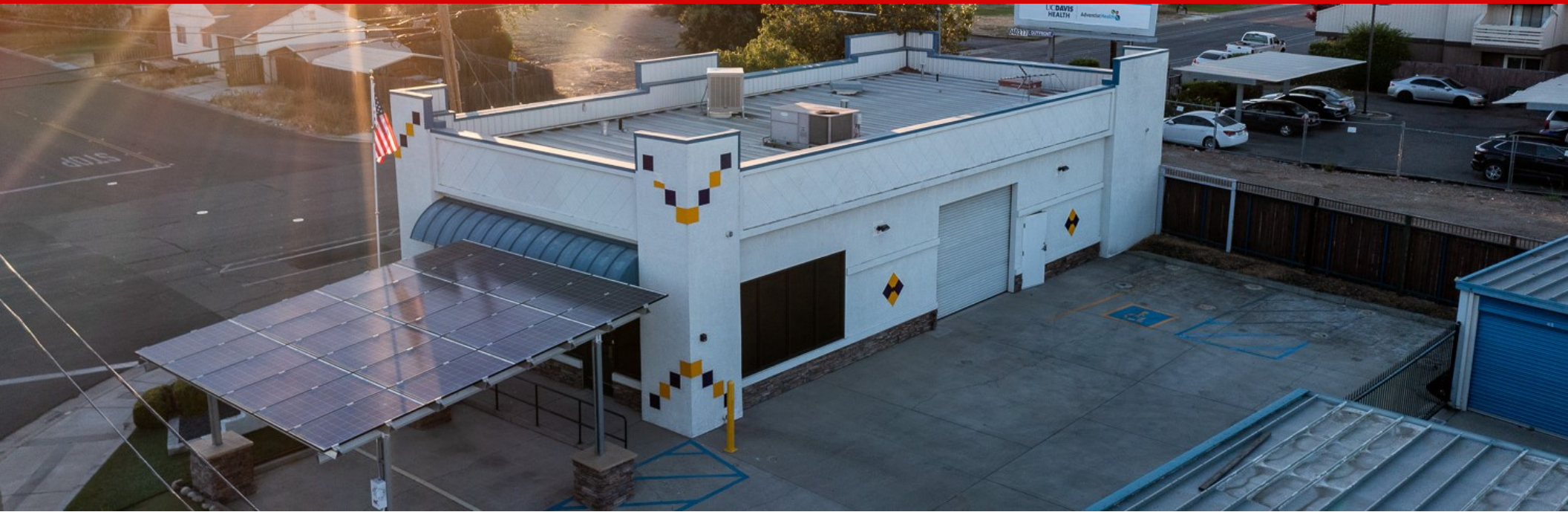
735 Clark Ave, Yuba City, CA 95991

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PROPERTIES

PROPERTY OVERVIEW

Building For Lease
735 Clark Avenue | Yuba City, CA 95991

02



Property Information

Available SF:	1,920
Lease Rate:	\$2,200.00 Monthly
Lot Size:	7,405 Sq. Ft.
Type:	Mixed-Use
Zoning	C-M
Year Built	2001
Parking	3 Spaces + Street
Loading Door	12"x10"

Property Description

Excellent opportunity to lease an office with workshop in central Yuba City. The office is approximately 750 SF and features a reception area, one private office, restroom, shared office and break room. The warehouse is approximately 1,170 SF with a 12' x 10' roll up door. It features floor drains, heat, swamp cooler, spare storage rooms and is plumbed for central vac and air. This is an excellent space for someone who needs a nice work space (car detailing, pet groomers, fabrication, etc). Onsite and street parking. Owned Solar that will help offset tenant electric bills. Leasing at \$2,200/month with a minimum 3 year lease term.

DEREK SANDGREN

530-329-8336
derek@helmre.com
Lic: #01421584

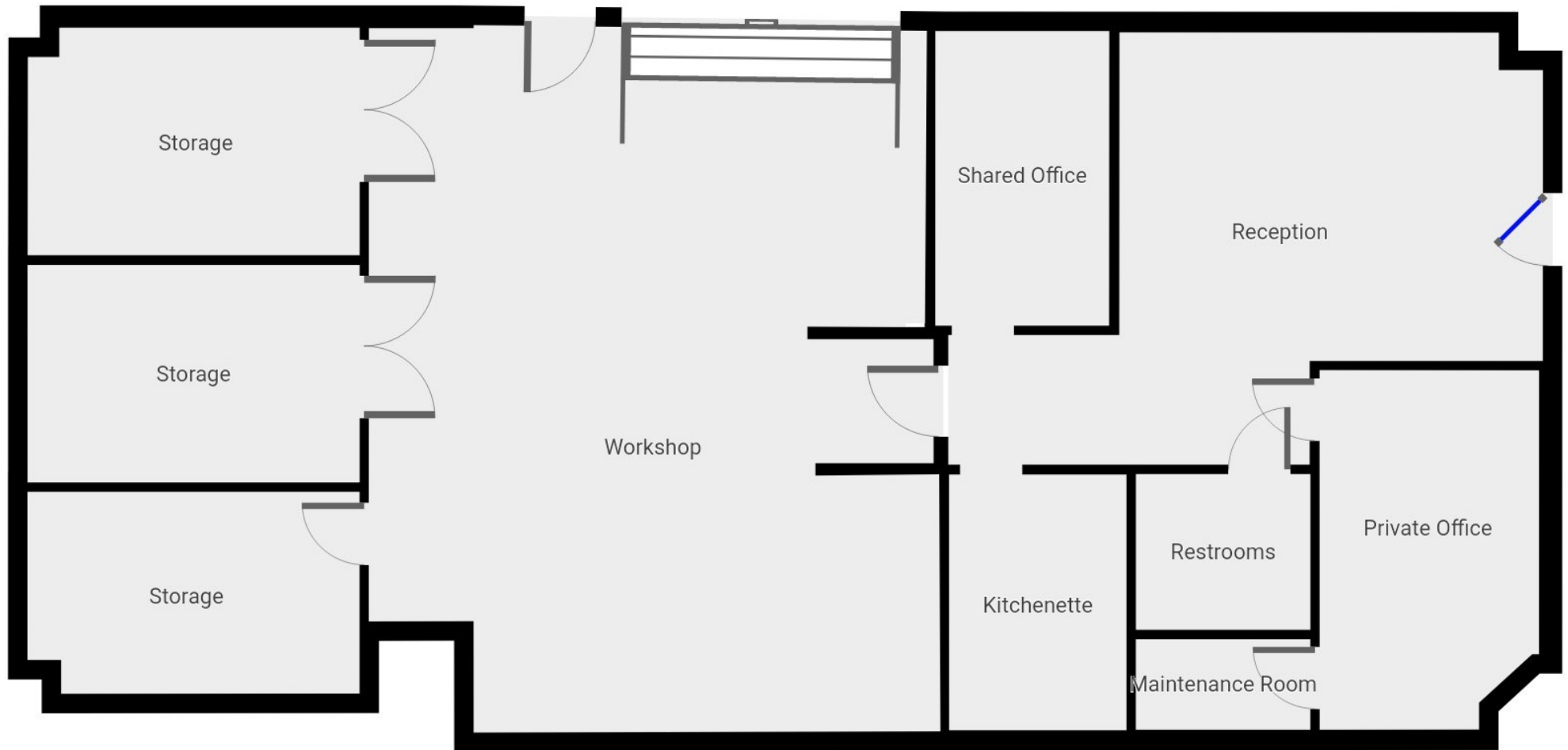
BRIAN SANDGREN

530-329-8336
brian@helmre.com
Lic: #01703247

FLOOR PLAN

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03



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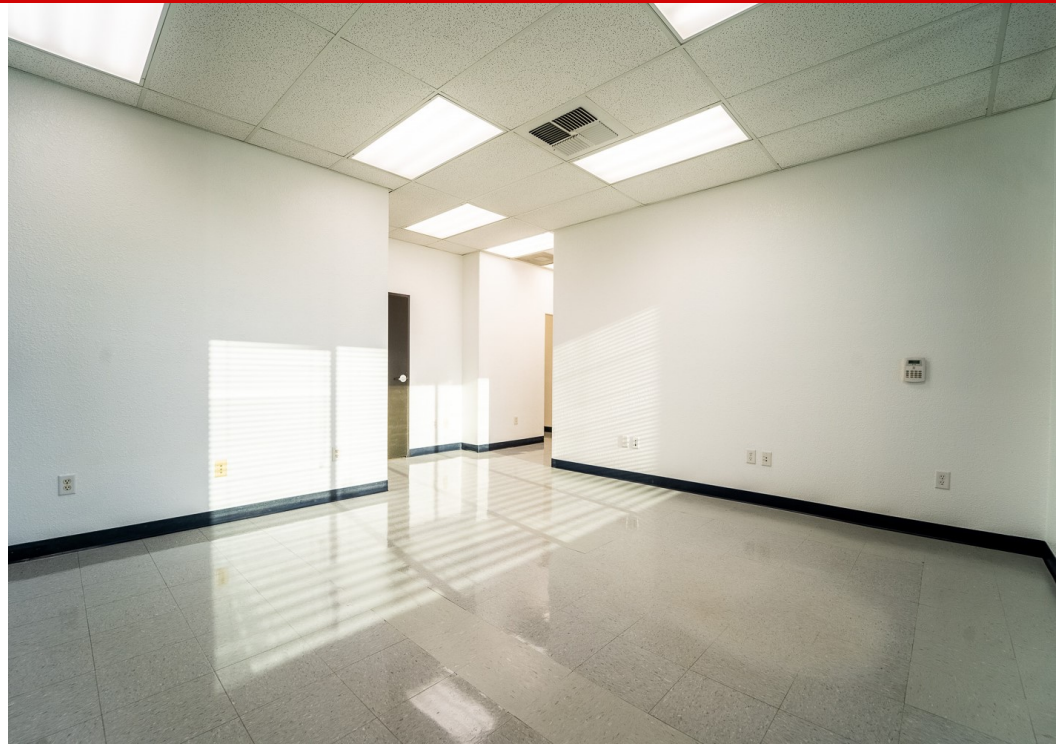
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PROPERTY PHOTOS

Building For Lease
735 Clark Avenue | Yuba City, CA 95991

04



PROPERTY PHOTOS

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05



AERIAL MAP

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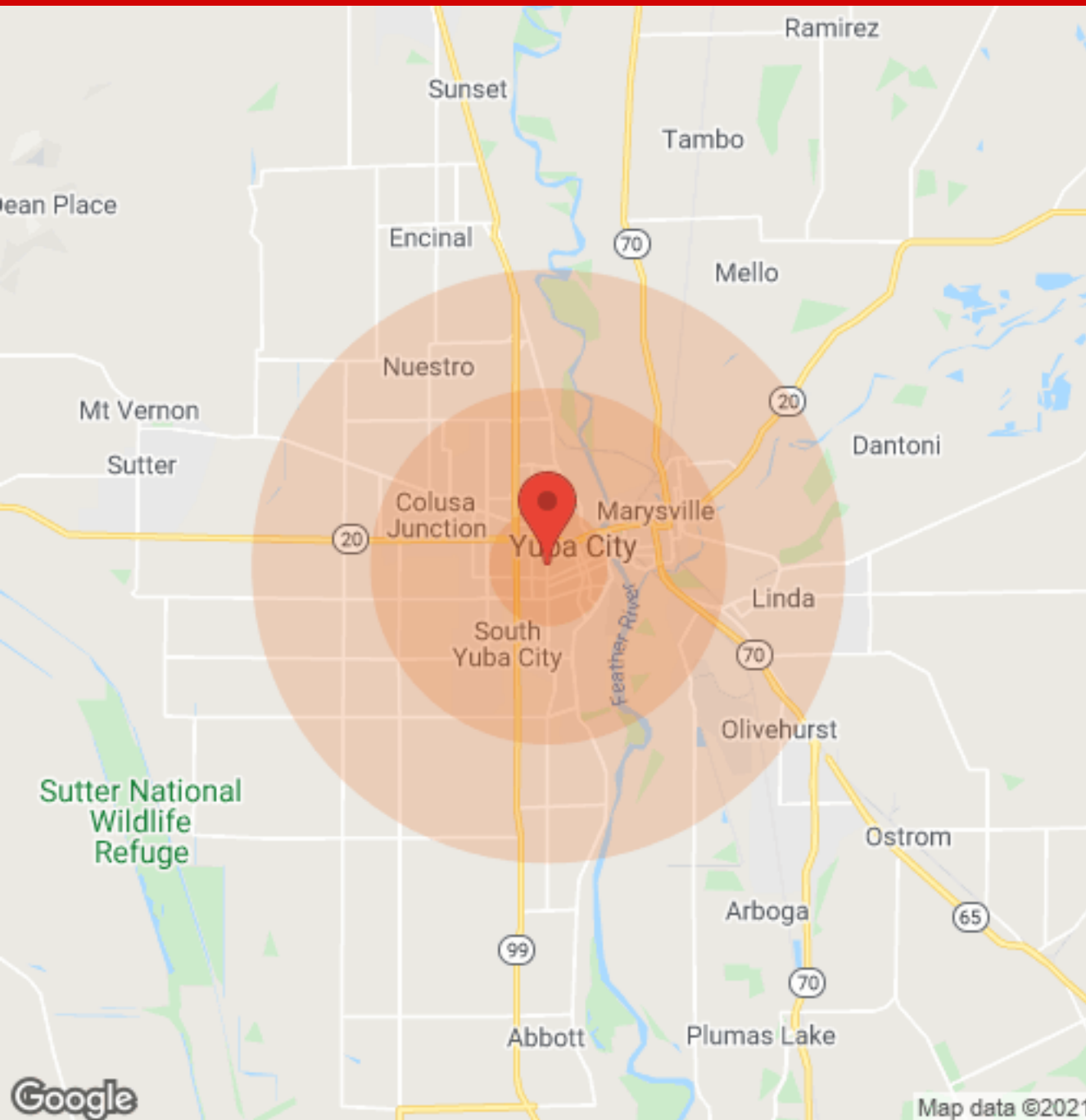
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DEMOGRAPHICS

Building For Lease
735 Clark Avenue | Yuba City, CA 95991

07



Population	1 Mile	3 Miles	5 Miles
Male	9,482	37,170	57,088
Female	9,738	38,926	59,547
Total Population	19,220	76,096	116,635

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,905	18,208	29,040
Ages 15-24	2,757	11,078	17,593
Ages 55-64	1,689	7,912	11,511
Ages 65+	1,896	9,637	14,169

Race	1 Mile	3 Miles	5 Miles
White	10,817	45,140	70,890
Black	288	1,215	2,018
Am In/AK Nat	130	424	771
Hawaiian	21	54	108
Hispanic	9,350	24,474	36,733
Multi-Racial	12,836	36,110	54,130

Income	1 Mile	3 Miles	5 Miles
Median	\$37,599	\$46,293	\$46,439
< \$15,000	1,626	3,628	5,143
\$15,000-\$24,999	801	3,103	4,857
\$25,000-\$34,999	975	3,412	4,994
\$35,000-\$49,999	1,026	3,851	5,878
\$50,000-\$74,999	1,152	4,797	7,384
\$75,000-\$99,999	656	3,007	4,802
\$10,000-\$149,999	250	2,455	3,729
\$150,000-\$199,999	102	902	1,242
> \$200,000	31	558	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,491	28,756	43,350
Occupied	6,794	26,492	39,930
Owner Occupied	2,246	13,604	21,906
Renter Occupied	4,548	12,888	18,024
Vacant	697	2,264	3,420

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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