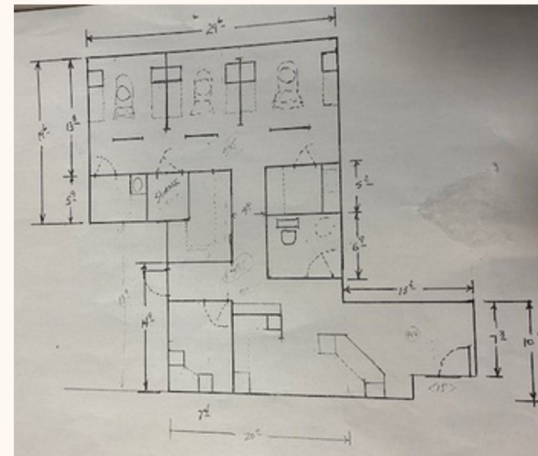
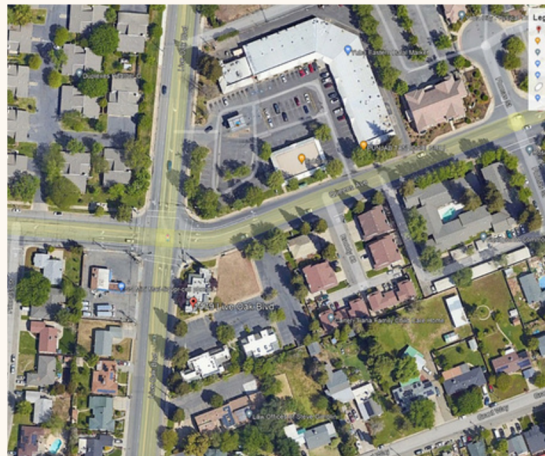


LEASEING OPPORTUNITY



1481 Live Oak Blvd Yuba City CA 95991



ABOUT THE PROPERTY

Approximately 1,643 sq. ft. medical/professional office suite available in a highly visible corner location with strong traffic exposure. The space features new flooring and fresh interior paint, offering a clean and professional environment ready for immediate occupancy. Ideal for medical, dental, or general office use, the suite provides a functional layout that can be easily adapted to fit your operational needs. Property is equipped with exterior security cameras for added safety and peace of mind. Excellent signage opportunity and convenient access for both staff and clients make this a standout location for growing or established practices.

**JOHN P. OCHIPINTI
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BROKER LICENSE

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***Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.**