



FOR LEASE

INDUSTRIAL FLEX PROPERTY

Klamath Business Park

990 Klamath Lane
Yuba City, CA 95993

**LEASE RATE: \$0.74 - \$0.99
SF/MONTH (NNN)**



Jeffrey Helm

Broker
CalDRE #01428618
949.624.0630
jeff@helmre.com

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.

CONFIDENTIALITY AND DISCLAIMER


The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Helm Properties Commercial Real Estate Division and should not be made available to any other person or entity without the written consent of Helm Properties Commercial Real Estate Division. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Helm Properties Commercial Real Estate Division has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Helm Properties Commercial Real Estate Division has not verified, and will not verify, any of the information contained herein, nor has Helm Properties Commercial Real Estate Division conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.


All potential buyers or tenants must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HELM PROPERTIES COMMERCIAL REAL ESTATE DIVISION AGENT FOR MORE DETAILS.

JEFFREY HELM


Lic: 01428618


 530.329.8336

 530.870.1384

LUCAS HELM

Lic: 02140876

 530.329.8336

 530.788.8887



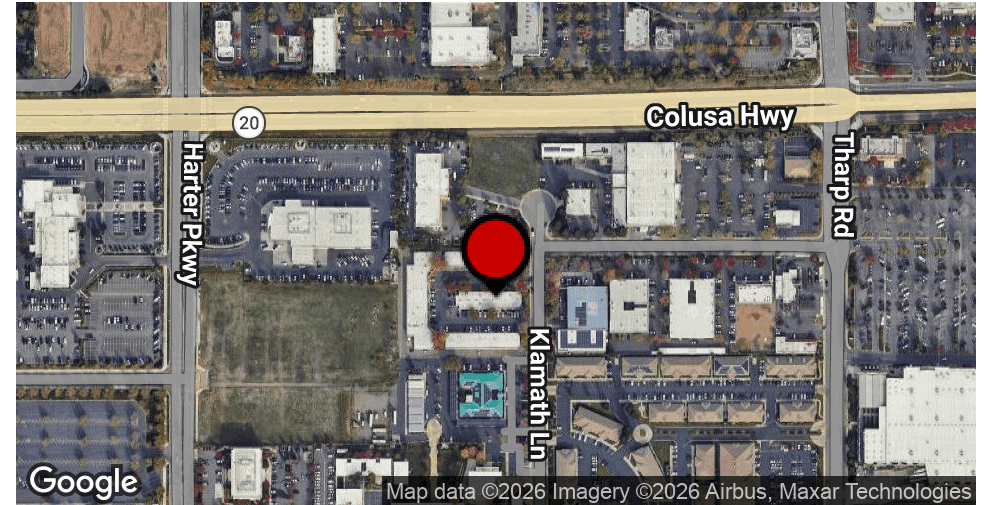
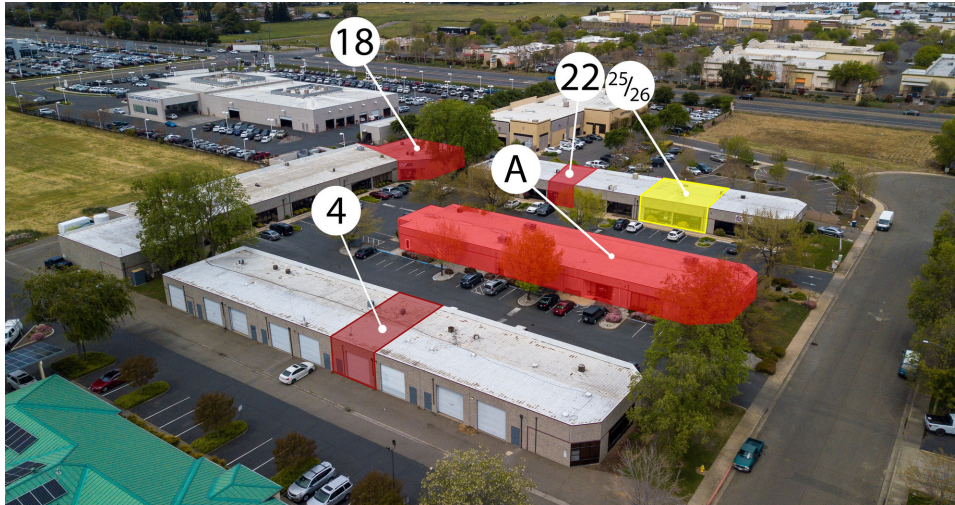
471 Century Park Drive, Suite B, Yuba City, CA 95991

www.helmre.com

Executive Summary

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



OFFERING SUMMARY

Lease Rate:	\$0.74 - 0.99 SF/month (NNN)
Building Size:	39,758 SF
Available SF:	1,060 - 10,300 SF
Lot Size:	98,008 SF
Number of Units:	28
Year Built:	1989
Zoning:	CM
Market:	Yuba City

PROPERTY OVERVIEW

Affordable office space in the West Sector of Yuba City. Great location near Lowes, Tractor Supply. Many suites are improved with recent updates. Can't beat this price point for flex office space in Yuba City.

PROPERTY HIGHLIGHTS

- Zoned: C-M
- Roll-up door in the back for delivery
- Located a few blocks from HWY 20
- Flex Office / Warehouse Space

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 10,300 SF	Lease Rate:	\$0.74 - \$0.99 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B#4	Available	1,000 SF	NNN	\$0.99 SF/month
C#18	Available	4,076 SF	NNN	\$0.74 SF/month
D#22	Available	1,060 SF	NNN	\$0.99 SF/month
D#25&26	Available	2,000 SF	NNN	\$0.99 SF/month

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

Lease Spaces

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bldg A	Available	10,300 SF	NNN	\$0.74 SF/month

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

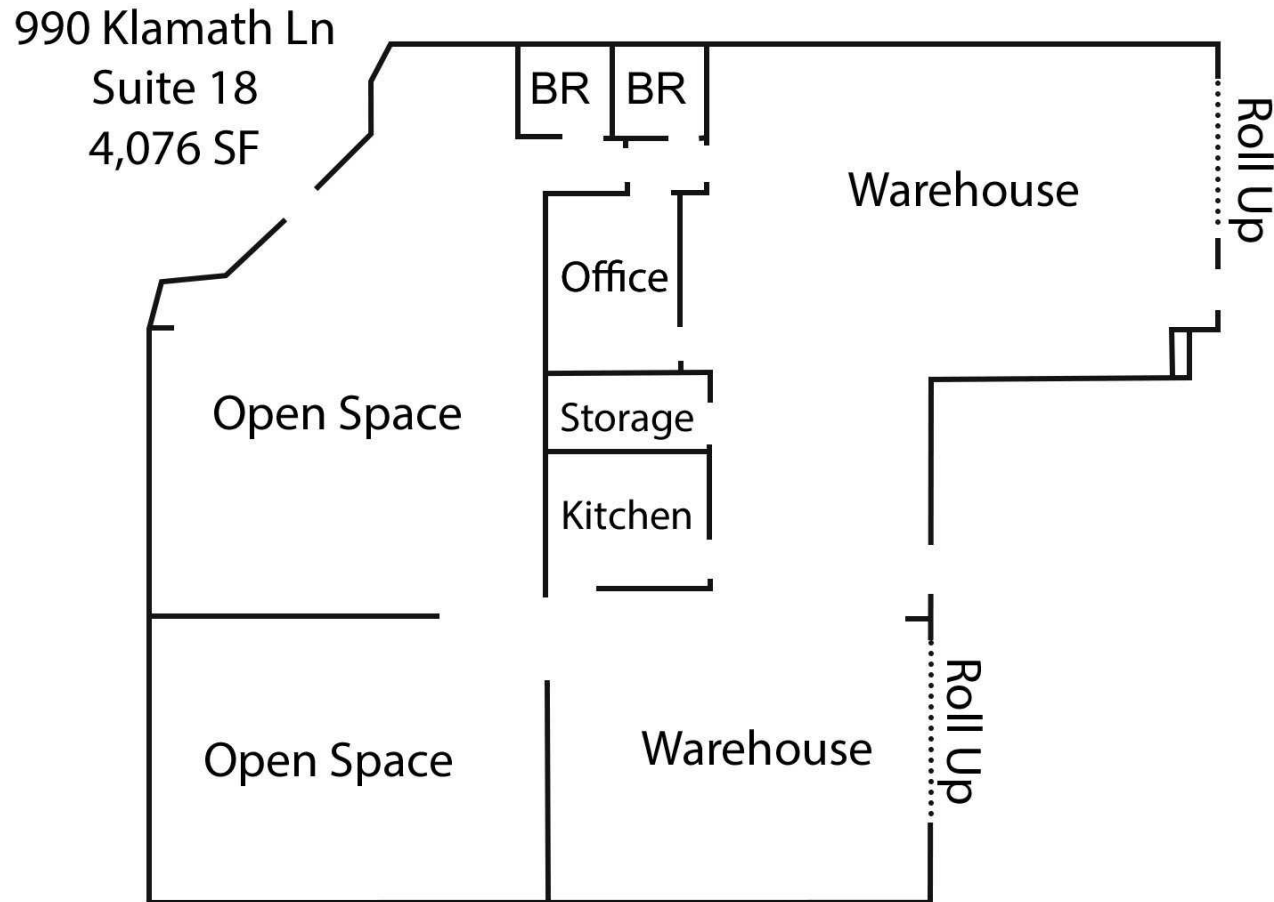
jeff@helmre.com

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.

Floor Plan - #18

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



Add text here...

Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

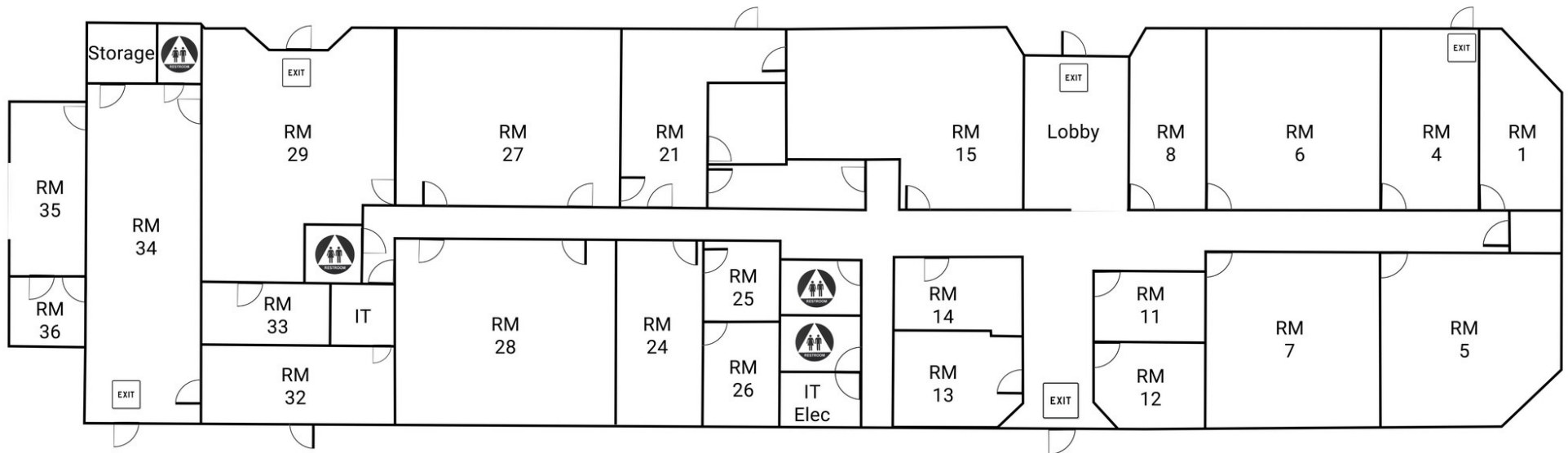
jeff@helmre.com

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.

Floor Plans - Bldg A

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



Jeffrey Helm

Broker

CalDRE #01428618

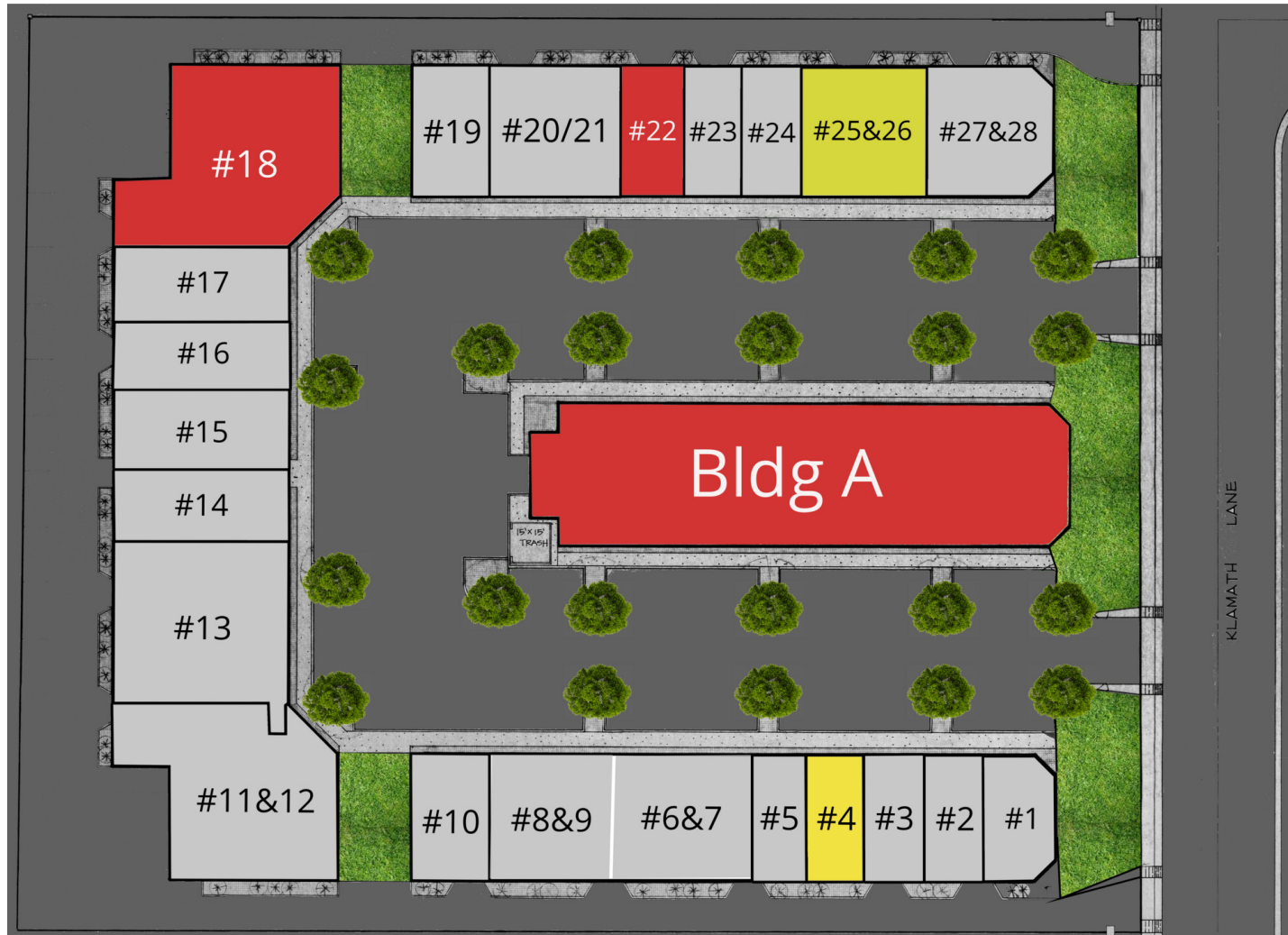
949.624.0630

jeff@helmre.com

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.

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

Additional Photos - STE 18

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.

FEATHER DOWN SHOPPING CENTER

CVS/pharmacy Round Table

Starbucks McDonald's

BEL AIR MR. PICKLE'S SANDWICH SHOP

SUTTER CROSSROADS

BIG 5 SPORTING GOODS RED ROBIN

goodwill Pato Loco FOOD MAX

TARGET

YUBA SUTTER MALL

Bank of America Smart & Final planet fitness

ROSS DRESS FOR LESS Bath Works Panera

JCPenney Jack in the box sears

LUMBERJACKS Foot Locker AMERICAN EAGLE

usbank

YUBA CITY MARKETPLACE

Walmart Michaels

THE HOME DEPOT BED BATH & BEYOND

Marshall's Applebee's

McDonald's PETCO

Pier 1 Imports DELTACO Jack in the box

990 KLAMATH LN

COLUSA HIGHWAY 20 31,500 ADT

20

99

37,000 ADT HIGHWAY 99

SUTTER BUTTES MARKETPLACE

GROCERY OUTLET COOL HAND LURES

Walgreens WINGSTOP Starbucks

LOWE'S & SAMS CLUB

Carls Jr. Olive Garden Sams CLUB

SUNSWET

KOHL'S

Pete's chili's Hampton Inn & Suites Sizzler

PETSMART CENTER

PET SMART O'Reilly AUTO PARTS

Chipotle Walgreens

CARRAIGE SQUARE

BANK OF FEATHER RIVER PANDA EXPRESS

Sprint the Habit BURGER GRILL

YUBA RALEY'S CENTER

Raley's jiffy lube

Papa John's Wendy's

JO-ANN Tires LES SCHWAB TACO BELL

DOLLAR TREE

QuikStop Rent-A-Center NISSAN

Riebes auto parts Little Caesars

BRIDGE STREET

Demographics Map & Report

Klamath Business Park

990 Klamath Lane, Yuba City, CA 95993

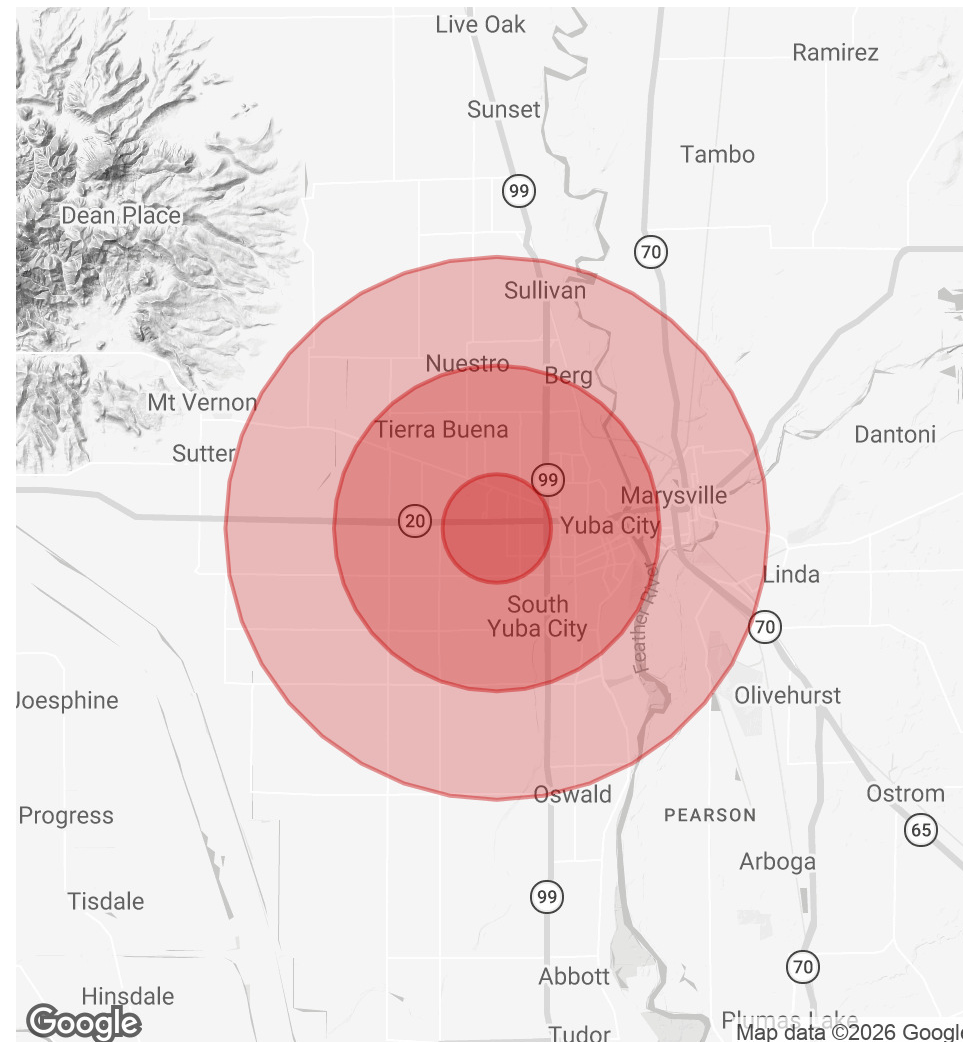


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	64,022	101,994
Average Age	34.6	34.1	34.0
Average Age (Male)	32.3	33.0	33.1
Average Age (Female)	37.0	35.4	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,721	21,893	34,458
# of Persons per HH	3.1	2.9	3.0
Average HH Income	\$68,248	\$62,308	\$61,383
Average House Value	\$318,416	\$293,886	\$296,787

RACE	1 MILE	3 MILES	5 MILES
% White	58.1%	64.2%	64.0%
% Black	2.6%	1.7%	2.1%
% Asian	27.1%	15.4%	14.8%
% Hawaiian	0.2%	0.3%	0.4%
% American Indian	1.0%	1.4%	1.5%
% Other	4.8%	10.5%	10.6%

* Demographic data derived from 2020 ACS - US Census



Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

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.