



FOR LEASE

OFFICE BUILDING

Civic Center - 1548 Building

1548 Poole Blvd
Yuba City, CA 95993

**LEASE RATE: \$1.25 SF/MONTH
(NNN)**



Jeffrey Helm

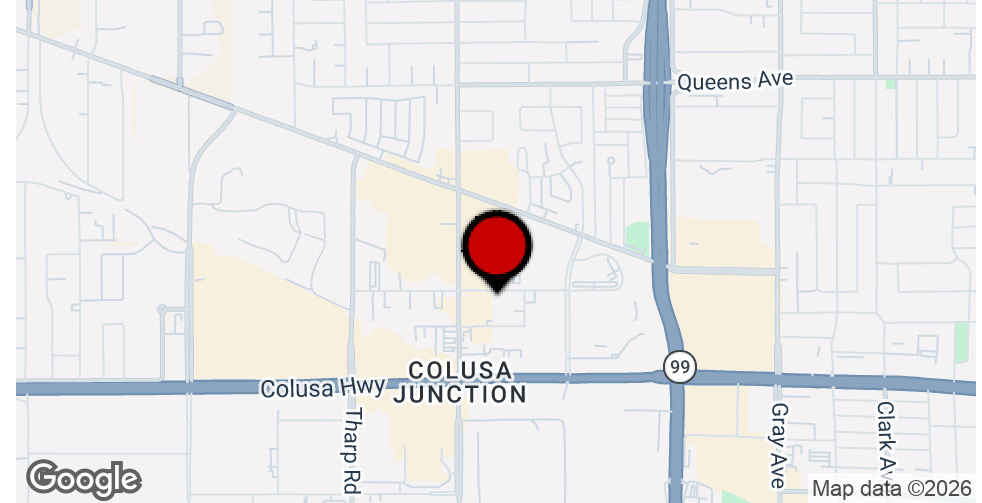
Broker
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any 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.

Executive Summary

Civic Center - 1548 Building

1548 Poole Blvd, Yuba City, CA 95993



OFFERING SUMMARY

| | |
|-------------------------|--------------------------|
| Lease Rate: | \$1.25 SF/month (NNN) |
| Building Size: | 8,006 SF |
| Available SF: | 1,792 - 3,584 SF |
| Lot Size: | 19,852 SF |
| Number of Units: | 4 |
| Year Built: | 1986 |
| Renovated: | 2024 |
| Zoning: | Zoned C2 - Click For Use |

PROPERTY OVERVIEW

Introducing 1548 Poole Blvd, 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

- Modern and spacious commercial property
- Strategic location with high visibility and easy access
- Customizable layouts to suit diverse business needs
- Expansive parking for employees and customers



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Lease Spaces

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LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|-----------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,792 - 3,584 SF | Lease Rate: | \$1.25 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------------|-----------|------------------|------------|-----------------|
| 1548 - STE C-D | Available | 1,792 - 3,584 SF | NNN | \$1.25 SF/month |

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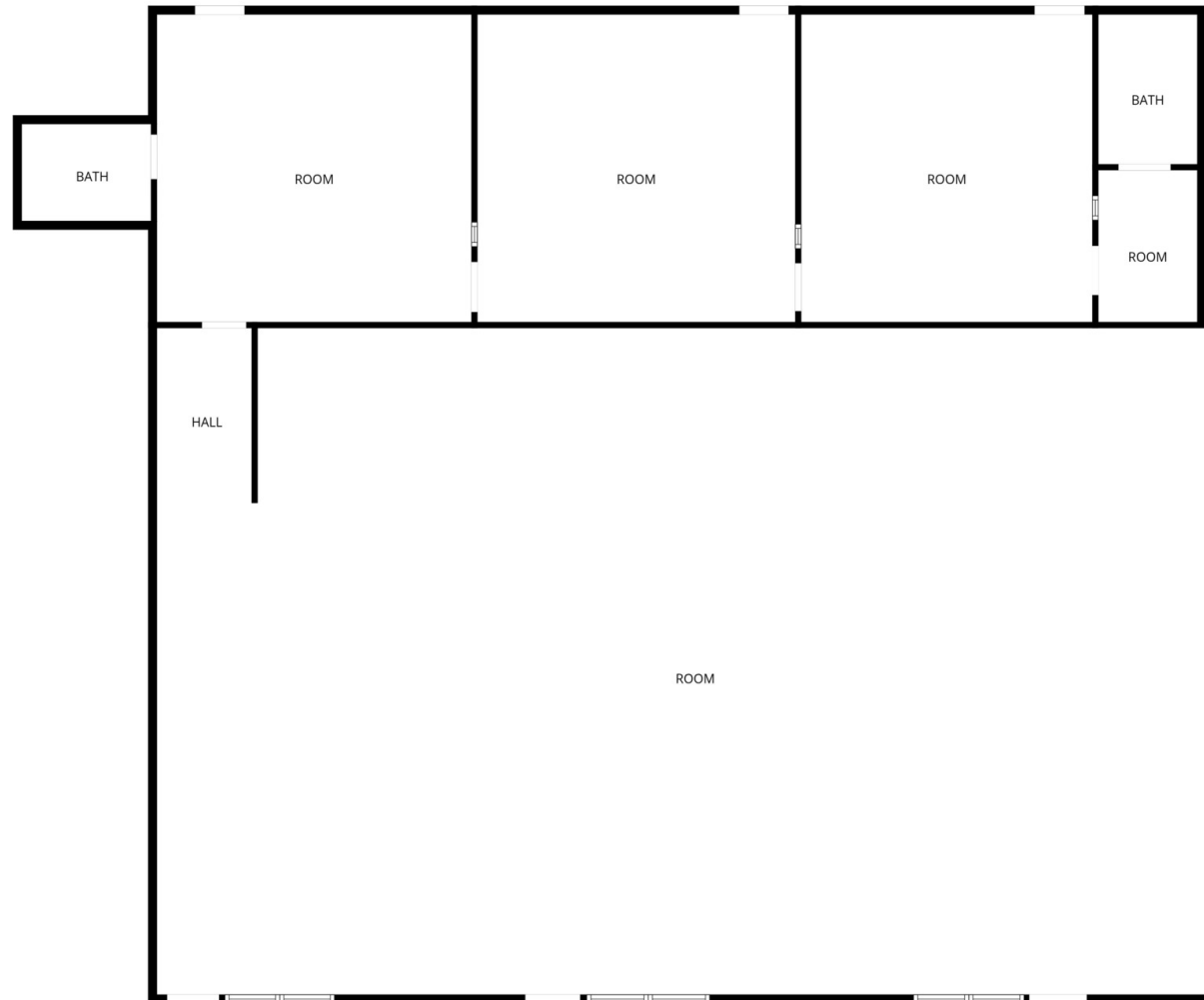
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Additional Photos

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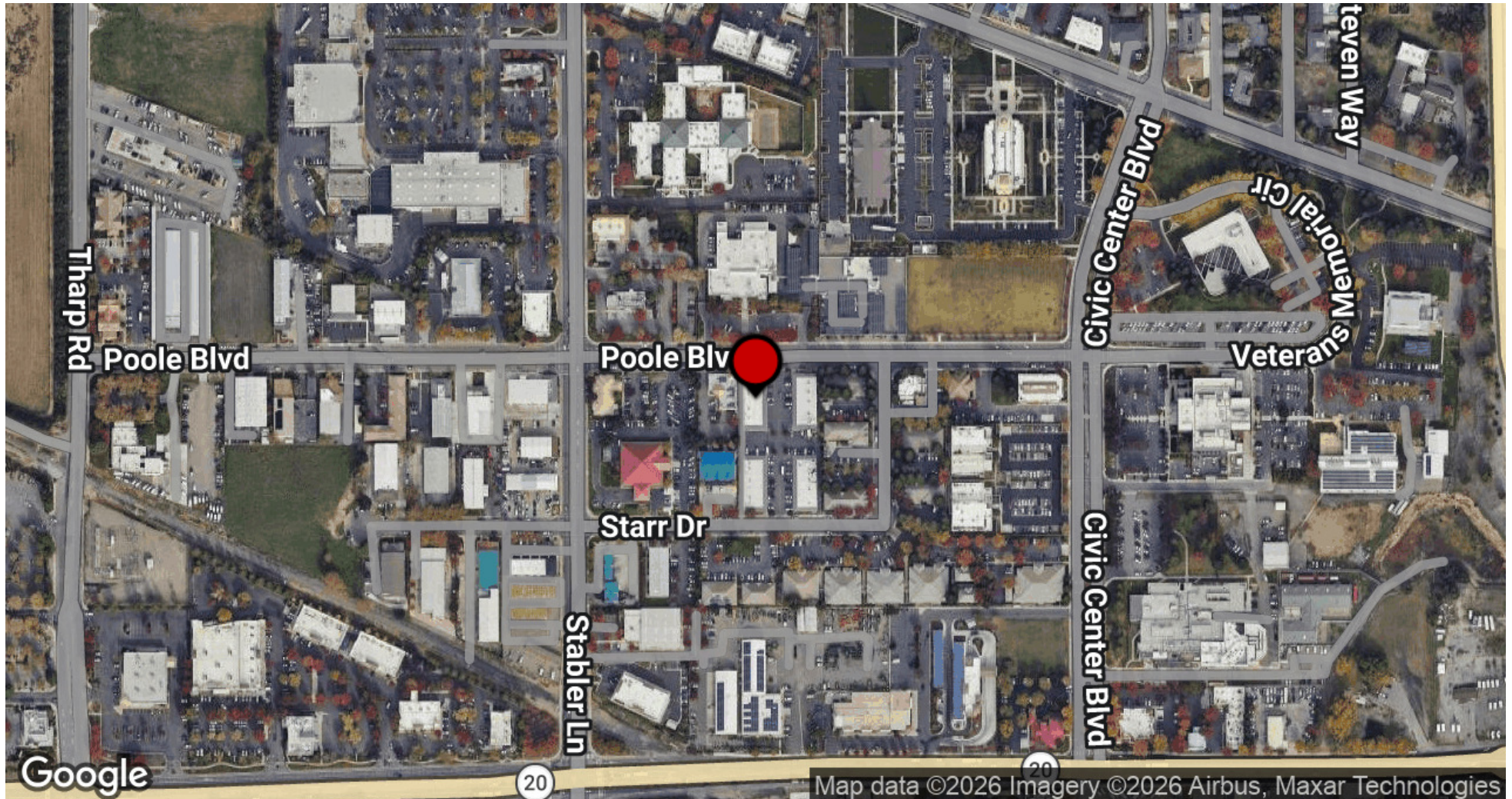
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Location Map

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Demographics Map & Report

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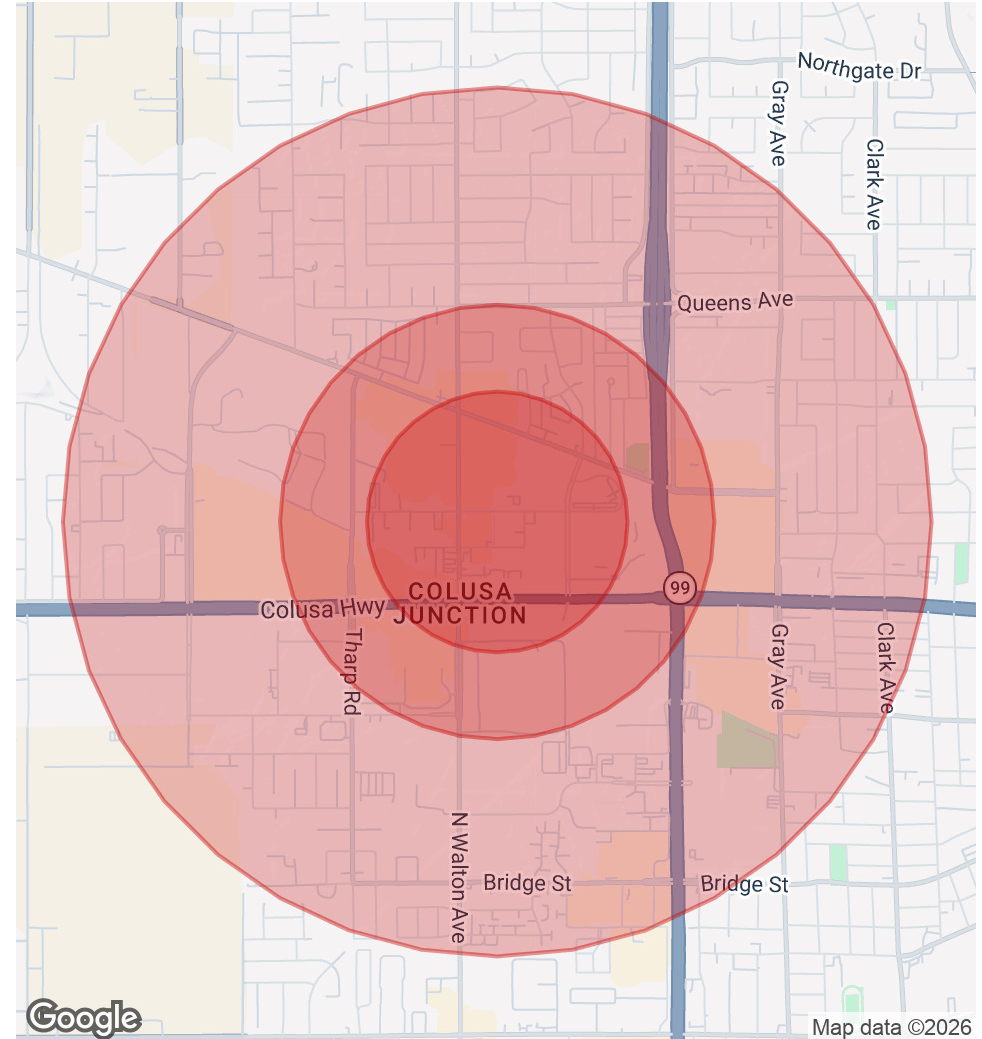


| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 215 | 1,396 | 11,534 |
| Average Age | 39 | 41 | 40 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 68 | 475 | 4,159 |
| # of Persons per HH | 3.2 | 2.9 | 2.8 |
| Average HH Income | \$103,192 | \$85,336 | \$79,274 |
| Average House Value | \$493,897 | \$441,220 | \$427,300 |

| RACE | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|--------|
| % White | 33.0% | 36.1% | 40.9% |
| % Black | 1.4% | 1.9% | 2.5% |
| % Asian | 44.2% | 36.9% | 23.4% |
| % Hawaiian | 0.0% | 0.1% | 0.2% |
| % American Indian | 0.9% | 1.5% | 2.7% |
| % Other | 9.8% | 11.8% | 17.1% |

Demographics data derived from AlphaMap



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