

1256 GARDEN HIGHWAY, UNIT D - WAREHOUSE & OFFICE

4,800 SF AVAILABLE


JEFF HELM
Broker
Lic: 01428618
530.870.1384
jeff@helmre.com

1256 GARDEN HIGHWAY, YUBA CITY, CA 95991



PROPERTY OVERVIEW



<p>Rental Rate: \$9.50 SF/YR Gross</p>	<p>Office Space SF: 274 SF Warehouse Space SF: 4,526 SF</p>
<p>Zoning: M-2 (Industrial District)</p>	 <p>Zoning Uses</p>

1256 Garden Highway #D

Warehouse, Distribution & Office

Lease Opportunity – 1256 Garden Highway, Unit D

Suite D at 1256 Garden Highway offers approximately 4,800 square feet of functional industrial space, featuring a front office build-out and two private restrooms, ideal for a wide range of warehouse, service, or light industrial users. The suite includes a large open warehouse area with ground-level drive-in access, allowing for efficient loading, storage, and operations. The layout provides a practical balance of office and warehouse space, making it well-suited for owner-users or tenants seeking flexibility and efficiency in a well-located industrial setting.

Lease Highlights– 1256 Garden Highway, Unit D

±4,000 SF Industrial / Warehouse Space

Front Office Area with Two Private Restrooms

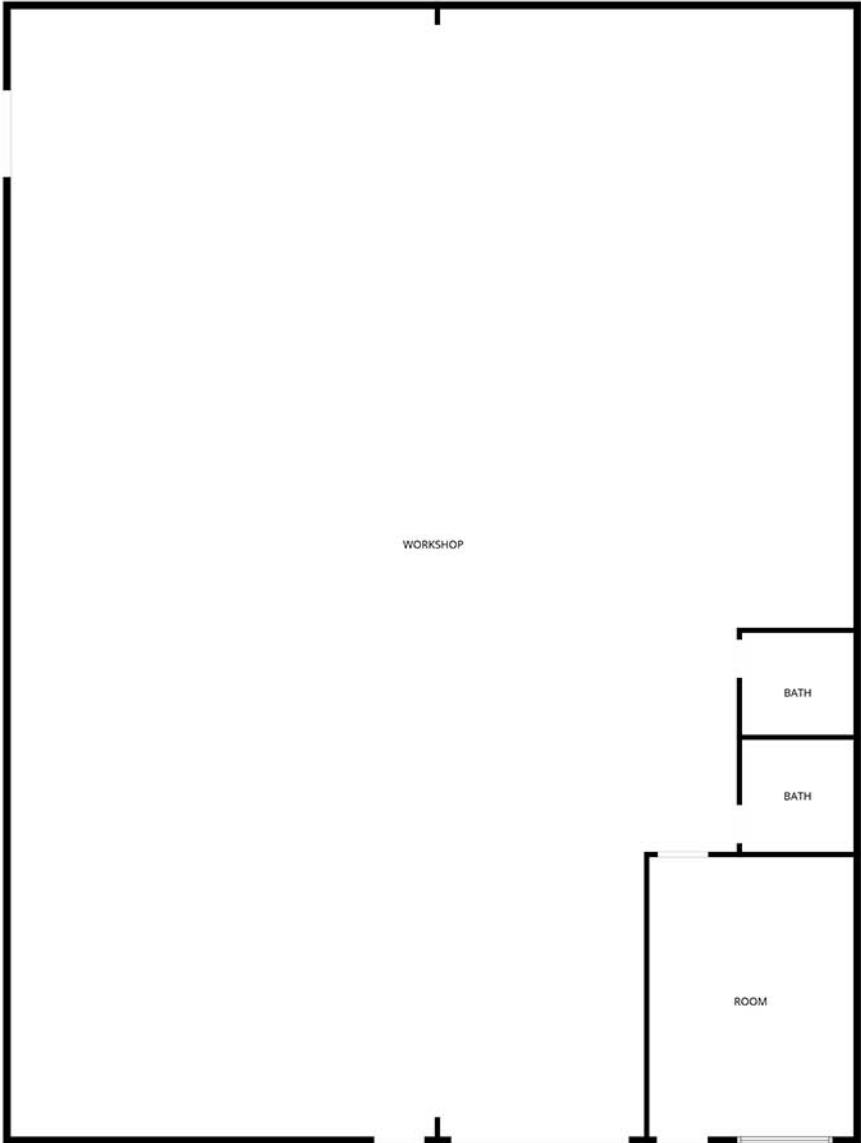
Large Open Warehouse Layout

Ground-Level Drive-In Access

Additional Photos

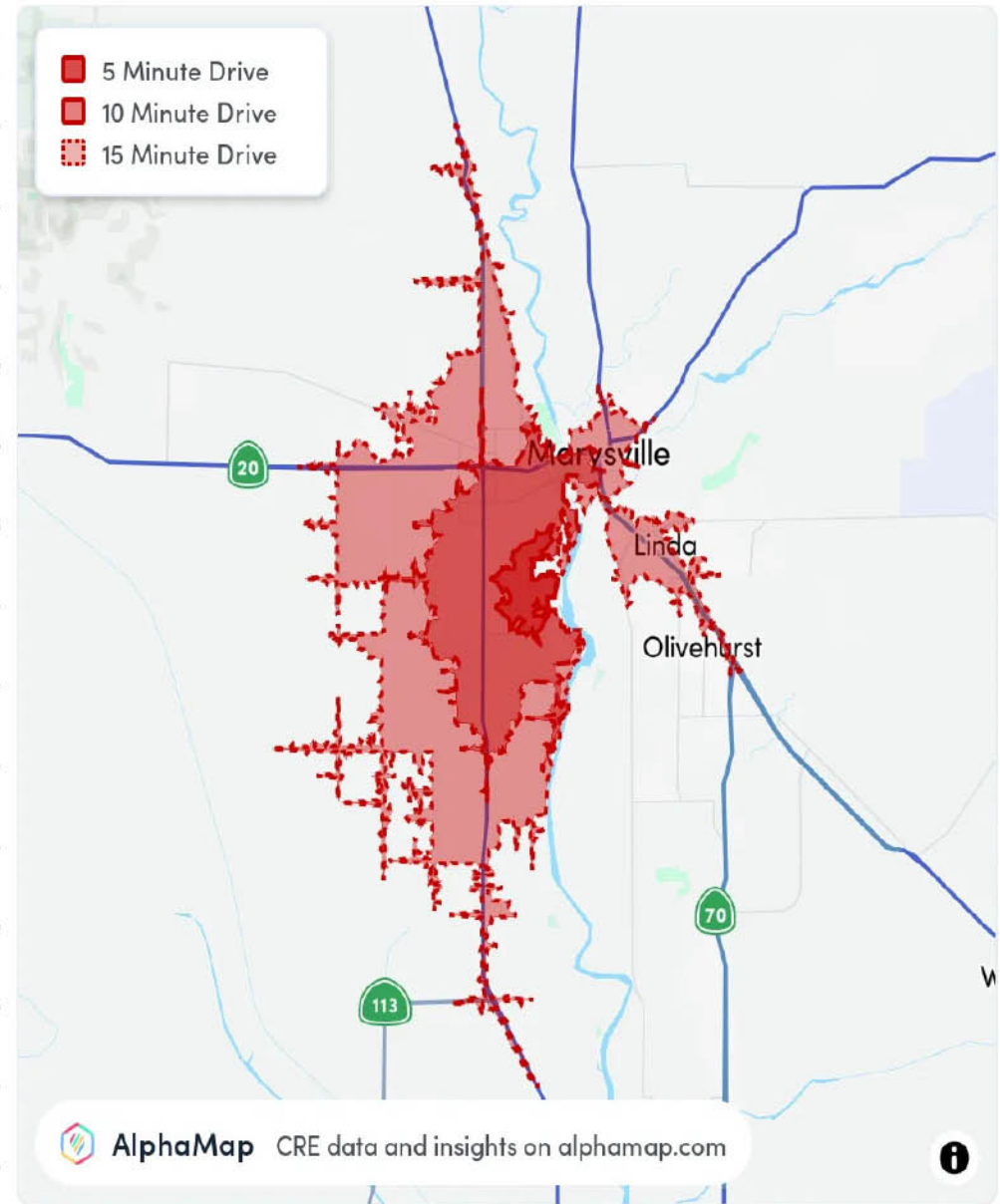


Floor Plan



DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	6,866	45,581	71,898
Average Age	37	38	39
Average Age (Male)	37	37	37
Average Age (Female)	38	39	40
Total Households	2,216	14,566	23,747
Persons per HH	3.1	3.1	3.0
Average HH Income	\$95,236	\$88,943	\$85,136
Average House Value	\$447,733	\$418,453	\$419,657
Per Capita Income	\$30,721	\$28,691	\$28,378
Population White	3,192	17,862	29,958
Population Black	153	1,067	1,712
Population American Indian	101	872	1,567
Population Asian	1,008	10,566	14,474
Population Pacific Islander	44	167	241
Population Other	1,439	9,181	14,256



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Unit D



JEFF HELM
Broker
Lic: 01428618
530.870.1384
jeff@helmre.com

LUCAS HELM
Agent
Lic: 02140876
530.788.8887
lucas@helmre.com

HELM PROPERTIES
471 Century Park Dr STE B
Yuba City, CA 95991
Tel. 530.329.8336
www.helmre.com
Lic: 02246520

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