

Flex Office Park Units

1,000 - 1,800 SF FOR LEASE

990 Klamath Lane | Yuba City, CA 95993

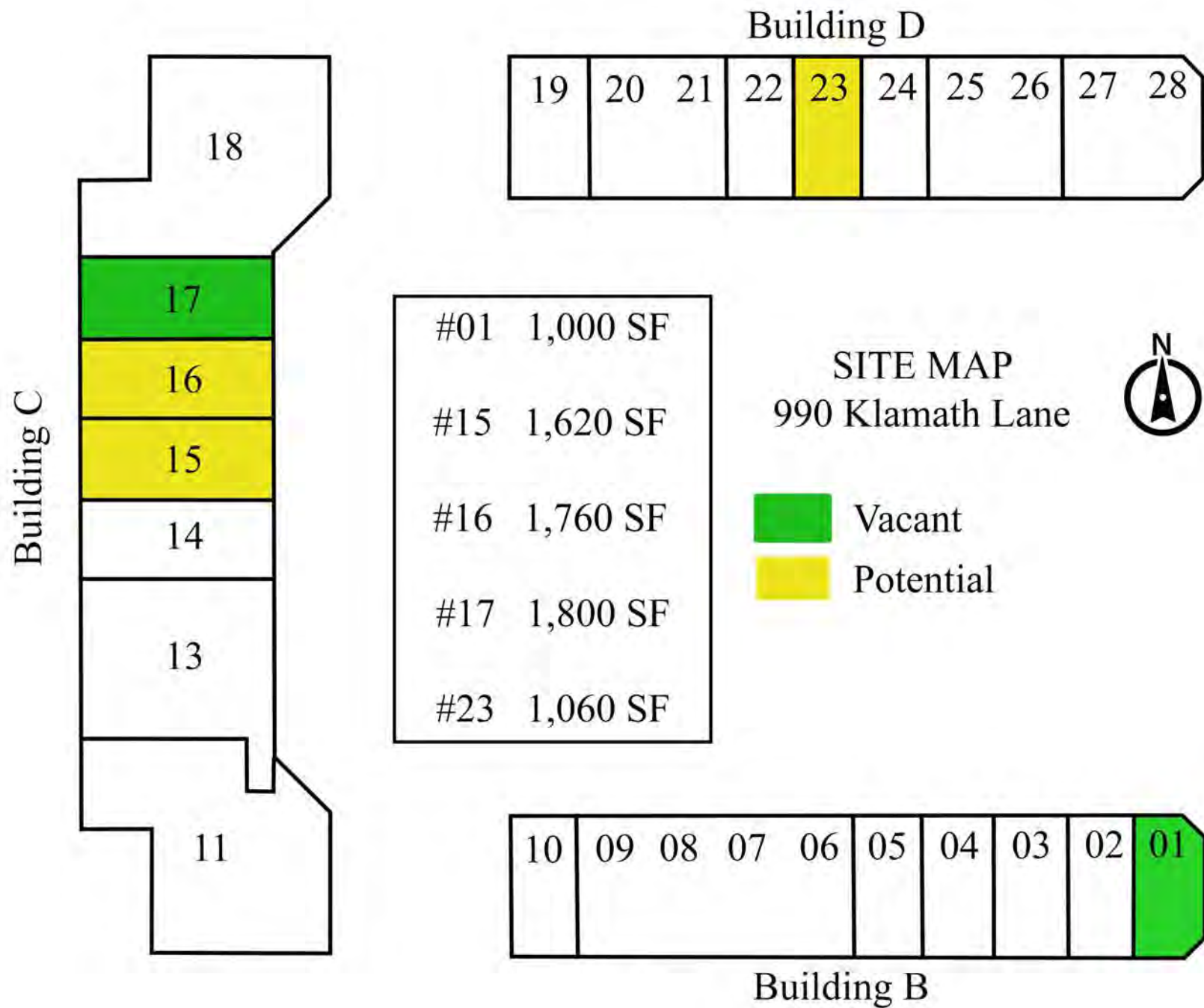


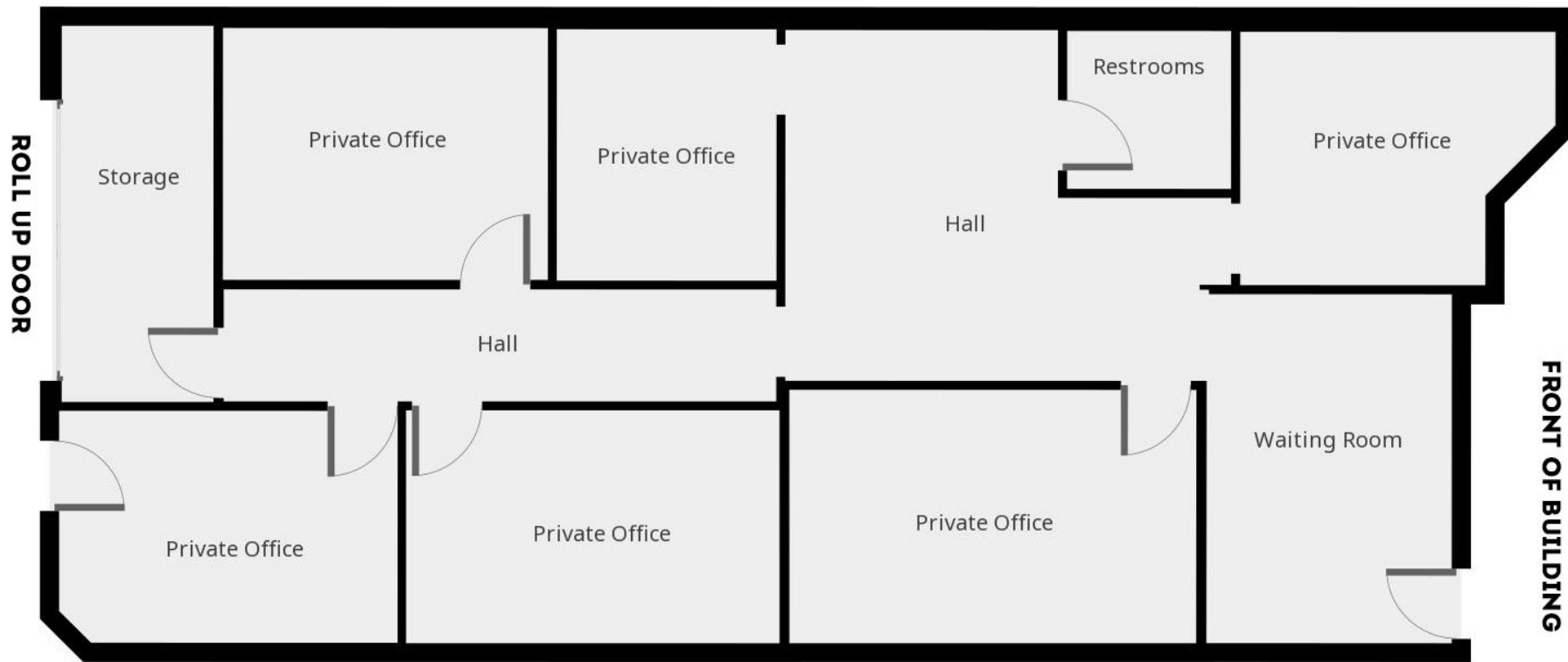
Property Highlights

- Rental Rate: \$0.89 sf/mo NNN
- Sizes: 1,000 - 1,800 SF
- Zoning: C-M
- Roll up door in back for delivery
- Located few blocks from HWY 20
- Very desirable business area
- Flex Office/ Warehouse Space

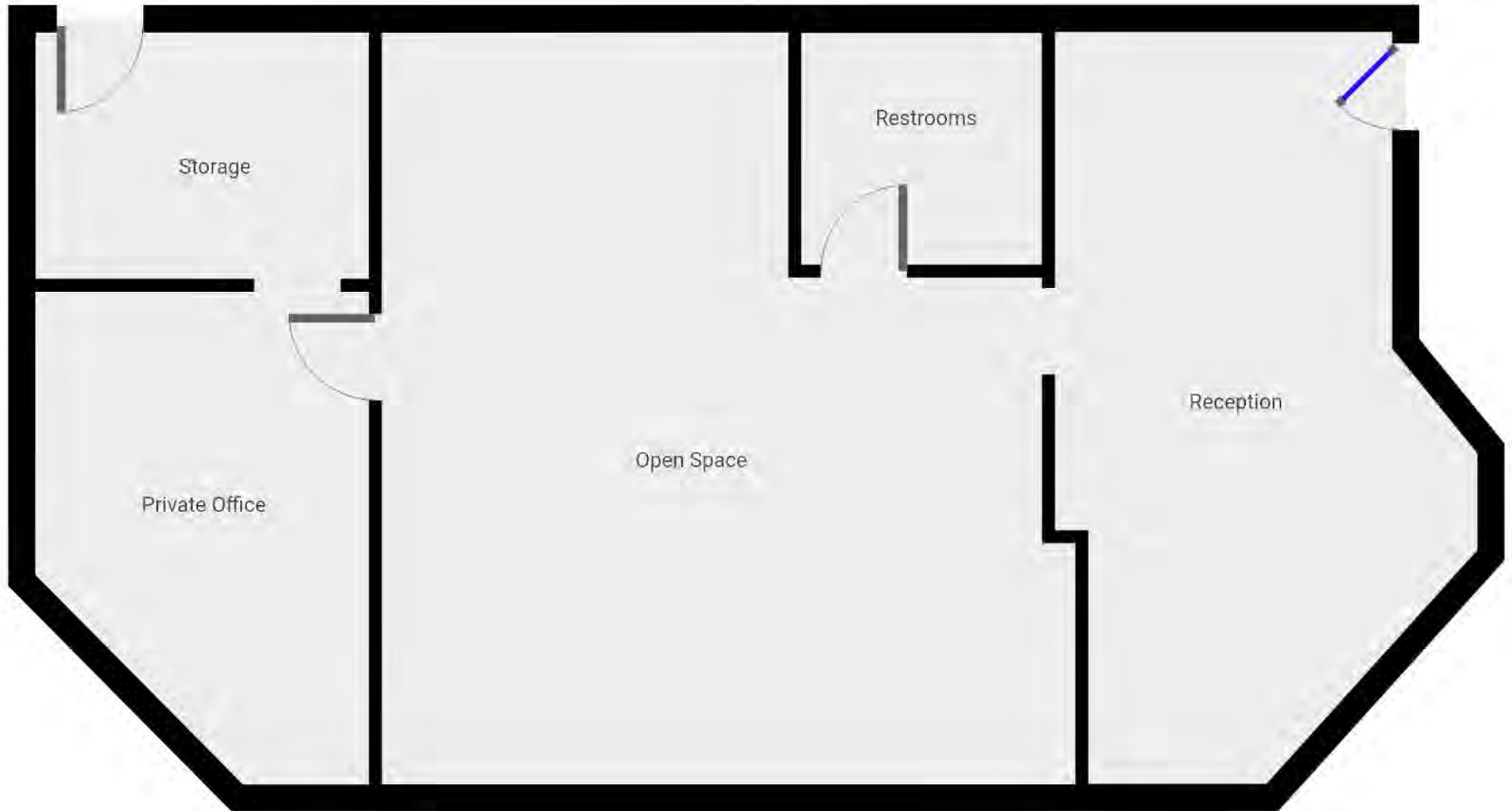


JEFFREY HELM
Broker CalBRE Lic # 01428618
530-329-8336
jeff@helmre.com



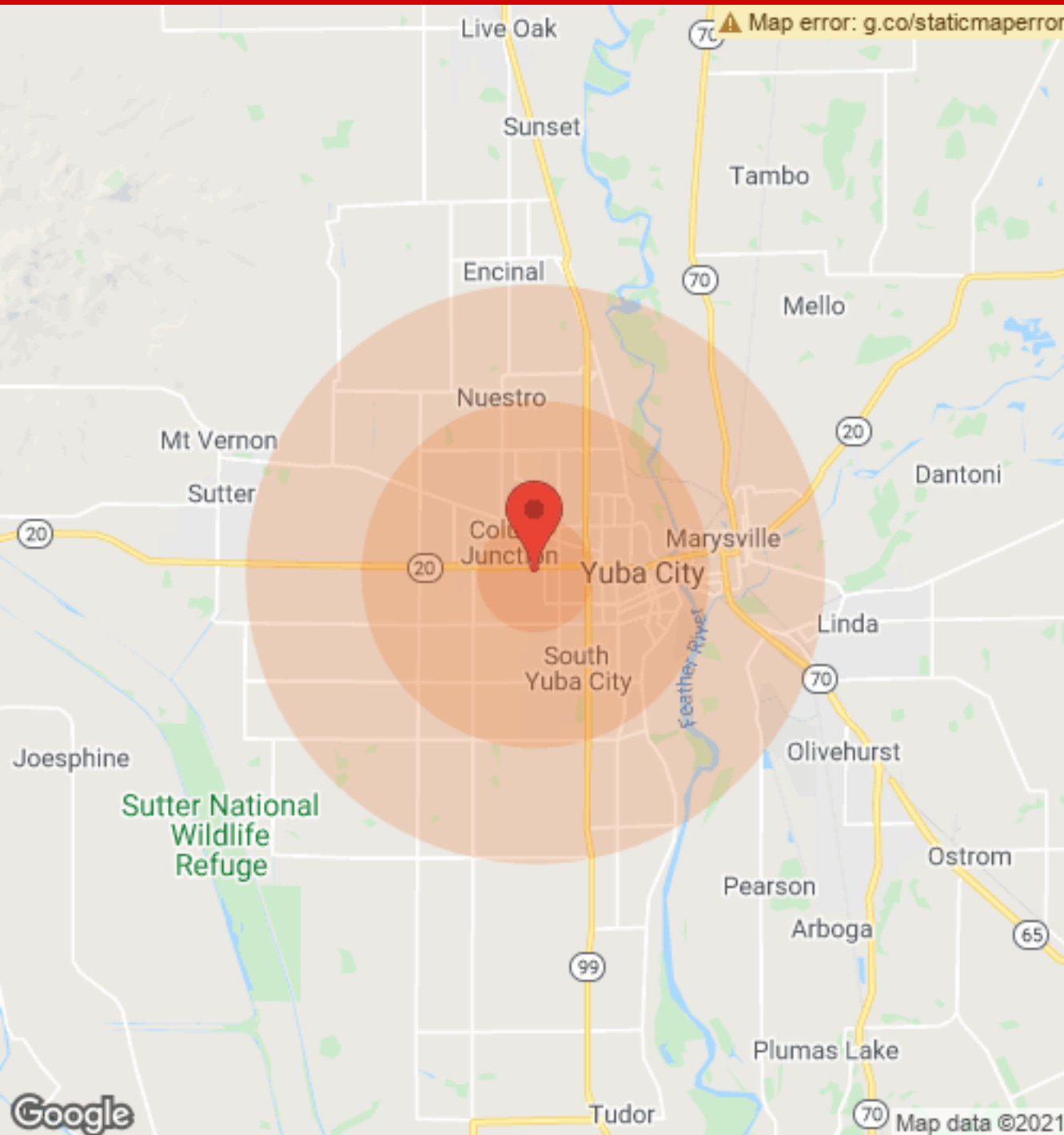
990 KLAMATH LN, SUITE 17 - 1,800 SF

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





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.



Population	1 Mile	3 Miles	5 Miles
Male	4,652	34,516	48,959
Female	4,707	36,228	51,634
Total Population	9,359	70,744	100,593

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,120	16,550	24,426
Ages 15-24	1,246	10,322	14,850
Ages 55-64	986	7,422	10,278
Ages 65+	1,258	9,757	12,870

Race	1 Mile	3 Miles	5 Miles
White	4,380	41,899	61,186
Black	191	972	1,569
Am In/AK Nat	91	383	620
Hawaiian	N/A	37	79
Hispanic	2,230	21,602	31,111
Multi-Racial	4,042	32,110	46,132

Income	1 Mile	3 Miles	5 Miles
Median	\$46,319	\$49,731	\$46,802
< \$15,000	453	2,977	4,389
\$15,000-\$24,999	285	2,744	4,075
\$25,000-\$34,999	429	2,935	4,271
\$35,000-\$49,999	693	3,466	5,118
\$50,000-\$74,999	680	4,500	6,497
\$75,000-\$99,999	334	3,096	4,178
\$10,000-\$149,999	184	2,683	3,403
\$150,000-\$199,999	120	962	1,179
> \$200,000	7	541	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,392	26,592	37,970
Occupied	3,179	24,765	35,049
Owner Occupied	1,410	14,221	19,368
Renter Occupied	1,769	10,544	15,681
Vacant	213	1,827	2,921

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.