



FOR LEASE

OFFICE BUILDING

1100 Civic Center

1100 Civic Center Boulevard, STE 302
Yuba City, CA 95993

**LEASE RATE: \$1000.00 PER
MONTH (GROSS)**



Jeffrey Helm

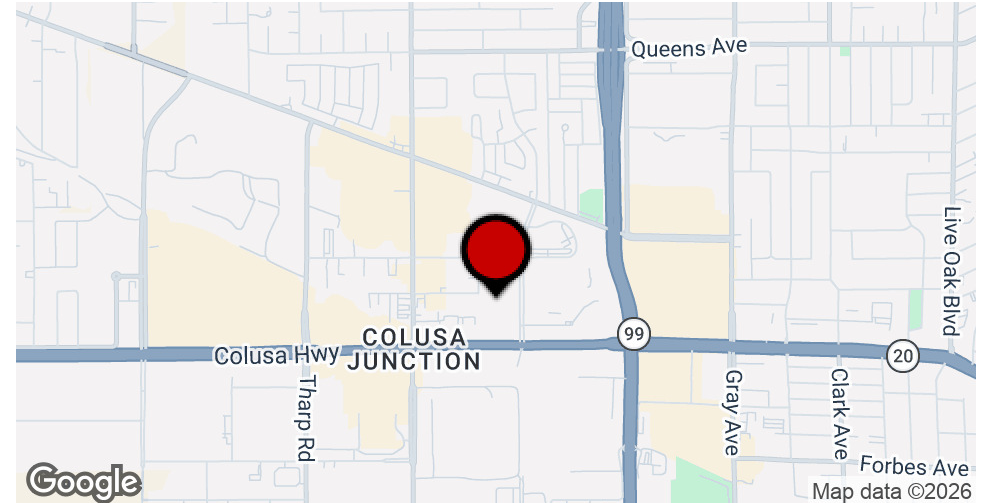
Broker
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any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

1100 Civic Center 302

1100 Civic Center Boulevard Ste 302, Yuba City, CA 95993



OFFERING SUMMARY

Lease Rate:	\$1,000 per month (Gross)
Building Size:	4,080 SF
Available SF:	180 SF
Lot Size:	0.17 Acres
Year Built:	2003
Renovated:	2024
Zoning:	C1

PROPERTY OVERVIEW

1100 Civic Center Boulevard, Suite 302, offers a flexible and professional office space in the heart of Yuba City's Civic Center district. Perfect for entrepreneurs, podcasters, small business owners, and creatives, this suite provides a productive environment with a mix of private offices, collaborative areas, and a welcoming reception. Tenants enjoy all-inclusive amenities such as free high-speed Wi-Fi, utilities, a spacious break room, and access to public bathrooms, making it a turnkey solution for growing businesses. The building is centrally located near government offices, financial institutions, and retail conveniences, with easy access to Highways 20 and 99. Ample parking and a recognizable address further enhance this prime office opportunity.

PROPERTY HIGHLIGHTS

- Ideal for entrepreneurs, podcasters, small business owners, and creatives
- All-inclusive lease: free high-speed Wi-Fi & utilities
- Access to a spacious break room and public bathrooms
- Centrally located near Civic Center, retail, dining & services
- Easy connectivity to Highways 20 & 99 with ample parking

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	180 SF	Lease Rate:	\$1,000 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
STE 3	Available	180 SF	Gross	\$1,000 per month

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Site Plans

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Additional Photos

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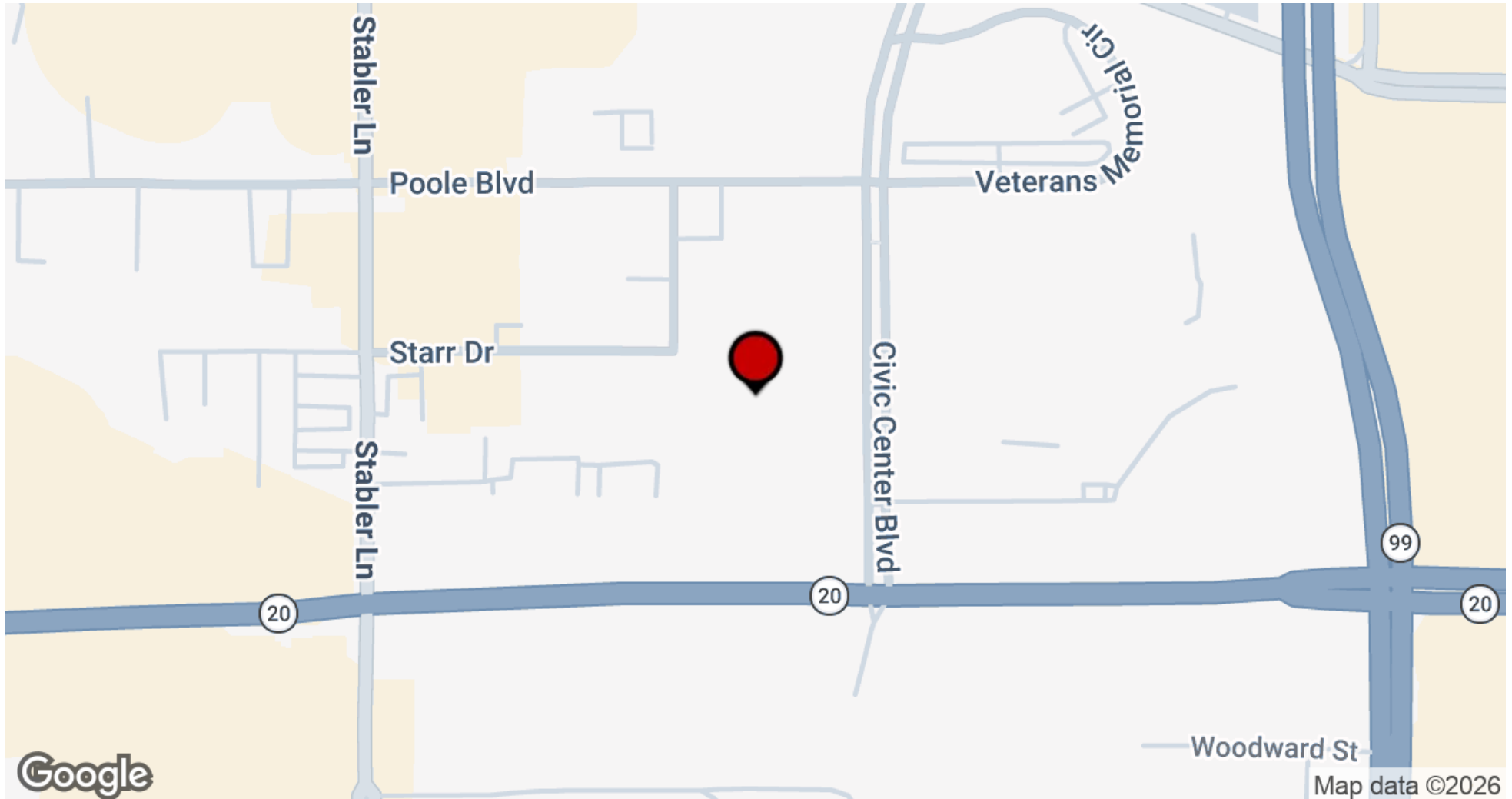
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Location Map

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Demographics Map & Report

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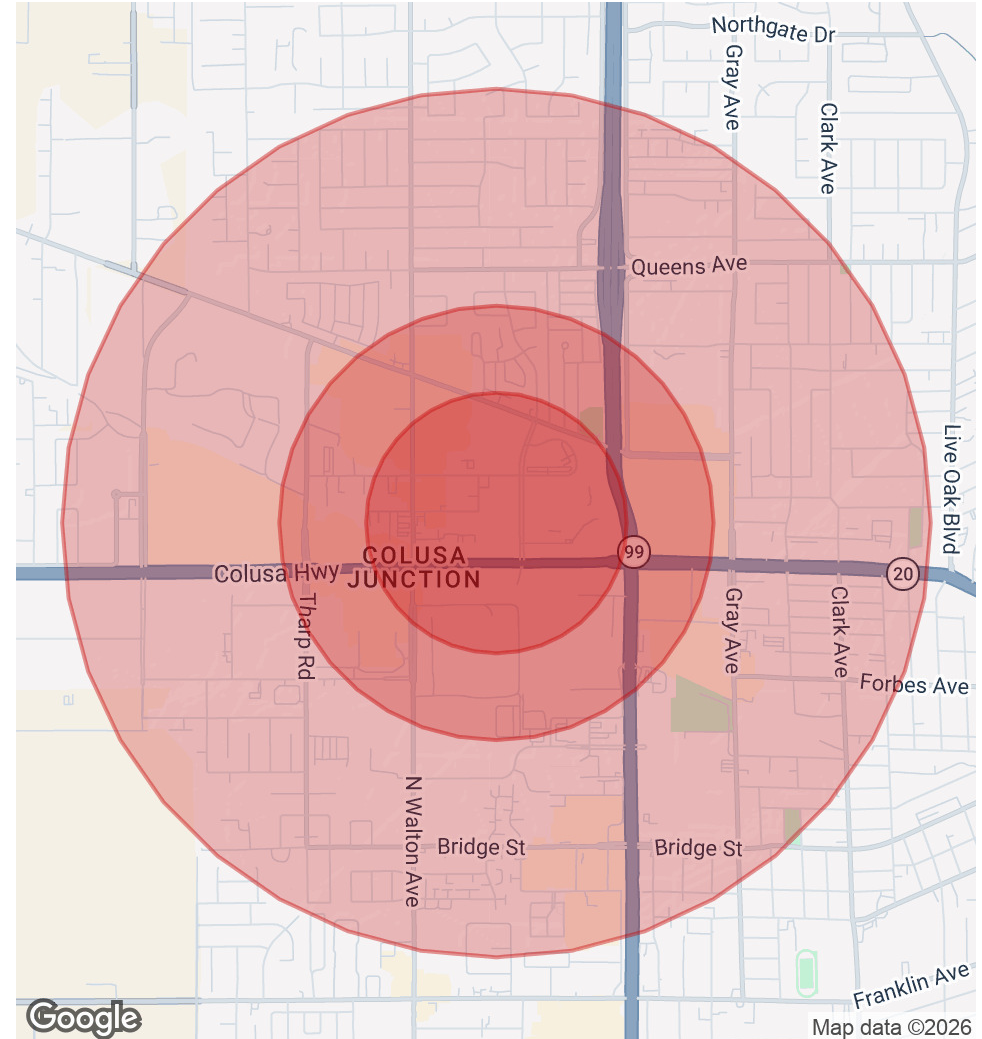


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	164	1,243	14,318
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	475	5,182
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$61,385	\$62,612	\$73,952
Average House Value	\$500,974	\$485,144	\$427,149

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	82	611	5,921
Total Population - Black	8	55	418
Total Population - Asian	28	214	3,018
Total Population - Hawaiian	1	6	36
Total Population - American Indian	3	23	387
Total Population - Other	23	179	2,569

2020 American Community Survey (ACS)



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