

LEASE

TOLTEC PLAZA

350 Bridge Street Yuba City, CA 95991



PROPERTY DESCRIPTION

Introducing a versatile leasing opportunity at 350 Bridge Street, Yuba City, CA. This property offers a range of potential uses, including Industrial Flex space, Contractor Yard, Light Industrial, Service Commercial, Warehouse/Distribution, and Flex industrial with office potential. The central location provides convenient access to transportation routes, ideal for businesses requiring efficient logistical operations. With an open warehouse area featuring high ceilings, this property offers flexible space to suit various operational needs. Don't miss out on this adaptable and well-located leasing opportunity for your industrial or commercial business. plentiful onsite parking. Warehouse space can be leased with or without the attached office space.

PROPERTY HIGHLIGHTS

- Industrial Flex space
- Warehouse/Contractor Yard Opportunity
- Light Industrial
- Service Commercial

OFFERING SUMMARY

Lease Rate:	\$0.80 SF/month (MG)
Number of Units:	6
Available SF:	918 - 9,218 SF
Lot Size:	2.31 Acres
Building Size:	37,000 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	230	1,183	4,693
Total Population	534	3,009	12,843
Average HH Income	\$88,061	\$80,860	\$71,018

John Taylor
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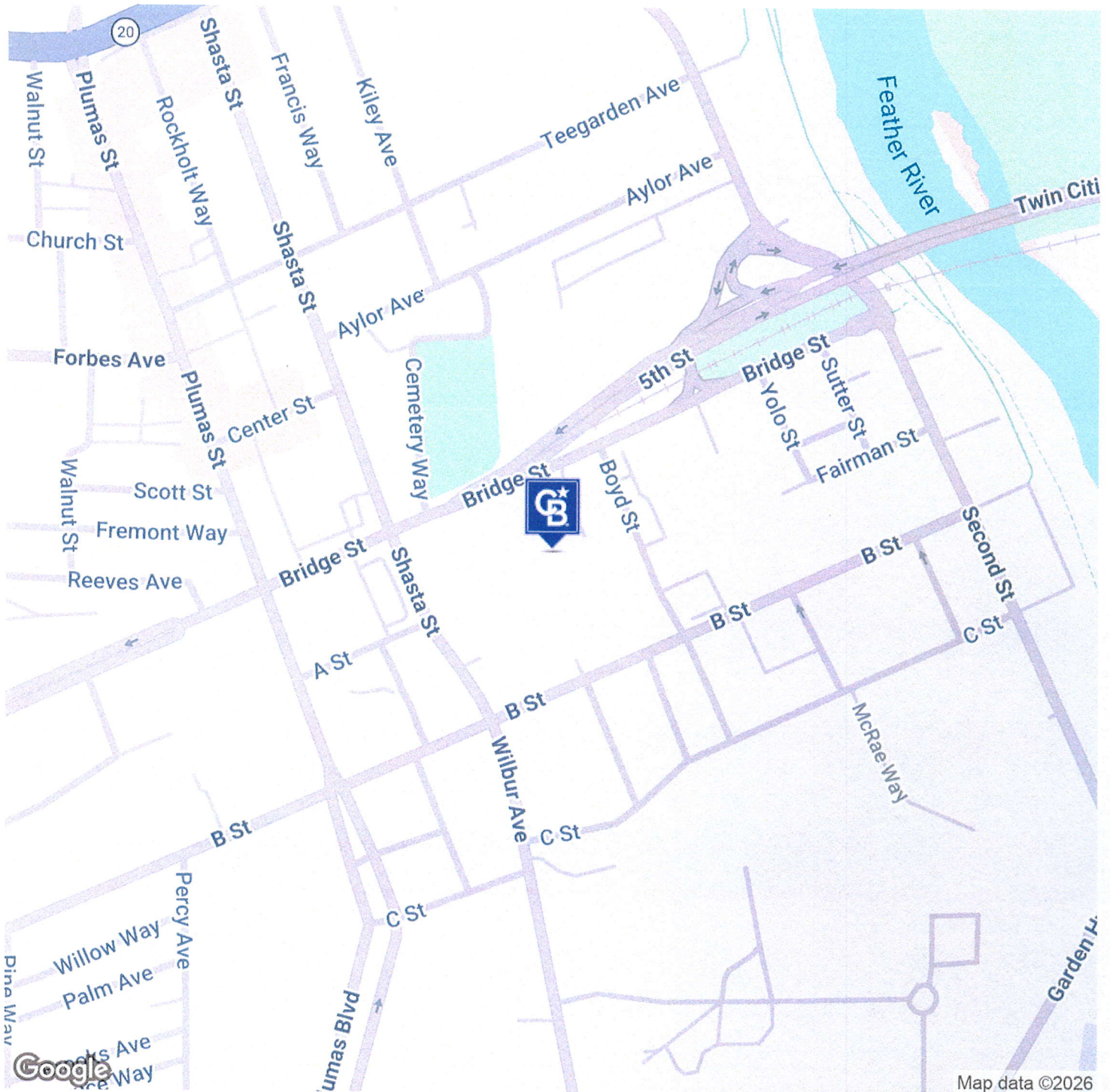
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Map data ©2026

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