

Residential Opportunity

MARKET STREET & PERKINS WAY | YUBA CITY, CA 95991

OFFERING
MEMORANDUM



OFFERING HIGHLIGHTS

PRICE:	\$400,000
PRICE/ UNIT:	\$9,090 /unit (Based on ± 44 unit Max Density)
ZONING	R-3, Multiple-Family Residential
GENERAL PLAN:	High Density Residential (HDR)
BUILDING DENSITY:	Up to 36 units/acre (± 44 Units Maximum)
TYPE OF OWNERSHIP:	Fee Simple
COUNTY:	Sutter County, California
FRONTAGE:	Market Street (± 255 Feet)
LOT SIZE:	$\pm 53,143$ SF (± 1.22 Acres)
SITE CONDITION:	Cleared & Ready for Development
CITY SERVICES:	Public Water/Sewer
APN:	051-393-004-000



OFFERING SUMMARY



±1.22-Acre Entitled Multifamily Development Site

Market Street & Perkins Way, Yuba City, CA

Helm Properties is pleased to present the exclusive offering of a multifamily development site located at the corner of Market Street and Perkins Way in Yuba City, California. The subject property encompasses approximately 53,143 square feet (±1.22 acres) and is zoned R-3 (Multiple-Family Residential), consistent with the City of Yuba City's High Density Residential General Plan designation. The R-3 zoning permits a density range of 12 to 36 dwelling units per acre, representing a maximum yield of approximately 44 units on this site. The site is cleared and ready for development.

Exceptional Infill Corner Location

Positioned at the signalized intersection of Market Street and Perkins Way, the site benefits from strong street visibility on two frontages and is situated within the established Yuba City city limits with full access to municipal water, sewer, and utility infrastructure. The surrounding area is experiencing active residential investment, making this an attractive infill opportunity in a market with meaningful barriers to new development.

Flexible, High-Density Entitlement

The R-3 designation accommodates the full spectrum of attached multifamily product types — including apartment communities, condominiums, and townhomes — providing developers with significant flexibility in design and exit strategy. The zoning allows up to four stories (not to exceed 48 feet), supporting podium or wood-frame construction depending on unit count and financing structure. Maximum lot coverage is 60%, providing a buildable footprint of approximately 31,886 square feet after setbacks and open space are factored into the site plan.

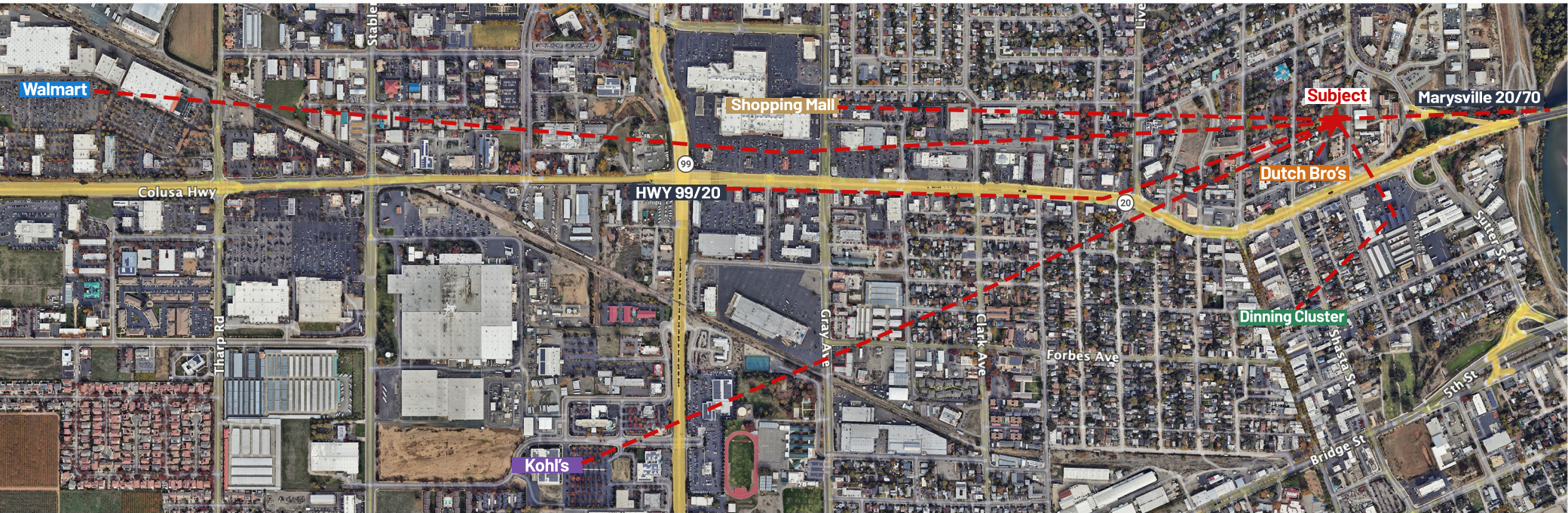
Competitive Land Basis

At an asking price of \$400,000 — equating to \$9,090 per unit at maximum density — this site offers a highly competitive land cost basis relative to comparable infill multifamily land in the Northern Sacramento Valley. The low per-unit land cost makes this site well-suited for affordable housing developers utilizing LIHTC or other subsidy structures, where land basis is a critical underwriting input.

Strong Regional Demand Drivers

The Yuba-Sutter region continues to attract housing demand driven by its relative affordability compared to the Greater Sacramento metro, direct Highway 99 access, and a growing workforce base. Yuba City's multifamily pipeline remains constrained, supporting favorable rental fundamentals for new product.

AREA OVERVIEW



● Subject Property

● Dutch Bros Coffee

● Walmart Supercenter

● Kohl's

● Dining Cluster

● Shopping Mall

● Highways

NEARBY AMENITIES — DISTANCE REFERENCE

RESTAURANTS & DINING

Dutch Bros Coffee	4.5★	0.01 mi
The Happy Viking	4.4★	0.04 mi
Plumas Street Pub & Grill	4.4★	0.04 mi
Sutter Buttes Brewing	4.5★	0.05 mi
Hooligans Bar & Bistro	4.6★	0.06 mi
Lambert House Café	4.4★	0.09 mi
Fernandos Cali Kitchen	4.7★	0.6 mi

SHOPPING & RETAIL

Walmart Supercenter	3.8★	3.1 mi
Kohl's	4.1★	1.7 mi
Yuba Sutter Marketplace	3.9★	1.2 mi
Feather Down Shopping Center	4.3★	2.2 mi
Yuba City Marketplace	4.1★	2.1 mi

GROCERY & MARKET

Los Portales Market & Taqueria	4.5★	0.4 mi
Washington Market	4.6★	0.6 mi

HIGHWAY ACCESS

Hwy 99 / 20 Junction (Yuba City)	—	1.2 mi
Marysville Hwy 20 / 70 Junction	—	1.7 mi

7
RESTAURANTS WITHIN 0.6 MI

1.2 mi
TO HWY 99/20 JUNCTION

5
SHOPPING CENTERS WITHIN 2.5 MI

0.1 mi
NEAREST COFFEE (DUTCH BROS)

PLAT MAP & ZONING

ZONING SUMMARY

ZONING DISTRICT

R-3, Multiple-Family Residential

PERMITTED DENSITY

12-36 Units/Acre | ±44 Units Max on this Site

MAX LOT COVERAGE

60% (~31,886 SF Buildable Footprint)

GENERAL PLAN DESIGNATION

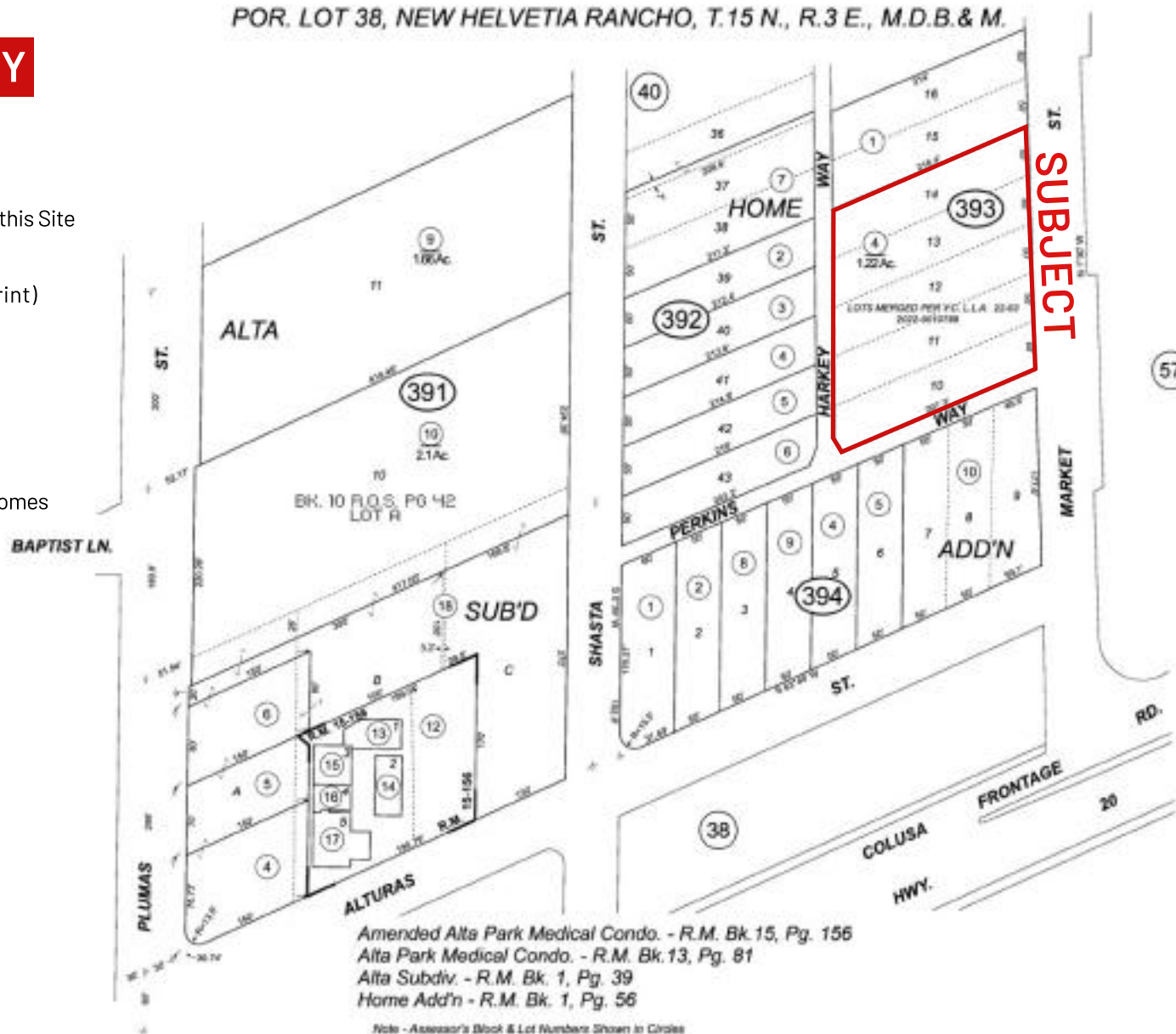
High Density Residential (HDR)

MAX BUILDING HEIGHT

4 Stories / 48 Feet

PERMITTED PRODUCT TYPES

Apartments, Condominiums, Townhomes



ADDITIONAL PHOTOS



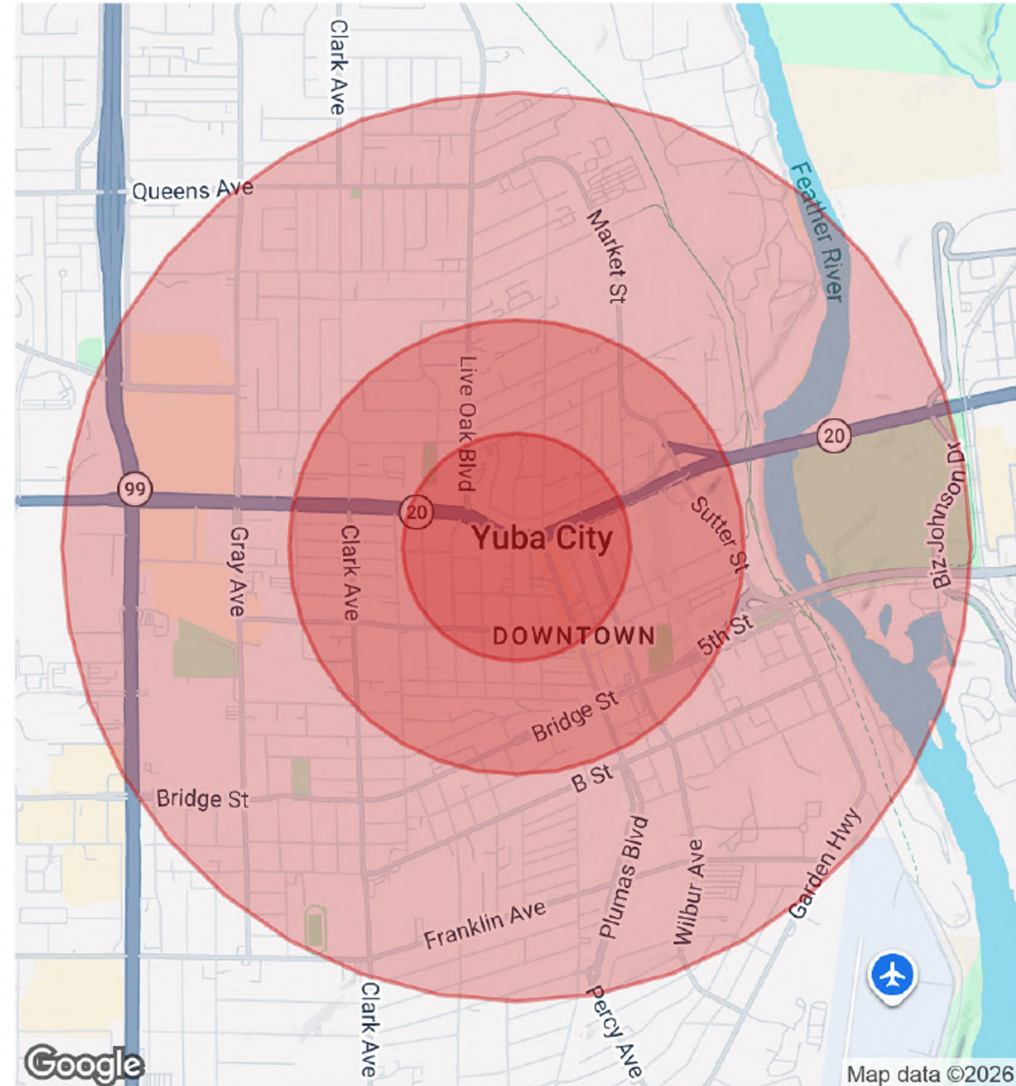
DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	892	4,069	14,198
Average Age	36.3	35.4	35.8
Average Age (Male)	36.7	33.8	32.8
Average Age (Female)	36.5	37.0	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	391	1,635	5,356
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$70,516	\$72,003	\$71,138
Average House Value	\$233,921	\$244,769	\$287,069

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	523	2,055	6,815
Total Population - Black	26	176	503
Total Population - Asian	36	147	1,074
Total Population - Hawaiian	0	0	14
Total Population - American Indian	19	52	124
Total Population - Other	58	623	2,691

2023 American Community Survey (ACS)



Residential Opportunity

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BROKER INFORMATION

JEFF HELM

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Helm Properties Brokerage Lic: 02246520

OFFER PROCESS

Offers should be submitted directly to Jeff Helm at jeff@helmre.com. Please include proof of funds or financing capability. The Seller reserves the right to accept, reject, or counter any offer at their sole discretion and is not obligated to respond to all inquiries. Cooperating brokers are welcome; contact listing broker to confirm commission structure prior to submitting.

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