



# 5 BUILDING PORTFOLIO FOR SALE

Commercial and Light Industrial  
Yuba City, CA







## PROPERTY SUMMARY

### Addresses:

902 Von Geldern Way, Yuba City, CA 95991

940 & 946 Von Geldern Way, Yuba City, CA 95991

958 & 959 Von Geldern Way, Yuba City, CA 95991

### Total Square Feet:

34,260

### Price:

\$2,300,000

### Price Per Square Foot:

\$67.13

### Property Highlights:

100% Leased

Located in desirable Industrial Zoned Area

Quick access to Highway 20

Located in the City Limits

City Water/Sewer











HWY 99



COLUSA AVE

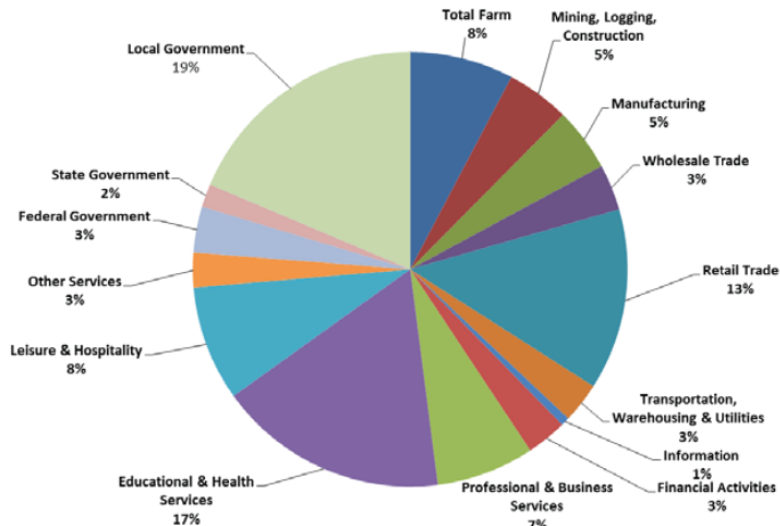




# LOCATION OVERVIEW



**YUBA CITY MSA - WORKFORCE COMPOSITION BY INDUSTRY**



## TOP 10 LARGEST EMPLOYERS – YUBA COUNTY

Company	Product/Service	Employees
Beale Air Force Base	U.S. Military / Air Force	6,882
Adventist Health & Rideout Memorial Hospital	Health Care / Hospital	2,109
Marysville Joint Unified School District	Public Education	1,000
Yuba County	Local Government	832
Caltrans	Government	720
Yuba College (Marysville Campus)	Education	708
Bishop's Pumpkin Farm	Agricultural Tourism	550
Toyota Ampitheater	Entertainment / Tourism	400
Frank M. Booth	Manufacturing/Service	380
Walmart – Marysville	Retail	359
Wheatland Elementary School District	Public Education	200

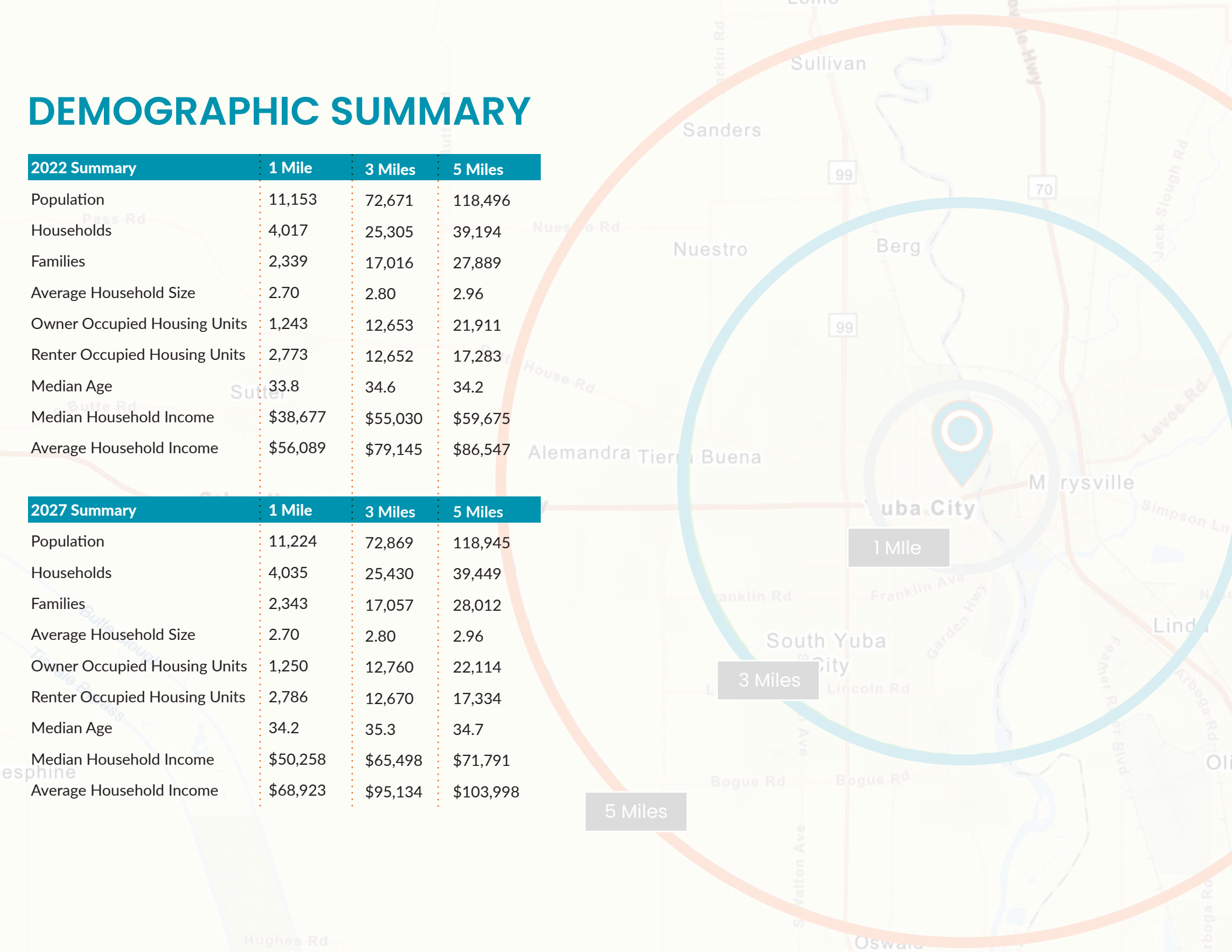
## TOP 10 LARGEST EMPLOYERS – SUTTER COUNTY

Company	Product/Service	Employees
Yuba County Unified School District	Public Education	1,410
Sutter County	Local Government	1,012
Legend Transportation	Transportation/Goods Moving	650
Sunsweet Growers	Food Processing	620
City of Yuba City	Government	482
Sysco Foods	Food Service Industry	405
Walmart	Grocery/Retailer	402
Sierra Gold Nurseries	Commercial Nursery	350
Home Depot	Retailer	300
Valley Fine Foods	Food Manufacturing	186
Bel Air/Raley's	Grocery/Retailer	160

# DEMOGRAPHIC SUMMARY

2022 Summary	1 Mile	3 Miles	5 Miles
Population	11,153	72,671	118,496
Households	4,017	25,305	39,194
Families	2,339	17,016	27,889
Average Household Size	2.70	2.80	2.96
Owner Occupied Housing Units	1,243	12,653	21,911
Renter Occupied Housing Units	2,773	12,652	17,283
Median Age	33.8	34.6	34.2
Median Household Income	\$38,677	\$55,030	\$59,675
Average Household Income	\$56,089	\$79,145	\$86,547

2027 Summary	1 Mile	3 Miles	5 Miles
Population	11,224	72,869	118,945
Households	4,035	25,430	39,449
Families	2,343	17,057	28,012
Average Household Size	2.70	2.80	2.96
Owner Occupied Housing Units	1,250	12,760	22,114
Renter Occupied Housing Units	2,786	12,670	17,334
Median Age	34.2	35.3	34.7
Median Household Income	\$50,258	\$65,498	\$71,791
Average Household Income	\$68,923	\$95,134	\$103,998





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