

For Sale:



Plumas Mixed Use Medical Center
470 Plumas Blvd, Yuba City, CA 95991



Jahn-Rich Commercial 3960 Dub Alley Sacramento, CA 95816 info@jahnrich.com Phone: 916.431.7926	Chris Du Pont CA DRE# 01526823 Cell: 916.300.8598 Office: 916.431.7926 Chris@jahnrich.com	Bobby Rich CA DRE# 01410142 Cell: 916.600.7458 Office: 916.431.7926 Bobby@jahnrich.com	Josh Chiechi CA DRE# 02201256 Cell: 916.214.8763 Office: 916.431.7926 Josh@jahnrich.com
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Offering Summary



Property Highlights

- 35% of building is vacant, perfect for an owner user
- Entire upstairs floor leased out by Sutter Health
- Steady growing population
- Attractive demographics for medical office use.



Overview	
Property Type	Office/Retail
Address	470 Plumas Blvd., Yuba City, CA 95991
Parcel #	052-380-022-000
Year Built	2006
Ownership Interest	Fee Simple
Lot Size	17,424
Net Rentable	18,577
Total Rented	12224
Total Rented %	65.80%
Total Vacant	6353
% Vacant	34.20%
NOI	\$131,082
Avg. Income Sq Ft	\$25.88
Avg. Expenses Sq Ft	\$9.39
Market Cap Rate	2.52%
Value	\$5,201,686
Value Per Sq Ft.	\$280.01

Jahn-Rich Commercial presents the Plumas Mixed Use Medical Center in Yuba City, California. This property is part of a 6 building medical office park within one mile of Yuba City's main hospital, Sutter hospital. This building consists of medical office space on the first and second floor with a retail component on the ground floor. Each suite is separately metered, with tenants responsible for their own utilities and janitorial services. The leases include staggered rent increases, enhancing the property's long-term IRR. The property's strategic location, both regionally and locally, is a key factor in its investment potential, as detailed on the following page.



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Operating Data



Rent Roll										
Tenant Name	Unit	Term Start	Term End	Duration	Sq Ft.	% fof GLA	Monthly Gross	Rent Per Sq Ft.	Annual Gross	Rent Per Sq Ft.
Sutter North Orthopedic	A	9/1/06	8/31/28	22	9659	51.99%	\$19,603	\$2.03	\$235,233	\$24.35
Lurato Inc DBA Sutter Pharmacy	D, E	12/1/19	11/30/26	7	2565	13.81%	\$5,856	\$2.28	\$70,274	\$27.40
Vacant	B					0.00%	\$0		\$0	
Vacant	F					0.00%	\$0		\$0	
				Totals	12224	65.80%	\$25,459	\$2.16	\$305,507	\$25.88
				Vacancy	6353	34.20%				

* SBA Financing available

Gross Income				
Tenant	Monthly Gross	Rent Per Sq Ft.	Annual Gross	Rent Per Sq Ft.
Totals	\$25,459	\$2.16	\$305,507	\$25.88
Vacancy Potential	\$0	\$0.00	\$0	\$25.88
Expenses				
Type	Monthly	Per Sq Ft.	Annual	Per Sq Ft.
Accounting	\$92	\$0.00	\$1,100	\$0.06
Alarm	\$133	\$0.01	\$1,593	\$0.09
Lease Commissions	\$2,078	\$0.11	\$24,936	\$1.34
Dues & Subscriptions	\$31	\$0.00	\$375	\$0.02
Elevator Maintenance	\$354	\$0.02	\$4,253	\$0.23
Insurance	\$971	\$0.05	\$11,657	\$0.63
Janitorial	\$543	\$0.03	\$6,515	\$0.35
Landscape	\$102	\$0.01	\$1,225	\$0.07
Pest Control	\$77	\$0.00	\$924	\$0.05
Postage	\$15	\$0.00	\$181	\$0.01
Property Management	\$1,946	\$0.10	\$23,350	\$1.26
Repairs & Maintenance	\$843	\$0.05	\$10,119	\$0.54
Property Taxes	\$5,476	\$0.29	\$65,711	\$3.54
Telephone	\$369	\$0.02	\$4,431	\$0.24
Utilities	\$1,504	\$0.08	\$18,054	\$0.97
		\$0.00	\$0	\$0.00
Totals	\$14,535	\$0.78	\$174,424	\$9.39
NOI				
Totals	\$10,924	\$1.37	\$131,082	\$16.49



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Location Overview



Yuba City is the county seat of Sutter County, located in Northern California. Positioned approximately 40 miles north of Sacramento in the Sacramento Valley, Yuba City lies between the Feather River to the east and the Sutter Buttes to the west, providing a central location for transportation and commerce in the region.

Yuba City's economy is primarily based on agriculture, with Sutter County being a significant agricultural area in California, known for crops such as walnuts, peaches, prunes, and rice. In recent years, the local economy has diversified, with growth in retail, healthcare, and manufacturing sectors. The city's proximity to major transportation routes, including State Route 99 and Highway 20, enhances its appeal for businesses.

Yuba City has a population of around 80,000 residents. The community is diverse, with a mix of long-time residents and newcomers drawn to the city's affordable housing, quality schools, and community amenities. The city offers various parks, recreational facilities, and community events that support a family-oriented lifestyle.

The Yuba City Unified School District serves the city's educational needs, offering multiple elementary, middle, and high schools, as well as private and charter school options. Nearby higher education institutions, such as Yuba College, provide additional academic and vocational opportunities. The city's infrastructure is well-developed, with ongoing investments in transportation, public safety, and utilities.

Yuba City provides access to outdoor recreational activities, including parks, trails, and the Feather River. The downtown area features shopping, dining, and cultural experiences. The city hosts several annual events, such as the Yuba City Summer Stroll and the Sikh Parade, reflecting its cultural diversity.

Yuba City is experiencing growth in both residential and commercial developments. The city's strategic location, coupled with its economic opportunities and quality of life, positions it for continued development and expansion in the region.



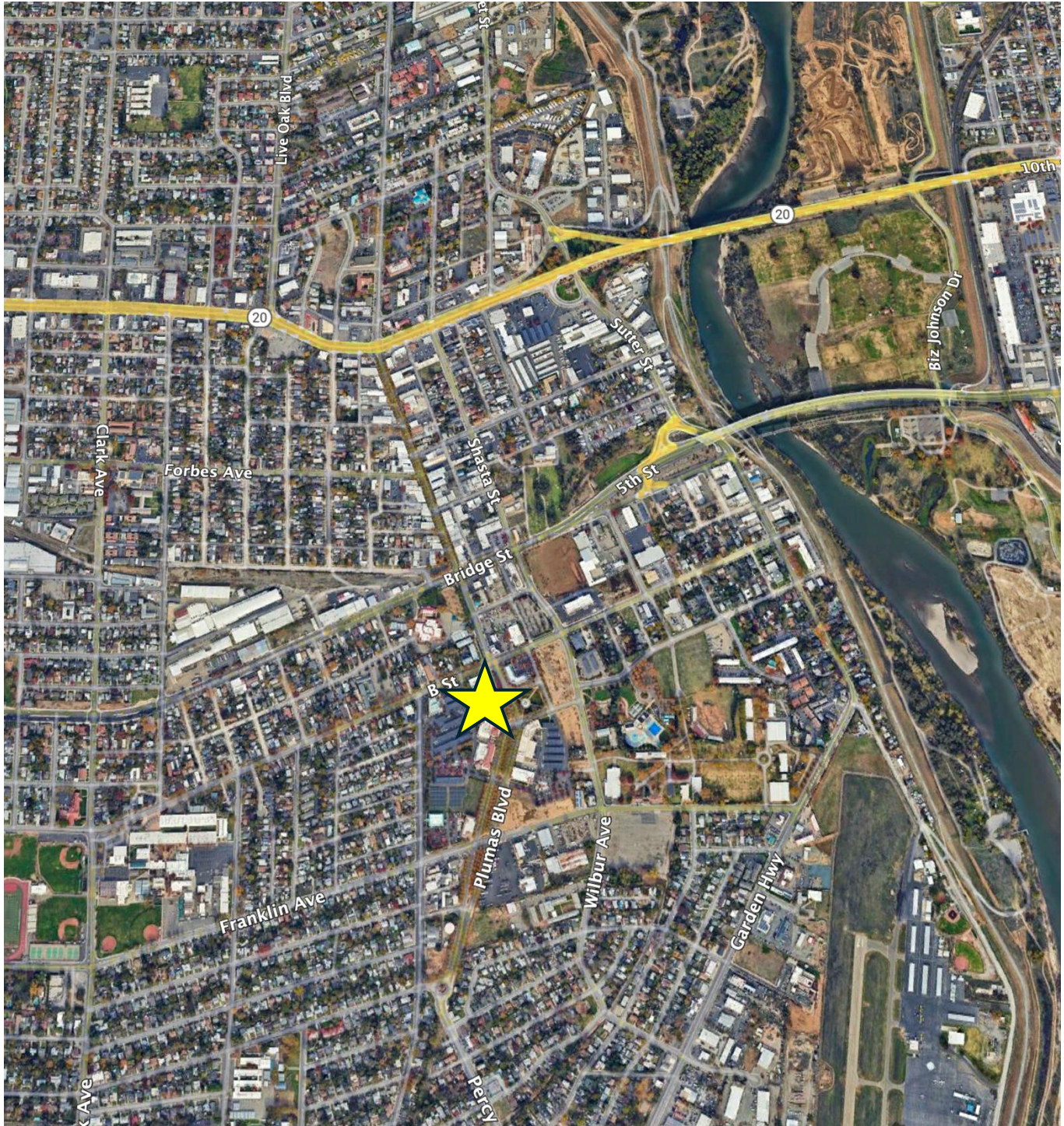
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Local Area Map



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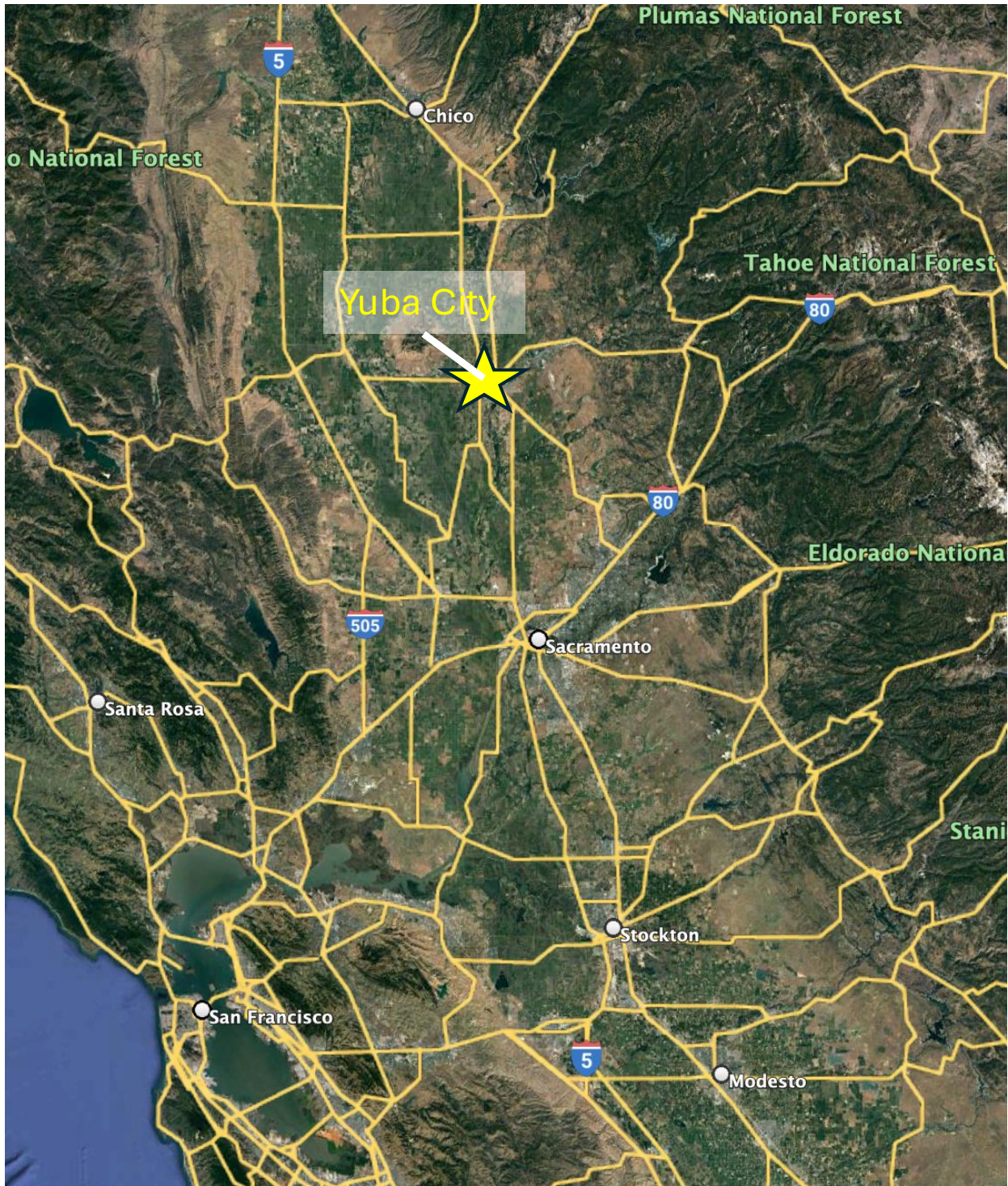
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Regional Map



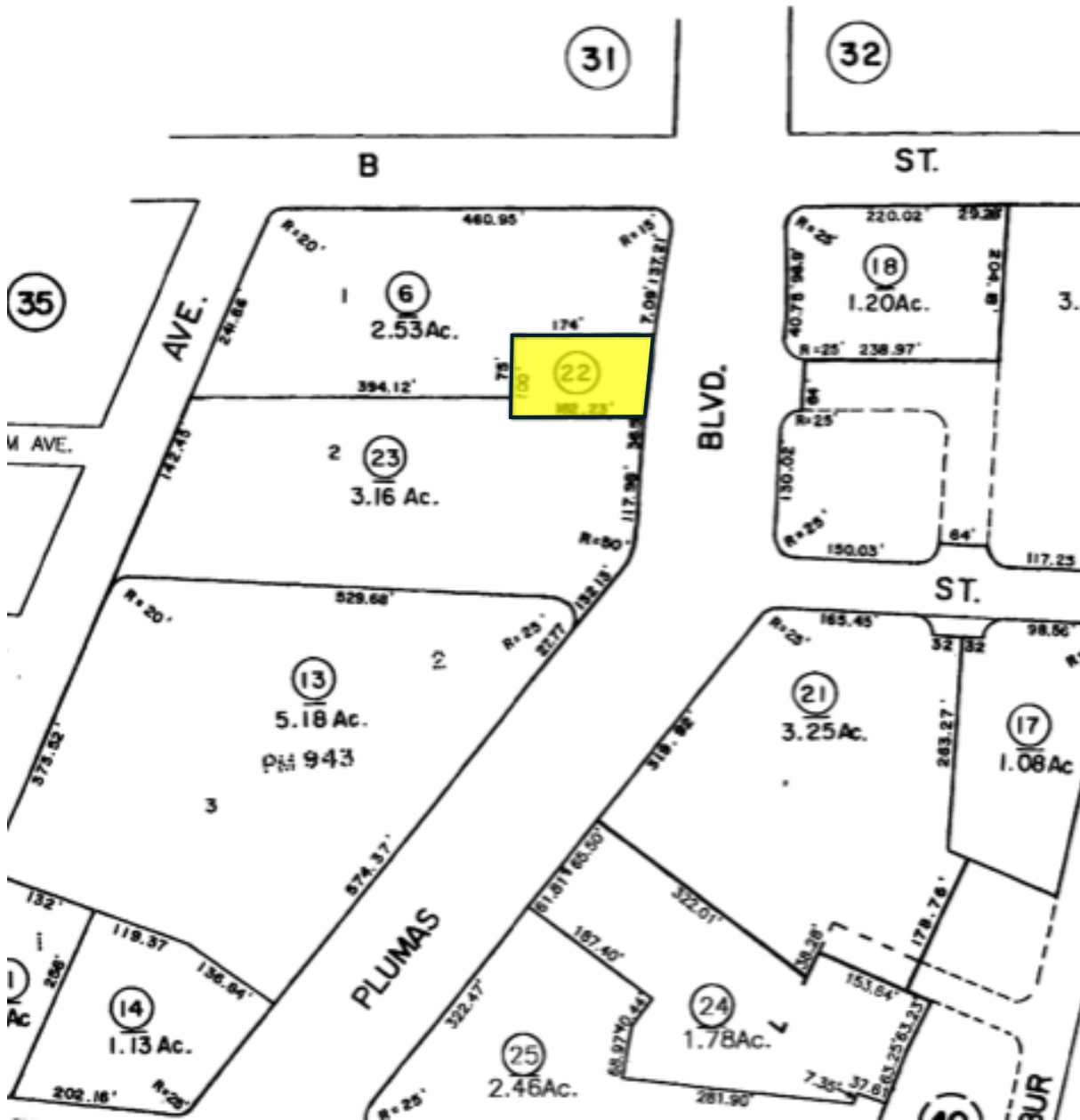
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PARCEL MAP 908



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Sale Comparables



Address: 4124 E Commerce Way,
Sacramento, CA 95834
Sales Price: \$5,485,000
Price/SF: \$274.25
Close Date: May 31, 2024
Gross Leasable Area: 20,000 SF
Year Built: 2023



Address: 4750 Grove St, Rocklin,
CA 95677
Sales Price: \$4,000,000
Price/SF: \$377.93
Close Date: Apr 29, 2024
Gross Leasable Area: 10,584 SF
Year Built: 1992



Address: 9727 Elk Grove Florin Rd,
Elk Grove CA 95624
Sales Price: \$4,775,000
Price/SF: \$231.75
Close Date: Mar 18, 2024
Gross Leasable Area: 20,604 SF
Year Built: 1988



Address: 1730 Prairie City Rd
Sales Price: \$7,350,000
Price/SF: \$335.62
Close Date: Feb 20, 2024
Gross Leasable Area: 21,900 SF
Year Built: 2006



Address: 1255 Starboard Drive,
West Sacramento, CA 95691
Sales Price: \$3,150,000
Price/SF: \$315.00
Close Date: Feb 16, 2024
Gross Leasable Area: 10,000 SF
Year Built: 2006



Address: 100 Iron Point Circle,
Folsom Point Cir, Folsom, CA 95630
Sales Price: \$2,150,000
Price/SF: \$215.00
Close Date: Sep 14, 2023
Gross Leasable Area: 10,000 SF
Year Built: 2002



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Sale Comparables



Address: 2217 Plaza Dr, Rocklin,
CA 95765
Sales Price: \$3,800,000
Price/SF: \$269.39
Close Date: Sep 15, 2023
Gross Leasable Area: 14,106 SF
Year Built: 2005



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Demographics Summary



Consumer Spending Details

Spending Category	1 Mile			3 Mile			5 Mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$8,171,621	\$1,610	\$535	\$50,778,665	\$1,693	\$575	\$72,387,764	\$1,727	\$579
Entertainment, Hobbies & Pets	\$18,354,768	\$3,616	\$1,202	\$133,316,090	\$4,444	\$1,509	\$192,743,383	\$4,598	\$1,542
Food & Alcohol	\$40,929,656	\$8,063	\$2,680	\$261,811,169	\$8,727	\$2,963	\$372,381,575	\$8,884	\$2,979
Household	\$17,312,156	\$3,411	\$1,133	\$137,744,800	\$4,591	\$1,559	\$200,552,604	\$4,785	\$1,604
Transportation & Maintenance	\$34,766,197	\$6,849	\$2,276	\$246,762,467	\$8,225	\$2,793	\$359,289,777	\$8,572	\$2,874
Health Care	\$6,213,762	\$1,224	\$407	\$43,655,078	\$1,455	\$494	\$62,015,421	\$1,480	\$496
Education & Daycare	\$6,308,888	\$1,243	\$413	\$49,517,784	\$1,651	\$560	\$72,757,573	\$1,736	\$582
Total Specified Consumer Spending	\$132,057,048	\$26,016	\$8,646	\$923,586,053	\$30,786	\$10,454	\$1,332,128,097	\$31,781	\$10,657

Radius	1 Mile	3 Mile	5 Mile
Population			
2010 Population	13,728	81,104	112,643
2023 Population	15,274	88,350	124,995
2028 Population Projection	15,811	91,610	130,447
Annual Growth 2010-2023	0.9%	0.7%	0.8%
Annual Growth 2023-2028	0.7%	0.7%	0.9%

Radius	1 Mile	3 Mile	5 Mile
Households			
2010 Households	4,563	27,419	37,534
2023 Households	5,076	30,000	41,916
2028 Household Projection	5,253	31,130	43,782
Annual Growth 2010-2023	0.5%	0.4%	0.5%
Annual Growth 2023-2028	0.7%	0.8%	0.9%
Avg Household Size	3.00	2.90	3.00
Avg Household Vehicles	2.00	2.00	2.00

Radius	1 Mile	3 Mile	5 Mile
Household Income			
< \$25,000	1,378	6,270	8,532
\$25,000 - 50,000	1,435	7,129	9,371
\$50,000 - 75,000	896	5,823	8,038
\$75,000 - 100,000	597	3,065	4,384
\$100,000 - 125,000	291	2,567	4,180
\$125,000 - 150,000	82	1,276	1,751
\$150,000 - 200,000	337	2,457	3,320
\$200,000+	61	1,414	2,340
Avg Household Income	\$59,687	\$77,066	\$80,151
Median Household Income	\$43,580	\$56,636	\$59,370

Radius	1 Mile	3 Mile	5 Mile
Employment			
Civilian Employed	6,655	37,295	52,814
Civilian Unemployed	548	3,108	4,045
Civilian Non-Labor Force	4,208	27,374	38,519
U.S. Armed Forces	92	692	1,080

Radius	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	11,741	69,735	98,258
Age 20+	10,562	63,392	89,268
Age 55+	3,366	23,685	32,927
Age 65+	1,887	13,927	19,275
Median Age	33.60	36.00	35.60
Avg Age	35.00	37.40	37.10
Median Age, Male	33.20	35.10	34.70
Avg Age, Male	34.30	36.50	36.30
Median Age, Female	34.00	37.00	36.50
Avg Age, Female	35.80	38.40	38.00



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