

YUBA COUNTY CALIFORNIA



01

NEW GUIDE

This edition is all about Yuba County's newest Industrial Opportunities Guide

02

STRATEGIC GROWTH

Get insights into the VGB

03

DEMOGRAPHICS

Learn about the area's population, workforce, and key economic factors

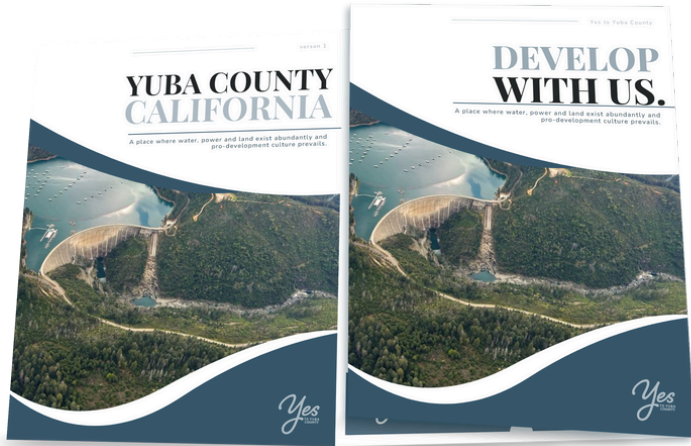
04

AVAILABLE PROPERTIES

Explore prime industrial sites available for development.

WHAT'S NEW?

Yuba County's Latest Opportunity Guide



This month, we're excited to give you a sneak peek into the Yuba County Industrial Opportunities Guide!

It's a great resource that highlights the industrial growth opportunities here.

DISCOVER



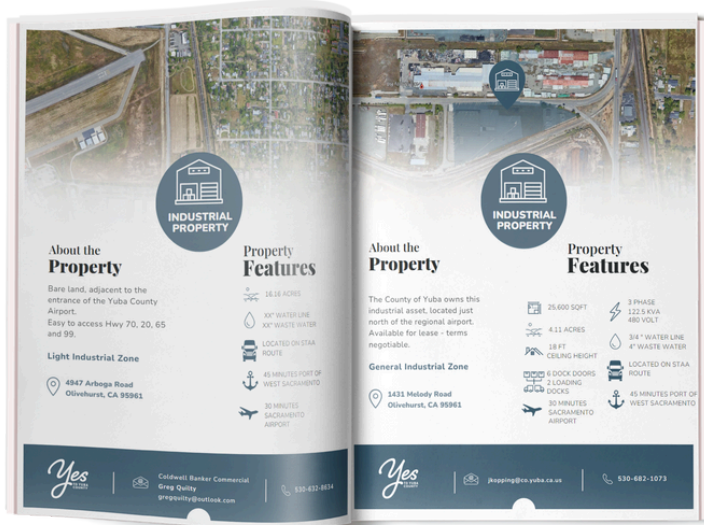
Prime industrial properties in Yuba County ready for development.



Key advantages like affordable land, excellent connectivity, and a skilled workforce.



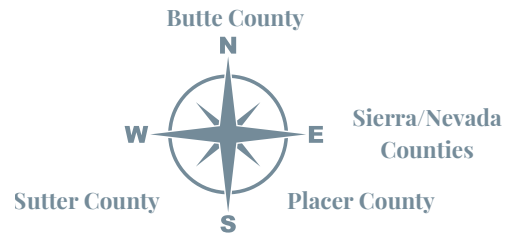
Demographics and resources to help businesses thrive.



WHO SHOULD USE IT?

- **Developers** seeking viable locations for projects.
- **Real Estate Agents** marketing commercial properties in the area.
- **Site Selectors** comparing Northern California industrial markets.
- **Business Owners** exploring expansion into Yuba County.

STRATEGIC GROWTH YUBA COUNTY

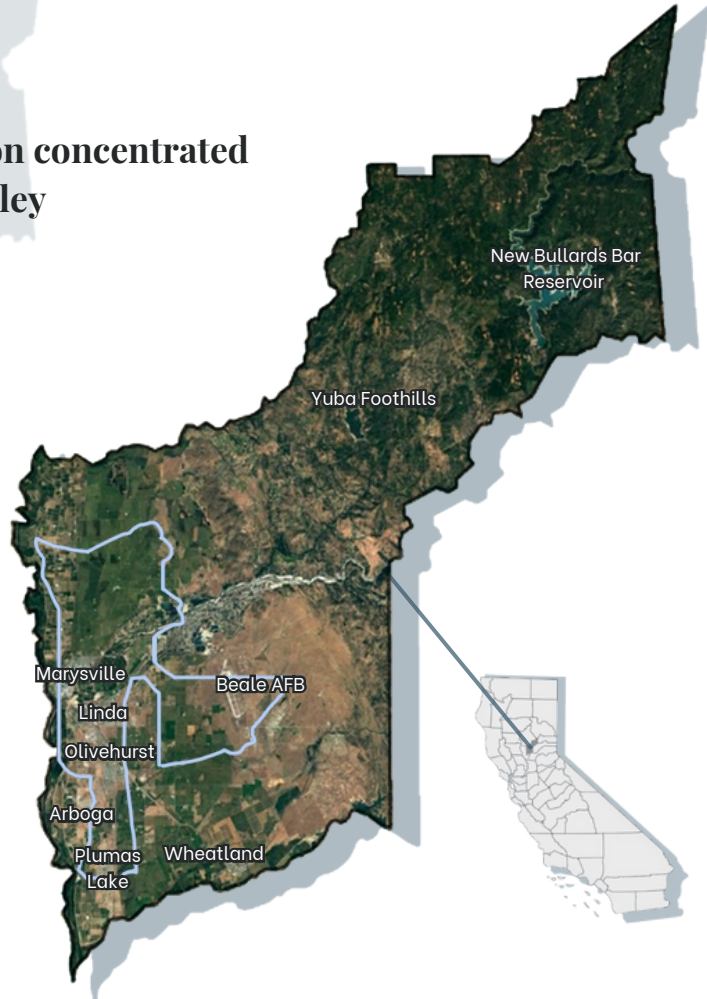


Population concentrated
in the Valley



Total population of
85,972

Anticipated growth over the next
5 years: 91,600 (7%)



VALLEY GROWTH BOUNDARY ADOPTED 2011 GENERAL PLAN

- Concentrates urban infrastructure
- Reduces pressure to develop prime agricultural land
- Supports strong agricultural economy
- Shapes land use, infrastructure and business growth in Yuba County
- Enhances sustainable development

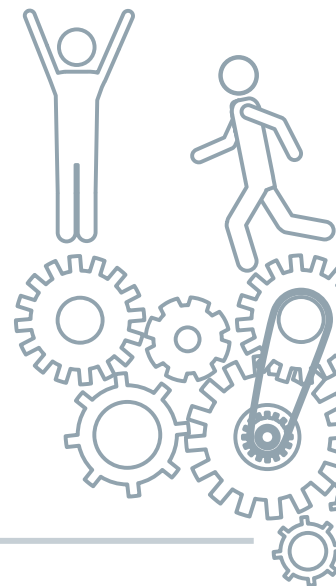


DEMOGRAPHICS YUBA COUNTY



Labor Force Stats & Projections

2	Labor Force - 38,900	2	Labor Force - 42,542
0	Employed - 34,600	0	Employed - 37,063
2	In Armed Forces - 2,079	2	In Armed Forces - 2,934
3	Unemployed - 2,292	8	Unemployed - 2,545



Median Age: 33

Median household income: \$70,400

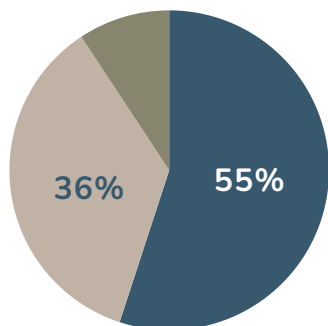
Employable workforce: 40% of the population is within the prime working age (25-54)

Prime-Age Labor Force Participation Rate: 75.5%

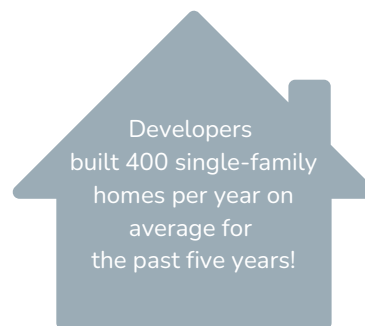
Veterans Labor Force Participation Rate: 71.2%

Poverty level: 3.4% decrease since 2019

Yuba County Housing Stock



Occupied - Owner	17,108
Occupied - Renter	11,099
Vacant	2,883





About the Property

Connected via taxiway to the Yuba County Airport!

The County of Yuba owns this ideal real estate asset, available for lease - terms negotiable.

General Industrial Zone



4593 Skyway Dr.
Olivehurst, CA 95961

Property Features



5 ACRES



LOCATED ON STAA ROUTE



45 MINUTES PORT OF WEST SACRAMENTO



45 MINUTES SACRAMENTO AIRPORT



DEDICATED TAXI-WAY



Yuba County
Development
Code

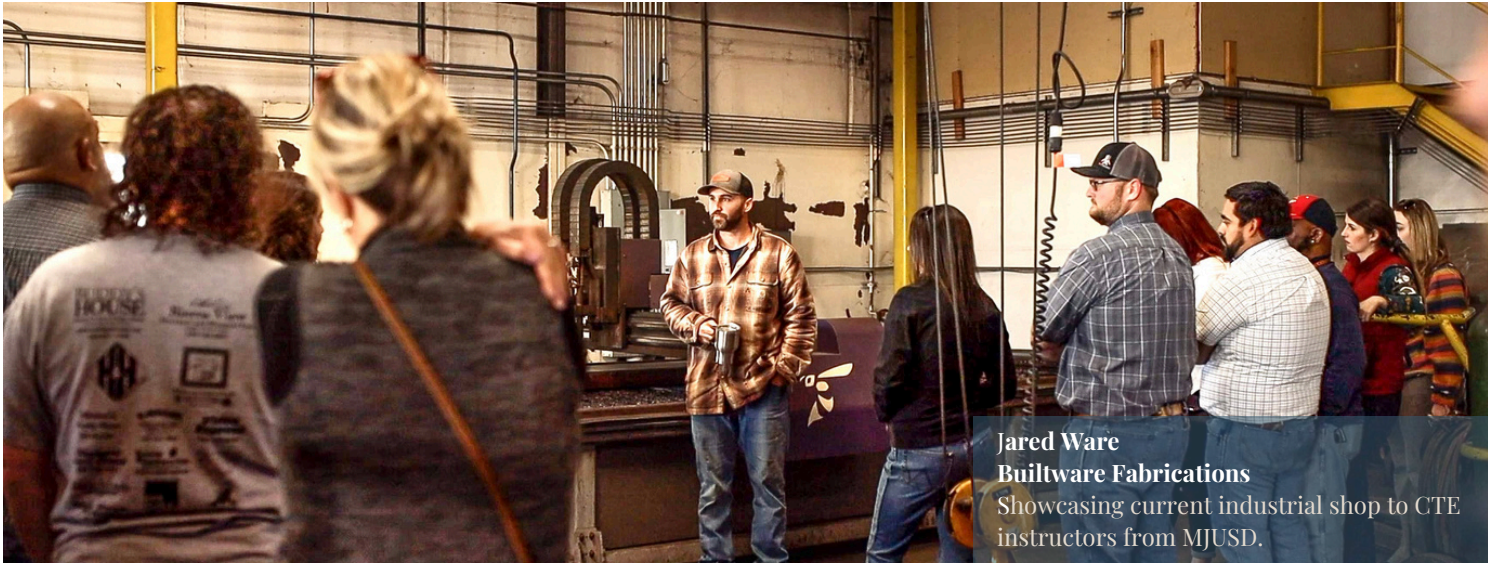


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BUILDING A FUTURE IN YUBA COUNTY



Jared Ware
Builtware Fabrications
Showcasing current industrial shop to CTE
instructors from MJUSD.

American Wood Fibers

Since 1966, AWF has been family owned and operated, building a reputation as the industry leader in wood shavings, wood flour, and pet bedding products.

In 2023, AWF was awarded \$1.7 MILLION by CAL FIRE to install a “wood flour” system that will increase consumption of mill residuals, ultimately returning bio-material to the forest floor. This major investment will expand AWF Olivehurst location, west of the Yuba County Airport.

Benzeen Auto

Upsizing from 2 acres in Rancho Cordova to 45 acres in Yuba County, off Hwy 65, Benzeen Auto has risen to the County’s top 50 sales tax generating businesses.

While this dismantler’s primary customers remain mechanic and body shops, their business-to-consumer sales extend nationwide for high-demand auto parts.

After relocating numerous company executives and hiring 50+ locals, Benzeen Auto has solidified their company HQ in Yuba County.

Builtware Fabrications

Jared and Aubree Ware started their business in a nearby County, and when red-tape choked their expansion, they looked toward Yuba County.

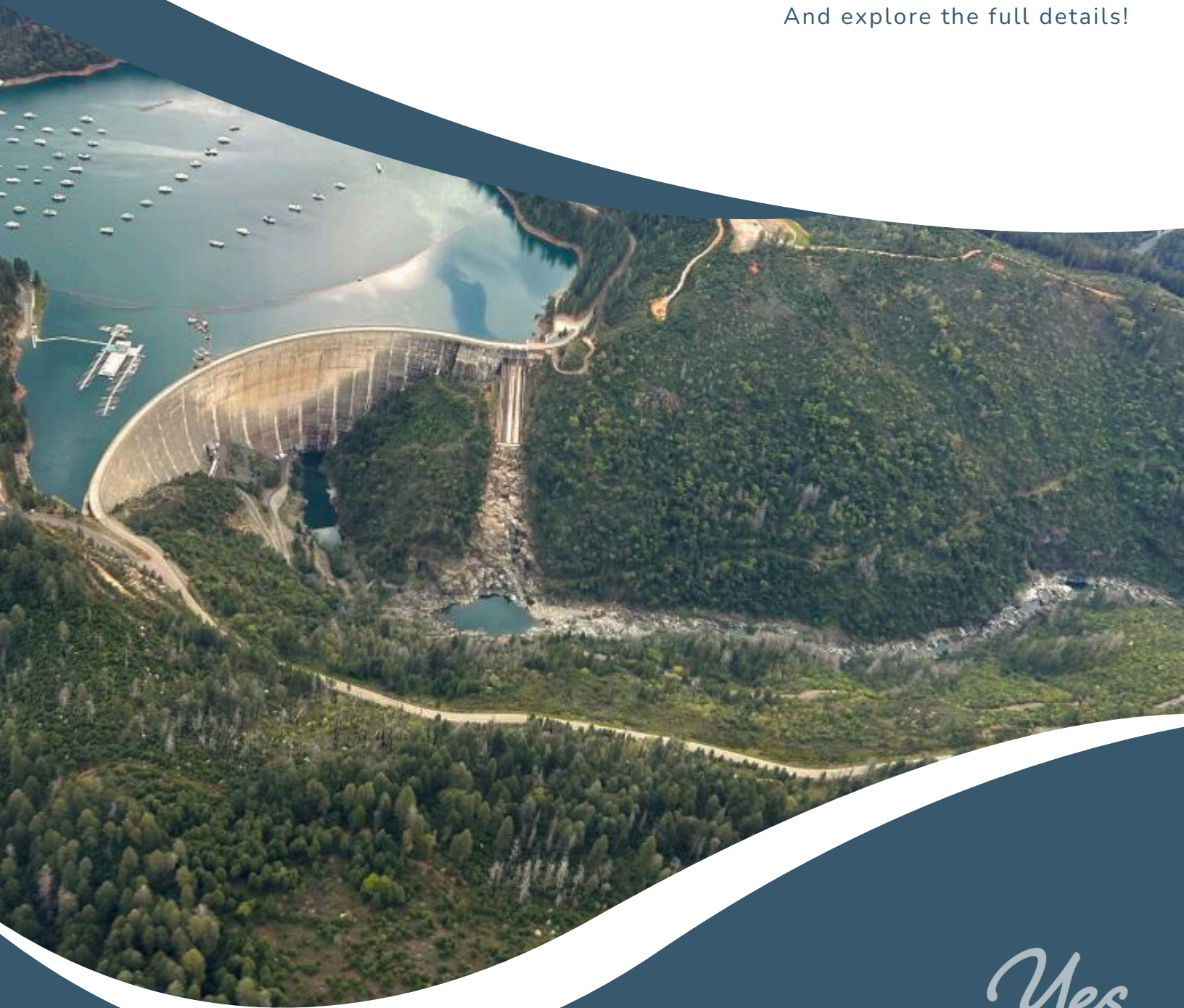
10 years later, their 8,000 sq. ft. off Skyway Dr. is at max capacity. Poised for expansion, Builtware Fabrications worked hand-in-hand with Yuba County to find an ideal property, subdivide the right acreage, and are developing plans for a new 32,000 sq. ft. long-term business location.



Yes to Yuba County

ACCESS THE GUIDE HERE

And explore the full details!



Yes
TO YUBA
COUNTY