

FOR SALE

A LEGACY REDEVELOPMENT
OPPORTUNITY
±11.5 AC CHICO NUT COMPANY
2020 ESPLANADE, CHICO, CALIFORNIA



ChicoNut
COMPANY



NEWMARK

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HIGHLIGHTS

- Central Chico “Gateway” location at a fully signalized intersection on The Esplanade
- ±10.17 acre main plant campus plus ±1.3 acre undeveloped land
- Multiple street access points to the properties
- Zoned Commercial Mixed Use (CC-PD) (See page 3 Executive Summary)
- ±192,000 square feet of improved industrial style buildings of varying architecture, construction and heights up to 65 feet clear
- ±26,820 square feet of temperature controlled cold storage in 5 cool rooms
- Turn of the century clear redwood internal siding and structural beams complimenting the architecture
- Significant greenbelt frontage to the historic Lindo Channel
- APN #'s: 003-340-014, 003-340-004, 003-351-005, 003-340-010, 003-340-011, 003-340-012

EXECUTIVE SUMMARY

Chico Nut is proud to bring to market a family legacy asset, the Chico Nut processing plant uniquely positioned for an exceptional redevelopment opportunity in the heart of historic Chico California at the “Gateway to The Esplanade”, Chico’s primary arterial, linking downtown Chico to the south with its north established residential and commercial business districts.

This infill opportunity is comprised of ±11.5 acres (±10.17 acres in 5 contiguous legal parcels comprising “The Plant” plus an additional ±1.3 undeveloped acres across East 10th Avenue) See aerial photo on page 11 of this offering.

The Plant consists of ±192,000 sq ft in 7 buildings of various 1950’s industrial chic architecture complimented throughout with turn of the century clear redwood appointments both structurally and by accent, providing for unlimited multipurpose and creative adaptive reuses with character.

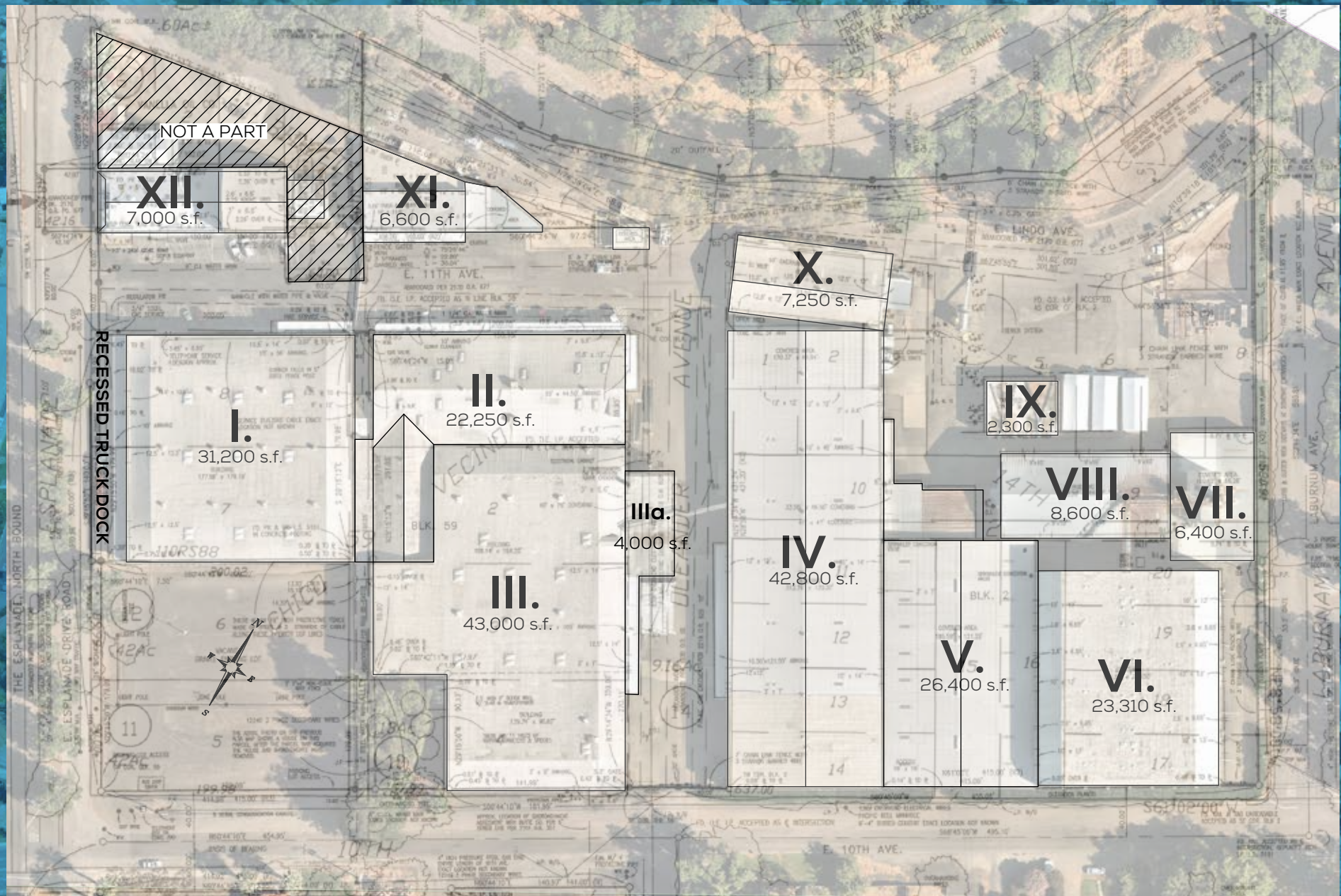
The property has recently been unanimously recommended for rezoning by the Chico Planning Commission (May 16, 2024) from its historic “Manufacturing and Warehousing (ML)” designation to Commercial Mixed Use (CC-PD (Community Commercial with Planned Development overlay)). Redesignating the property as Commercial Mixed Use will encourage the integration of retail service commercial uses with office and/or residential opportunities. The rezone is consistent with The Avenues Neighborhood Plan (see page 15 of this offering) along the Esplanade proposed by the City to leverage economic opportunities specifically at this site. The rezone is enthusiastically initiated and supported by the City of Chico.

Several community needs have been identified through discussions with major community stakeholder including, for example, Enloe Hospital for its administrative and a host of other non-medical support services (physical rehab, accounting, records, training and education, receiving, ambulance, non-clinical, durable medical equipment, medical staff housing (nurses/doctors/surgeons and so forth), Chico State University (faculty & student housing, a University farm store outlet), general retail (natural foods grocery, specialty shops, restaurants and other service retail), hospitality services for the benefit of visiting hospital and university families, cold storage needs for a variety of vendors including two world class local breweries, the Salvation Army and so forth, potential conference center needs and any number of other creative community adaptive reuses.

It’s central location in close proximity to Enloe Hospital (300 beds/4,000 employees/ a \$900 million corporation and growing), Chico State University (±15,000 students/established in 1887), the Chico airport (reinstating commercial flight service in 2025) and enjoying prominent Esplanade gateway street frontage at one signalized intersections along the historic Lindo Channel greenbelt, checks most all of the boxes for a legacy redevelopment opportunity within an affordable, quality of life northern California community abounding with recreational opportunities.

Tours of the asset and meetings with community stakeholders and all governing jurisdictions can be arranged by Richard Marshall (415.987.0420 or richard@rfminc.biz) and Ken Noack, Jr. (916-747-6442 or ken.noack@nrmk.com) the exclusive Brokers representing the Seller.

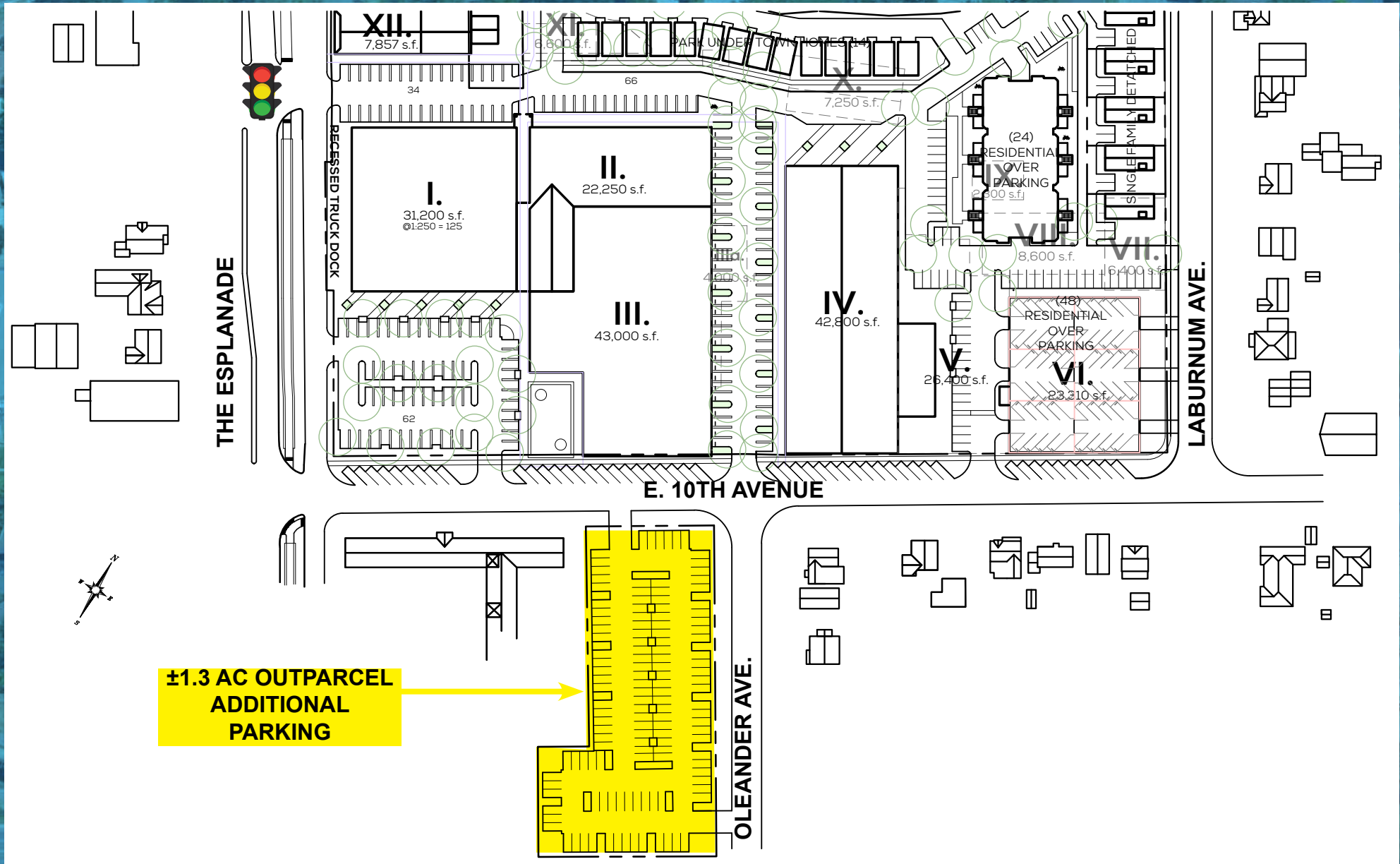
A.L.T.A. AERIAL WITH ± 192,000 SF



ADAPTIVE REUSE ALTERNATE STUDY



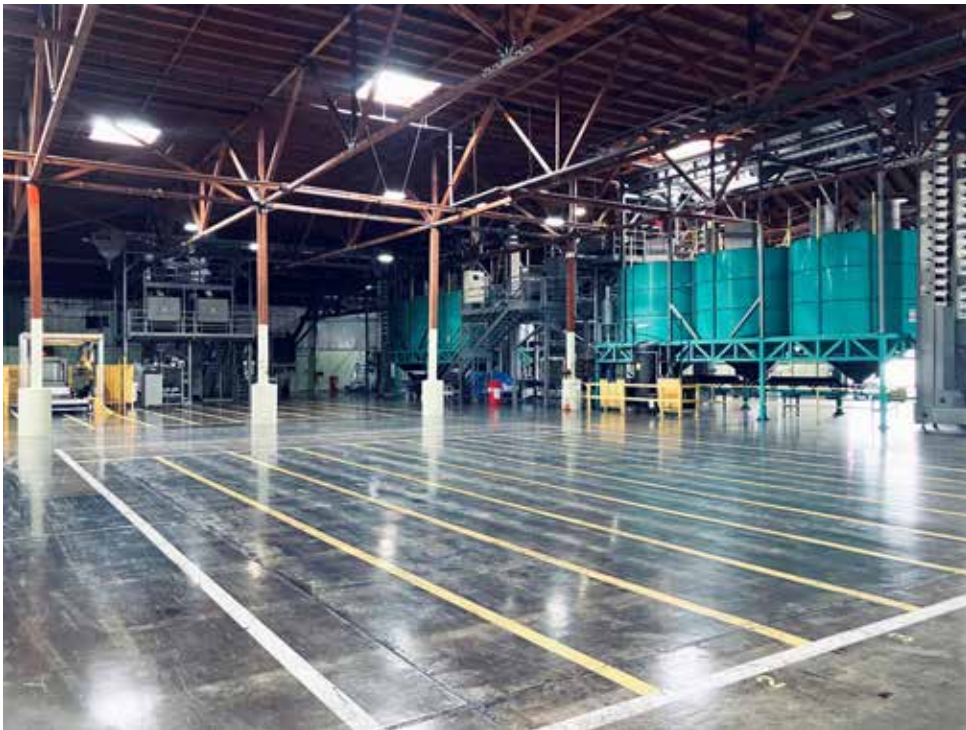
SITE OPTION - ADDITIONAL PARKING





65' CLEAR HEIGHT





PURPORTEDLY THE LARGEST COOL STORAGE IN THE CHICO REGION - 5 COOL ROOMS (715,740 CUBIC FEET OF STORAGE VOLUME)

BUILDING 1

Dimensions:	90W x 100L x 30H
Square Feet:	9,000
Cubic:	270,000
Racking:	Yes
Walls:	Plywood/Fiberglass
Ceiling:	Fiberglass
Fridge Units:	3
Working Temps:	Min. 34 F



BUILDING 2

Dimensions:	60W x 62L x 32H
Square Feet:	3,720
Cubic:	119,040
Racking:	Yes
Walls:	Plywood/Fiberglass
Ceiling:	Fiberglass
Fridge Units:	3
Working Temps:	Min. 34 F

BUILDING 3

Dimensions:	50W x 90L x 15H
Square Feet:	4,500
Cubic:	67,500
Racking:	No
Walls:	Plywood/Fiberglass
Ceiling:	Fiberglass
Fridge Units:	3
Working Temps:	Min. 34 F

BUILDING 4

Dimensions:	60W x 72L x 30H
Square Feet:	4,320
Cubic:	129,600
Racking:	Yes
Walls:	Plaster/Foam
Ceiling:	Foam
Fridge Units:	4
Working Temps:	Min. 34 F

BUILDING 5

Dimensions:	60W x 72L x 30H
Square Feet:	4,320
Cubic:	129,600
Racking:	Yes
Walls:	Plaster/Foam
Ceiling:	Foam
Fridge Units:	4
Working Temps:	Min. 34 F



CAMPUS EXTERIOR PHOTOS





MAJOR CHICO EMPLOYERS



ENLOE HEALTH MEDICAL CENTER

- ±300 Bed Level II Trauma Center with FlightCare air ambulance service
- Cardiac surgery & heart care / neurosurgery / orthopedics / joint replacement / cancer care / maternity care / women's care & geriatrics
- ±4,000 employees
- ±\$900 million dollar corporation and growing

CHICO STATE UNIVERSITY

- ±15,000 students
- ±1,048 staff & faculty
- ±119 acre central campus
- ±800 acre off campus Paul L. Bryne Memorial agricultural producing farm
- ±2,330 acre off campus ecological reserve

SIERRA NEVADA BREWERY / RESTAURANT & ENTERTAINMENT VENUES

- ±1,000 employees
- Tap room, restaurant, patio & gift shop
- Big Room indoor concert venue / capacity 300 - 400 people
- Outdoor amphitheater

KNIFE RIVER

- ±5,700 employees
- NYSE (KNF) nationally recognized manufacturer of building materials, aggregate products with road building and construction divisions

DEMOGRAPHICS	1-MILE	5-MILE	20-MILE
Population	17,155	111,450	160,338
Median Age	35	35	37
Average HH Income	\$91,650	\$110,961	\$97,328
Total Employees	8,346	39,430	52,208

CHICO

Chico, Spanish for “little” is the most populous city in Butte County, California. Located in the Sacramento Valley region of Northern California, the city had a population of 101,475 in the 2020 census, reflecting an increase from 86,187 in the 2010 Census. Chico is the cultural and economic center of the northern Sacramento Valley, as well as the largest city in California north of the capital city of Sacramento. The city is known as a college town, as the home of California State University, Chico, and for Bidwell Park, one of the largest urban parks in the world.

The City of Chico was founded in 1860 by John Bidwell, a member of one of the first wagon trains to reach California in 1843. By early 1865, it was being referred to as Camp Chico when a post called Camp Bidwell was established in northeast California. The city became incorporated January 8, 1872.

Chico's downtown is a thriving area for unique, independent retail stores and restaurants. Farmers markets attract crowds on Saturday mornings and Thursday evenings. City Plaza hosts free concerts regularly during the summer. Performance venues large and small, bars, coffee shops, bookstores, and city offices contribute to a lively and flavorful experience.



CHICO MARKETPLACE

DOWNTOWN CHICO

CHICO STATE UNIVERSITY

THE ESPLANADE

ENLOE HOSPITAL



ESPLANADE GATEWAY

LINDO CHANNEL

99

99

THE AVENUES NEIGHBORHOOD PLAN

The Avenues Neighborhood Plan



Figure 36. Chico Nut Opportunity Site.

CONCEPTUAL ADAPTIVE REUSE





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YEARS OF EXPERIENCE

45

AREAS OF SPECIALTY

Land
 Retail
 Tenant Representation
 Landlord Representation

“There is no limit to what you can accomplish if you don’t care who gets the credit”

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors - Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco - Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

NEWMARK



A legacy redevelopment opportunity

Varous site exhibits courtesy of RGA Associates, Chico

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All images used are for illustrative purposes only and are intended to convey the concept for the asset. They are for guidance only, may alter.

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