

Office/Retail Building for Lease

2444 Cohasset Rd, Chico, CA 95926

PROPERTY OVERVIEW

HARD CORNER location with excellent exposure on one of the busiest intersections in Chico, California. Situated on the southeast corner of the seven-lane intersection, the subject property boasts over 40,000 cars/day and is directly across the street from the largest shopping destination in north Chico including The North Valley Plaza (260,074 SF including Trader Joe's, CVS, Sportsman's Warehouse, Starbucks, Panda Express, Buffalo Wild Wings, BofA), and Northern Crossing Shopping Center (62,291 SF including Walgreen's, Chase Bank, New Earth Market). The existing building is currently set up as a retail store, but the Regional Commercial (CR) zoning permits retail, office, and services uses.

KEY HIGHLIGHTS

- Rent: Negotiable
- Size: 4,432 SF
- Acres: 0.41 (17,859 SF)
- Zoning: CR (Regional Commercial)
- Improvements available for qualified tenants
- Property is available for Ground Lease

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	18,205	96,774	113,378
2022 Households	7,762	38,544	45,199
Med. HH Income	\$59,295	\$63,867	\$67,017

CONTACT



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CLOSEUP AERIAL



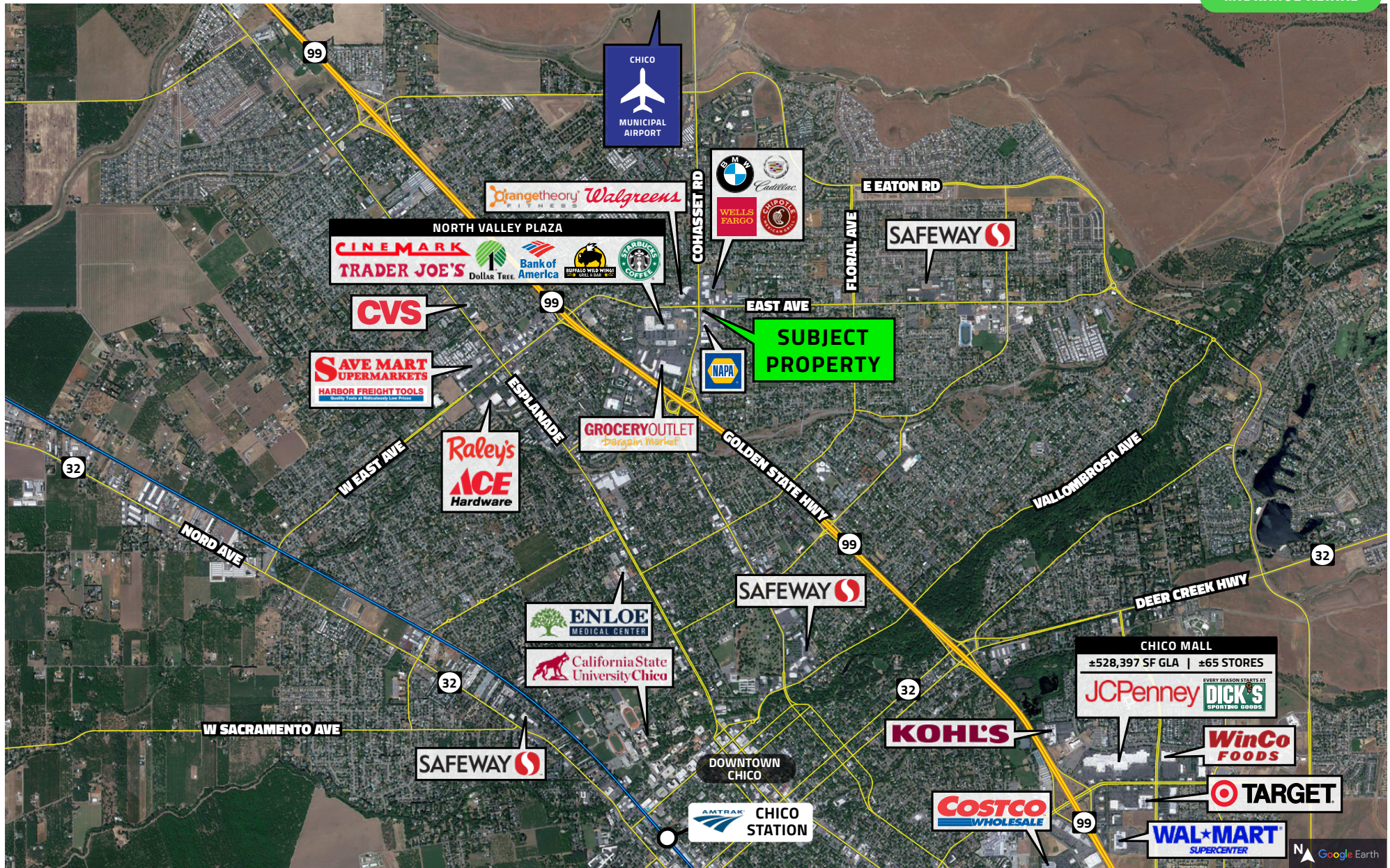
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MIDRANGE AERIAL

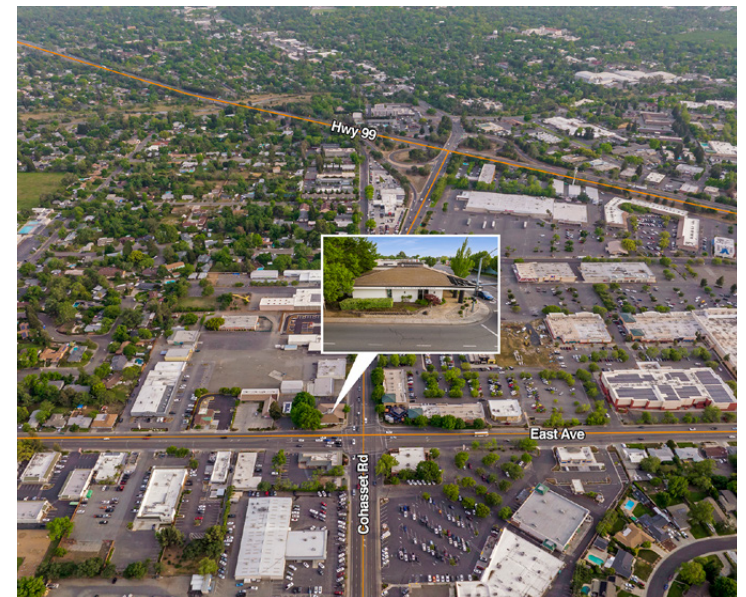
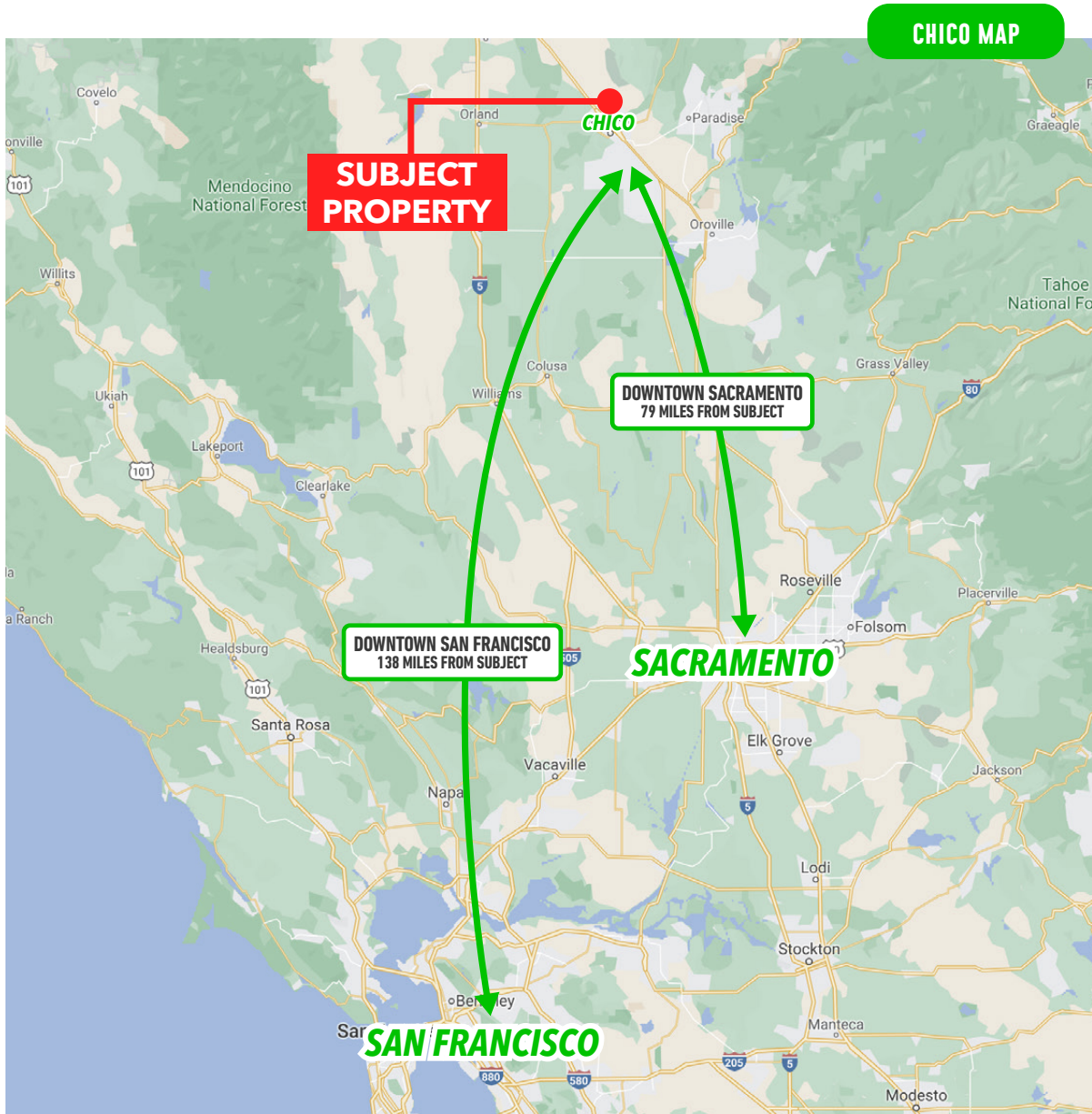


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