



**COMMERCIAL  
BROKERS OF  
CALIFORNIA**

## **PROFESSIONAL OFFICE BUILDING – FIRST TIME OFFERED IN 30 YEARS!**

**Ideal for Owner-User or Investment**

470 Rio Lindo Ave  
Chico, CA 95973

Commercial / Office

### **PRICE**

**\$1,800,000**

### **FEATURES**

- Single level with 9,000 Sq Ft
- Located on 1.01 Acres - 2 separate APN's
- Currently set-up as 2 suites
- Also offered for lease, \$12,150 per month plus Net Charges (NNN)

### **AREA**

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

**FOR  
SALE**



### **MIKE DONNELLY**

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**COMMERCIAL BROKERS OF CALIFORNIA**  
527 Flume Street, Suite 3  
Chico CA 95928



## PROPERTY DESCRIPTION

First time on the market in over 30 Years! The Subject Property consists of a well maintained 9,000 sq. ft., single story, professional office building, situated on approx. 1.01 acres (2 separate APN's), in an established trade area, with ample parking, easy freeway access, and close to public transportation.

The building is currently set up as 2 separate suites , but could easily be occupied as one large contiguous space by a single Tenant. Ideal for either an owner/operator, or investor looking for a quality, well maintained, asset.

## INVESTMENT HIGHLIGHTS

- APN's: 006-250-011. 006-250-012
- Square Feet: 9,000
- Year Built: 1978





# PHOTOS





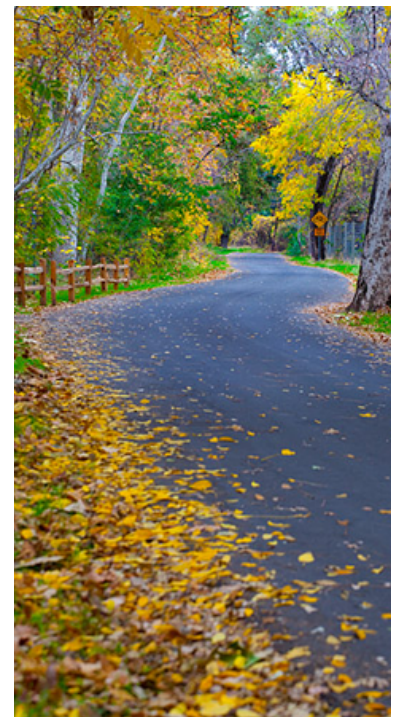
# INTERIOR PHOTOS



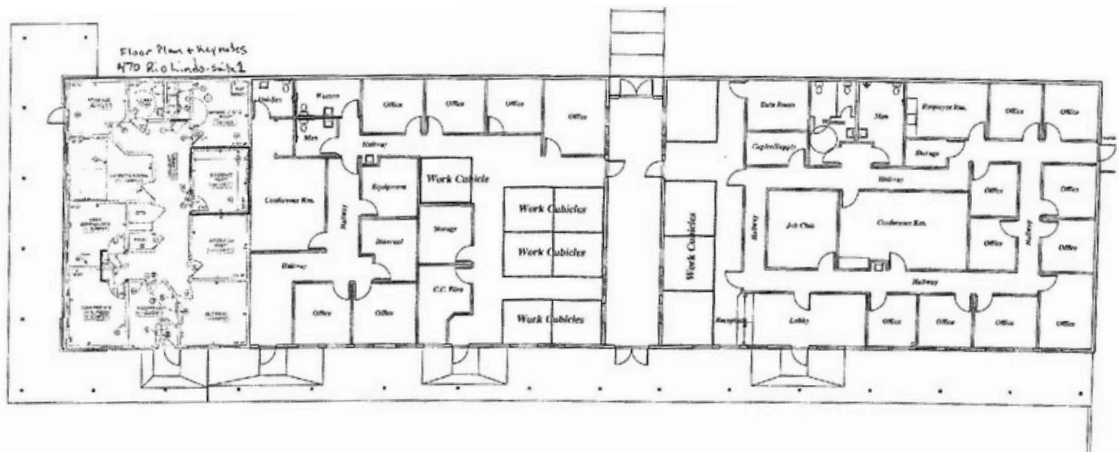


## THE CHICO AREA

With a population of about 120,000 people in the Greater Chico Urban Area, this "university town" serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California. Chico is home to California State University, Chico and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning. Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine. Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver. The population growth rate continues to rise by about 2% annually.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



## **FLOOR PLAN - 470 RIO LINDO AVE, CHICO, CA**

**T. W. DuFOUR & ASSOC.**

1350 E. LASSEN AVE., CHICO, CALIFORNIA

## **CONTACT**



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