

**1122**  
**ELLIOTT**  
PARADISE | CA

# For Sale

## Automotive repair and body shop property in Paradise, CA

- Established automotive repair and collision facility with long operating history
- Approximately ±6,200 SF including shop, warehouse, office, and customer areas
- Shop includes 10-foot clear height and 9' x 12' roll-up door
- New roof installed in 2018 and HVAC replaced in 2019



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# EXECUTIVE SUMMARY

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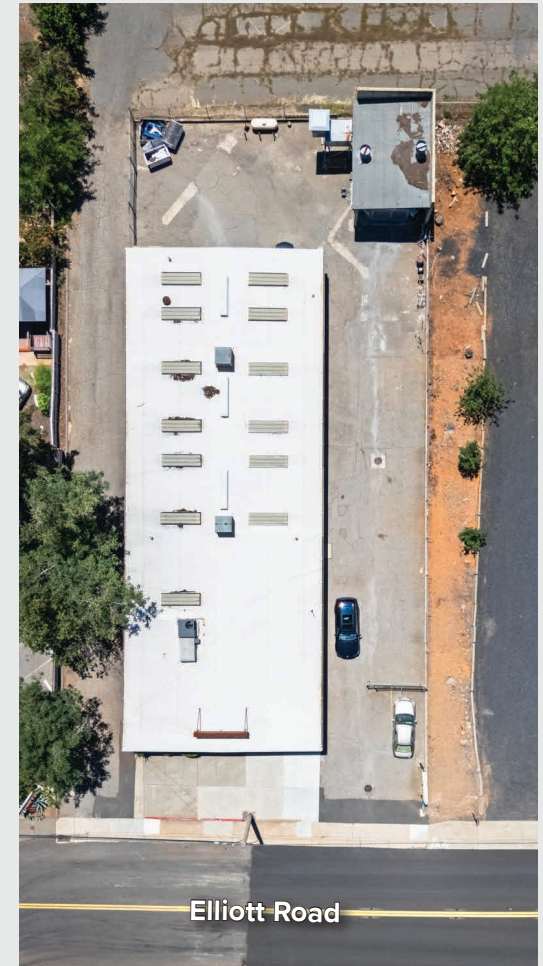
## PROPERTY OVERVIEW

1122 Elliott Road is an established automotive property offered for sale in Paradise, California. The well-maintained facility consists of approximately  $\pm 6,200$  SF, including  $\pm 4,700$  SF of shop and warehouse space and a well-appointed  $\pm 1,500$  SF office and customer service area. Recent improvements include a new roof installed in 2018 and new HVAC system installed in 2019. The shop features a 10-foot clear height, a 9' x 12' rear roll-up door for vehicle access and loading, gas heating units, and a swamp cooler. Interior improvements include a private office, break room, and three restrooms. The property's existing layout and improvements support a variety of automotive, fabrication, refinishing, collision repair, and specialty industrial uses. Shop equipment and business assets, including the AFC downdraft heated paint booth, Cromax paint system, frame equipment, vehicle lifts, welders, air compressor, and office furnishings, are available for purchase separately.

Located along Elliott Road in Paradise, the property benefits from prominent street frontage, strong visibility, and consistent traffic exposure. The site is positioned within an established commercial corridor serving the Paradise Ridge community, providing convenient access for customers, employees, and vendors. Ample on-site functionality and specialized shop infrastructure support ongoing automotive operations while offering flexibility for future users. The property's central location places it near local businesses, residential neighborhoods, and community services, making it well suited for owner-users or investors seeking a turnkey automotive facility in a growing market.

## OFFERING

**Pricing:** \$587,500



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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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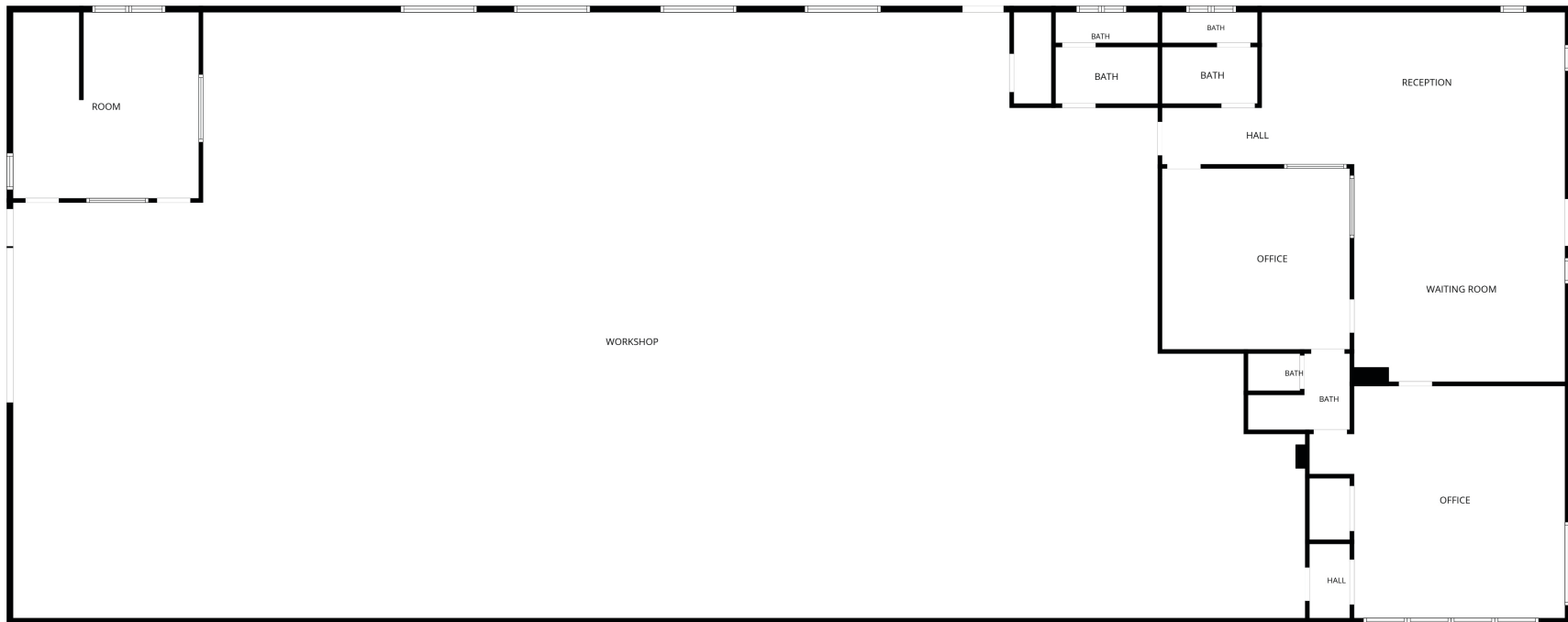
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# FLOOR PLAN

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# LOCAL AREA

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# ABOUT CHICO, CA

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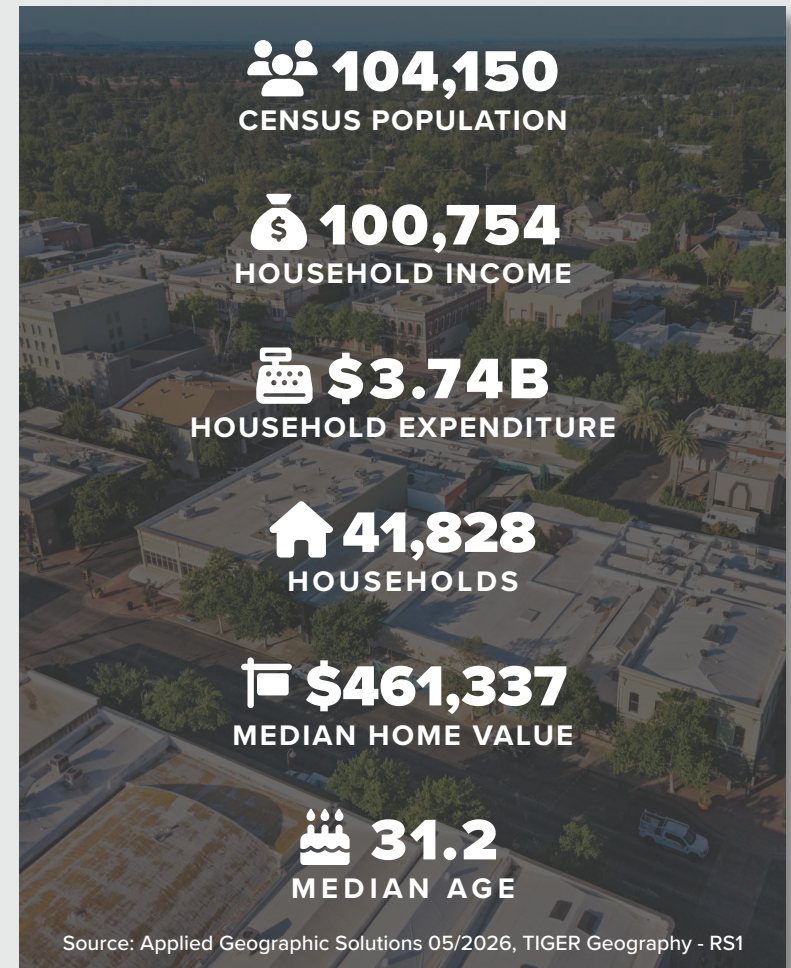
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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# REGIONAL DEMOGRAPHICS

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## DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

### POPULATION

|                           |       |        |        |
|---------------------------|-------|--------|--------|
| 2026 Estimated Population | 1,717 | 6,322  | 9,613  |
| 2020 Census Population    | 1,195 | 5,087  | 8,309  |
| 2010 Census Population    | 6,582 | 26,273 | 33,692 |
| 2026 Median Age           | 53.5  | 52.3   | 50.3   |

### HOUSEHOLDS

|                           |       |        |        |
|---------------------------|-------|--------|--------|
| 2026 Estimated Households | 804   | 2,796  | 4,126  |
| 2020 Census Households    | 576   | 2,294  | 3,625  |
| 2010 Census Households    | 3,114 | 11,961 | 15,146 |

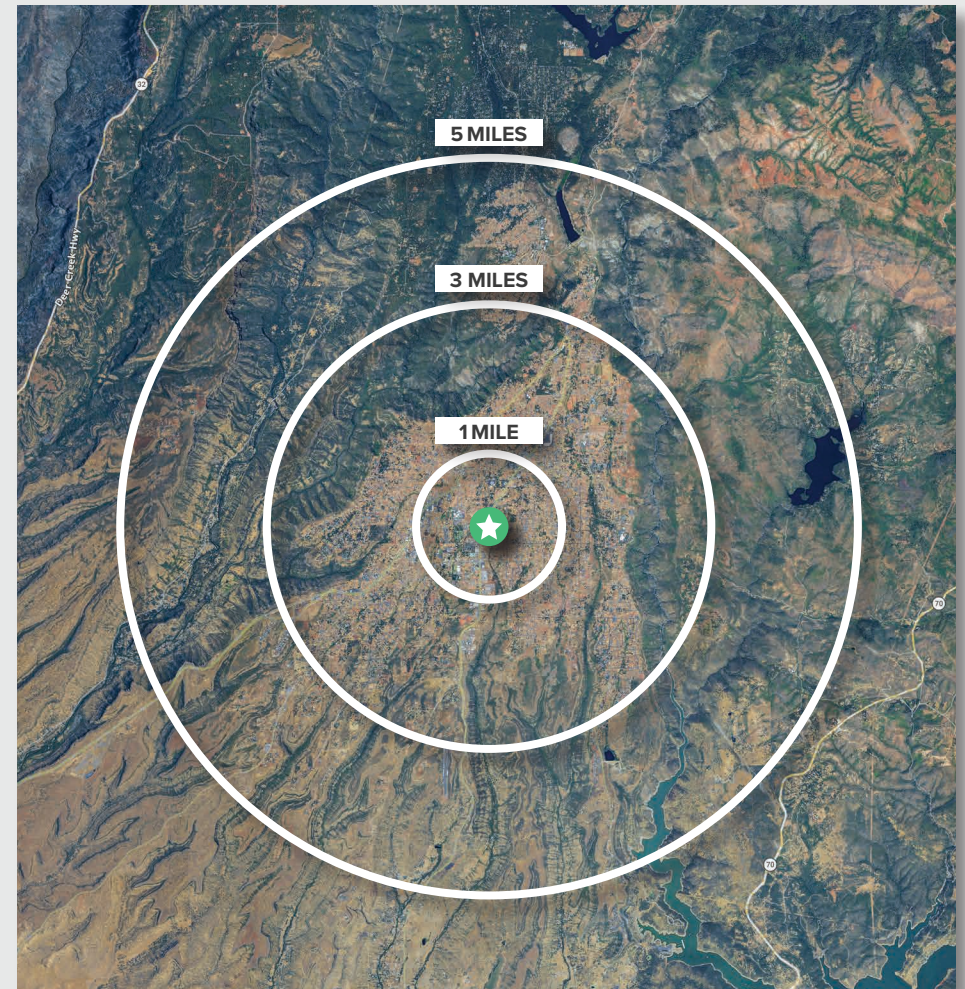
### INCOME

|                                         |          |          |          |
|-----------------------------------------|----------|----------|----------|
| 2026 Estimated Average Household Income | \$69,796 | \$87,565 | \$89,538 |
| 2026 Estimated Median Household Income  | \$61,792 | \$66,833 | \$69,483 |

### BUSINESS

|                                 |       |       |       |
|---------------------------------|-------|-------|-------|
| 2026 Estimated Total Businesses | 125   | 359   | 423   |
| 2026 Estimated Total Employees  | 1,090 | 2,814 | 3,256 |

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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