

1095 NELSON STREET - STE 100 | CHICO, CA

±1,480 SF Industrial Modern Office For Lease



The industrial modern office at 1095 Nelson Street in Chico provides a versatile layout, featuring a reception area, conference room, private office, private restroom, and an open workspace to accommodate various business needs. Part of a well-maintained warehouse complex, the building boasts a new foam roof, energy-efficient double-pane operable windows, creative exterior paint, and generous parking. Located centrally, it offers easy access to CSU Chico, major roads, and public transportation. The lively neighborhood also features a variety of local dining and retail options within a short drive or bike ride.

- **Asking \$1,628/month (NNN estimated at \$0.32/PSF/month)**
- Modern office with open workspace and conference room.
- Ample parking with building upgrades.
- Centrally located.



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CARRIE WELCH, CCIM

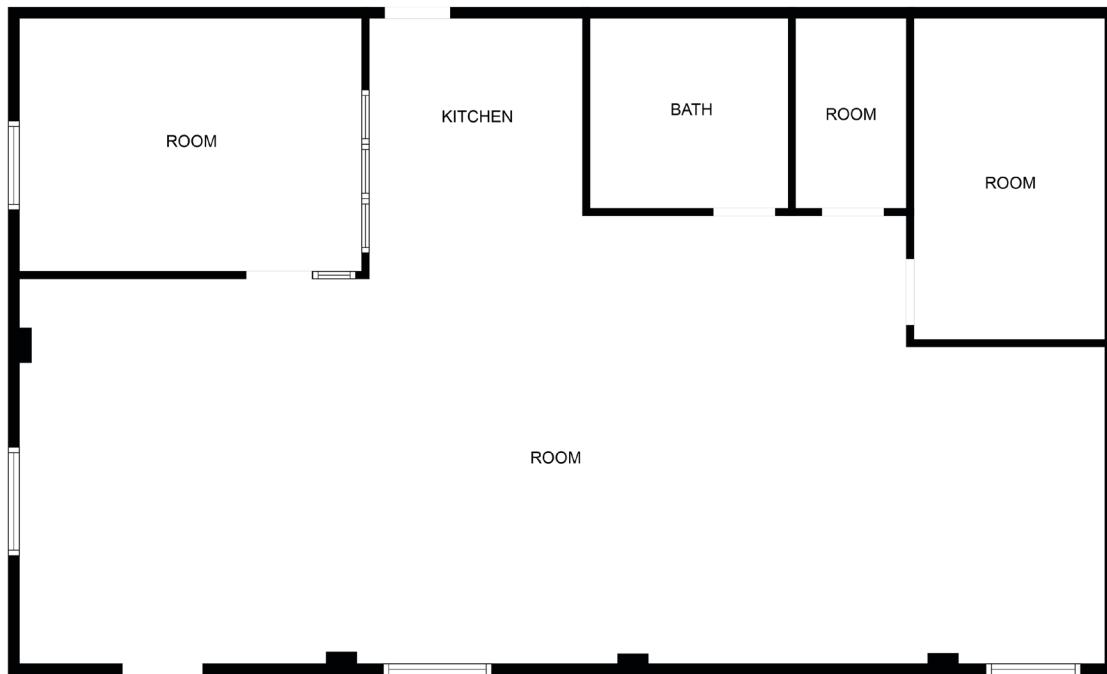
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FLOOR PLAN



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Estimated Population	15,092	81,032	108,321
2024 Estimated Households	6,047	33,328	44,419
2024 Estimated Average Household Income	\$78,289	\$101,324	\$106,738
2024 Estimated Median Household Income	\$56,731	\$73,672	\$78,127
2024 Median Age	28.0	33.7	34.6

Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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