

# RETAIL/EVENT HISTORIC BUILDING

FOR SALE  
\$450,000.00

479 B Street  
Biggs, CA 95917

PRESENTED BY



Teri Garcia

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## PROPERTY SUMMARY

- Property Name: The Colonia Building
- Address: 479 B Street, Biggs CA
- Purchase Price: \$450,000.00
- APN: 001+081-009-000
- Property Type: Mixed Use
- Total Square Footage: +/-12,316 SF
- Lot Size: +/- .23 acres
- Year Built/Renovated: 1905
- Number of Units: 1
- Occupancy Rate: Vacant
- Zoning: C1
- Parking: Street



Built in 1905 as the historic cornerstone of downtown Biggs, the Colonia Building at 479 B Street has been masterfully reimagined into an elegant wedding and event venue while preserving its timeless character. Guests enter through the original double doors into the former hotel check-in room, where wood floors, rich dark tones, crystal chandeliers, and vintage furnishings evoke more than a century of stories.

The West Hall offers a dramatic event setting with soaring coffered ceilings, four original structural columns, and expansive windows that flood the space with natural light, illuminating textured brick walls and architectural details that seamlessly blend history with modern celebration. This rare, iconic property stands as both a functional event venue and an enduring piece of Biggs' heritage.

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## **INVESTMENT OVERVIEW**

This offering presents a unique opportunity to invest in a prime asset located in the heart of the city. The property spans over 12,000 square feet and features Colonial American architecture style, multiple business suites, indoor/outdoor venues and an opportunity to create your vision on multiple floors.

The Colonia Building presents a rare chance to own a partially restored historic landmark in the heart of downtown Biggs, offering both immediate functionality and significant upside potential. The partially unfinished second and third floors offer possible substantial value-add opportunities, including expanded event capacity, boutique lodging, or residential loft conversions. With its prominent location, rich history, and flexible layout, the Colonia Building stands as an exceptional opportunity for investors, operators, or visionaries looking to revitalize and capitalize on one of Biggs' most iconic properties.



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## **INVESTMENT HIGHLIGHTS**

- Prime Downtown Location
- Mixed Use
- Three Floors Open For Your Vision
- Value-Add Potential
- Historic Building With Thoughtful Upgrades

This offering presents an opportunity to acquire a beautifully partially remodeled historic asset in a market ready for your business, combining the current successful rental venue with exceptional potential for future expansion and value creation.



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## KEY FEATURES

- Historic property featuring unique amenities such a rustic outdoor courtyard, private balconies, original 1905 pillars, exposed bricks, tall ceilings and wooden floors.
- Affordable market with strong demand for unique venues, local services, and housing options
- Centrally located in Butte County, offering easy access to Highway 99 and nearby regional hubs.



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## PHOTOS



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# 08

**AERIAL**



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## **NEARBY AMENITIES**

### **Shopping & Essentials**

- Biggs Market / All Stop Market – 492 B St (0.1 miles)

### **Dining**

- Big Momma's #1 BBQ – 490 B St (0.1 miles)

### **Entertainment & Community**

- Historic Downtown Biggs Shops & Services (0.1 miles)
- Community Events & Seasonal Downtown Activities (0.1 miles)

### **Transit & Access**

- Butte Regional Transit (B-Line) Stop – Downtown Biggs (0.2 miles)
- Easy Access to Highway 99 (0.8 miles)

### **Parks & Recreation**

- Downtown Pocket Park / Local Community Green Spaces (0.2 miles)
- Area Recreation & Agricultural Landscape Views (0.5 miles)



## **DEMOGRAPHIC**

- **Population (city):** +/-2,254 residents (2023), a tight-knit community with strong local loyalty, offering consistent support for neighborhood businesses and venues.
- **Median Age:** 27.3 years, a younger demographic that drives demand for entertainment, dining, events, and family-friendly services.
- **Median Household Income:** \$86,400, a solid middle-income households provide spending power to support local retail, events, and service-oriented businesses.
- **Housing Unit Value:** \$370,800 median owner-occupied value indicates a stable and invested homeowner base that contributes to long-term community spending and economic stability.
- **Average Household Size:** 3.0 persons per household - Larger households create increased demand for event venues, restaurants, childcare, community activities, and family services.
- **Educational Attainment:** 21.1% with a bachelor's degree or higher
- **Homeownership vs. Renters:** 70.6% owner-occupied, 29.4% renter-occupied with high ownership rates fostering neighborhood stability and repeat business, while the renter segment adds diversity and additional consumer activity





**CONTACT ME**

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