

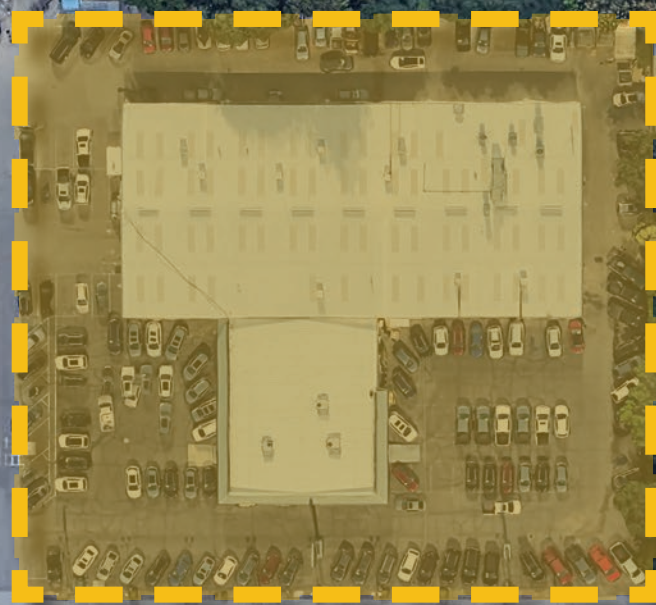
2520
COHASSET
CHICO | CA

Available

For Lease, Sale or Ground Lease

Automotive, retail or QSR
redevelopment opportunity
with high visibility in Chico, CA

- ±27,733 SF facility with ±9 bays on a ±1.94 acre parcel for auto and RV uses.
- Community Commercial zoning supports multiple retail and service uses.
- Excellent access to Highway 99 and nearby residential and commercial areas.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

2520 Cohasset Road in Chico, CA features a $\pm 27,733$ square foot facility with ± 9 service bays on a ± 1.94 -acre parcel, well-suited for automotive, RV, off-road, and watercraft uses. Community Commercial zoning allows a wide range of retail, service, and professional operations. The property also offers a ground lease option for potential quick service restaurant or retail development and can be subdivided into multiple pads to accommodate a variety of uses.

Positioned near the signalized intersection of Cohasset Road and East Avenue, the property offers excellent visibility and access within one of Chico's most active commercial districts. The site benefits from convenient connectivity to Highway 99 and is surrounded by established retailers, service businesses, and residential neighborhoods that generate steady traffic. Ample onsite parking and multiple ingress and egress points enhance customer accessibility.

OFFERING SUMMARY

Building Size:	$\pm 27,733$ square feet
Lot Size:	± 1.94 acres
Zoning:	Community Commercial
Pricing:	Contact broker



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GROUND LEASE OPTION

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UNIQUE OPPORTUNITY

With the strong signalized corner location of Cohasset Road and East Avenue, 2520 Cohasset Road in Chico provides a great opportunity for a QSR user looking for a ground lease. The property can be divided into multiple pads with full access for a multitude of uses including QSRs with drive-thrus, general retail and auto-related activities.



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RETAIL AREA

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CHASE | Walgreens | NEW EARTH
MIA-RK-EST-OT

WELLS FARGO | Davita | CHIPOTLE
MERICAN GRILL

NORTH VALLEY PLAZA

TACO BELL | CVS pharmacy | Starbucks

99¢ only STORES | Bank of America | Wendy's

PANDA EXPRESS CHINESE KITCHEN | BUFFALO WILD WINGS | jamba

CINEMARK | Pizza Guys | DOLLAR TREE

TRADER JOE'S | MOD | SPORTSMAN'S WAREHOUSE

NAPA | the Habit
BURGER GRILL

CHICO TIRES WHEELS | SHERWIN WILLIAMS

GROCERY OUTLET "Perguin Market" | Dutch Bros

Round Table PIZZA | UMPQUA
BANK

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PROPERTY PHOTOS

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ABOUT CHICO, CA

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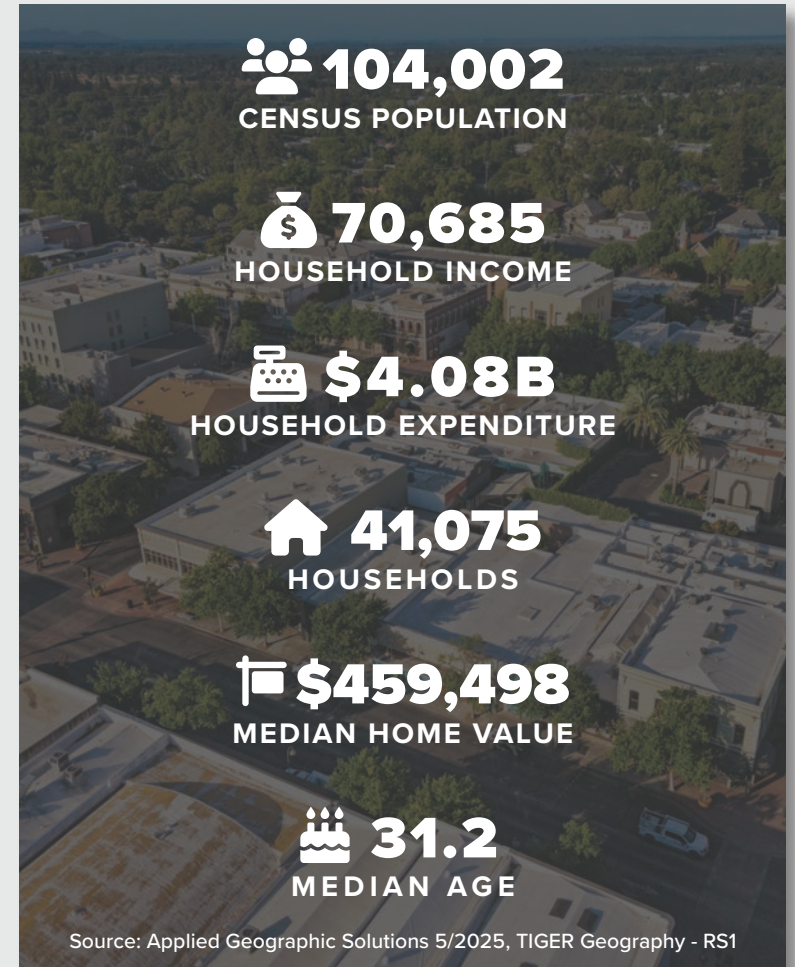
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,002 after the 2018 Camp Fire displaced many Paradise residents who moved 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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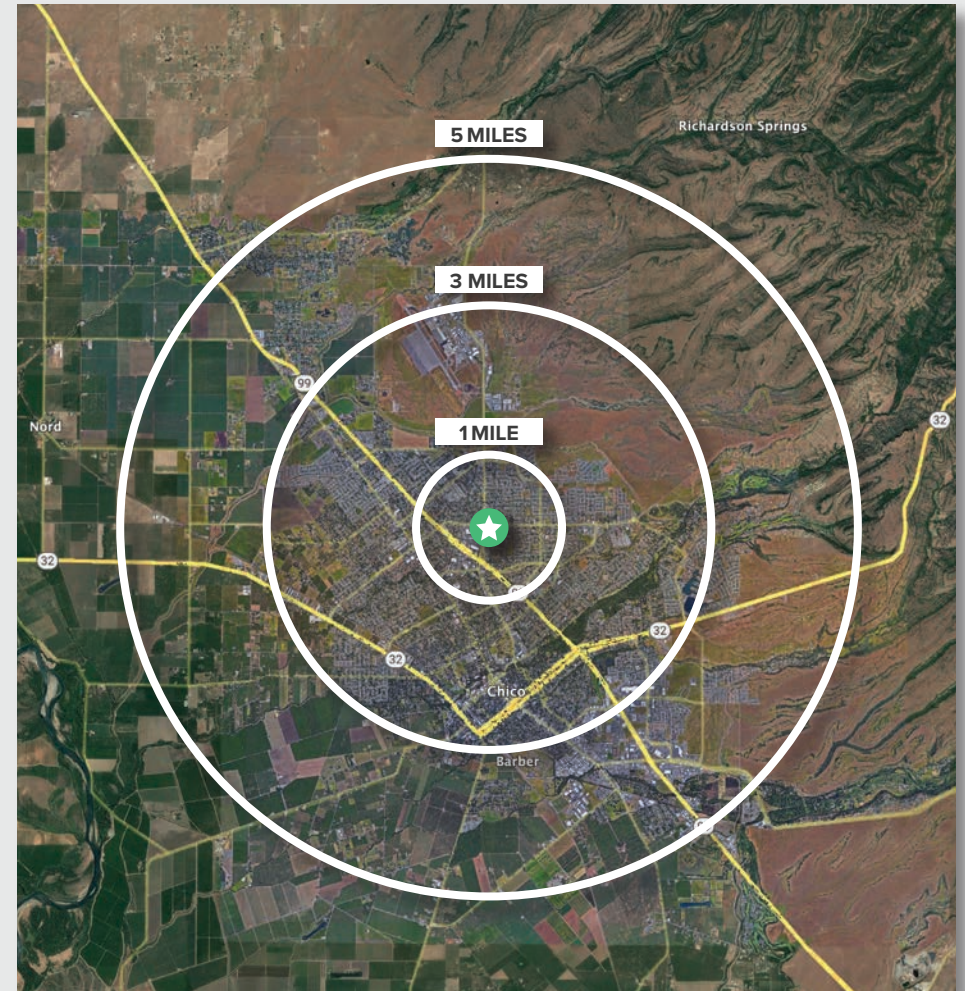


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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,424	90,026	110,704
2030 Projected Population	17,119	88,976	110,464
2020 Census Population	18,277	93,595	114,071
2010 Census Population	16,704	82,698	101,224
2025 Median Age	37.3	33.6	34.5
HOUSEHOLDS			
2025 Estimated Households	7,564	36,390	44,854
2030 Projected Households	7,720	37,227	46,314
2020 Census Households	8,003	38,403	46,741
2010 Census Households	7,158	33,402	40,720
INCOME			
2025 Estimated Average Household Income	\$101,592	\$99,276	\$106,123
2025 Estimated Median Household Income	\$73,183	\$75,411	\$78,910
2025 Estimated Per Capita Income	\$44,371	\$40,445	\$43,277
BUSINESS			
2025 Estimated Total Businesses	899	3,731	4,938
2025 Estimated Total Employees	8,137	32,078	43,663



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

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.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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