



For Sale

±7,933 SF Building

Downtown Chico office building on ±0.8 acres with parking and expansion options.

- Building has owned solar and sits on an oversized private parking lot.
- Three-parcel site totaling ±0.8 acres zoned DS - Downtown South Commercial.
- Located within a designated Opportunity Zone with Walk Score of 97.



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

601 Main Street is a $\pm 7,933$ square foot single-story office building situated on a hard corner in the heart of downtown Chico. Built in 1986, the property sits on a ± 0.4 -acre main parcel with two adjacent ± 0.2 -acre lots, totaling ± 0.8 acres. These additional parcels offer flexibility for expanded parking, building additions, or future redevelopment. Zoned Downtown South Commercial (DS), the site supports a range of professional uses and includes an owned solar system. Its efficient layout and street-level access align with ongoing demand from office tenants seeking connectivity and convenience.

Set within a walkable commercial corridor with a Walk Score of 97, the property benefits from immediate access to services, dining, and downtown amenities. Surrounded by established businesses including Shubert's Ice Cream, Wild Ink Press, and Nichols, Melburg & Rossetto, the location supports a strong tenant mix. The site offers direct access to city arterials and is minutes from Highway 99. A large on-site parking lot adds value in this high-demand area. Additionally, the property is located within a designated Opportunity Zone, offering potential tax benefits for qualifying investors.

OFFERING SUMMARY

Pricing: \$2,075,000



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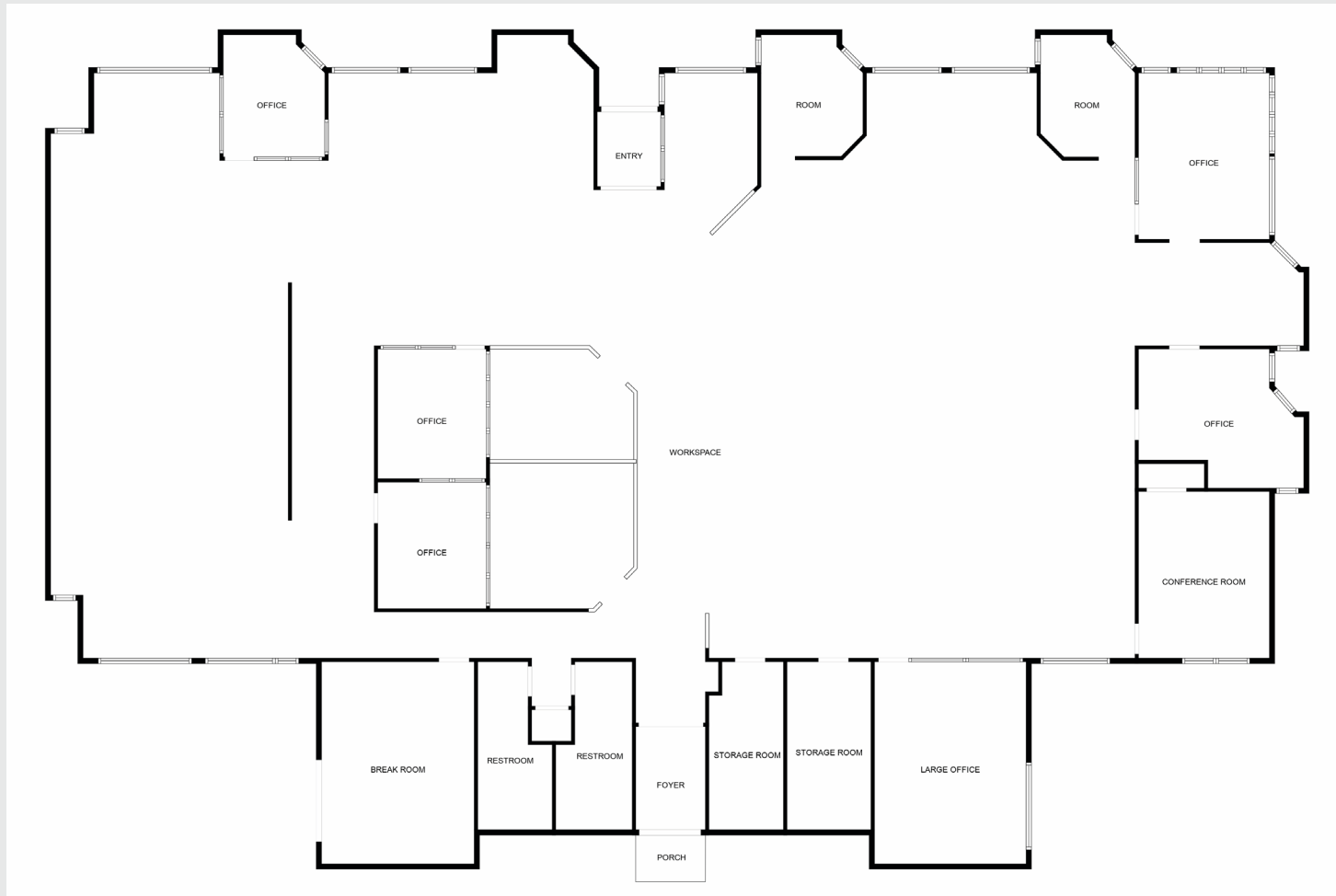
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FLOOR PLAN



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PROPERTY PHOTOS



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DOWNTOWN CHICO

**601
MAIN**
CHICO | CA



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ABOUT CHICO, CA



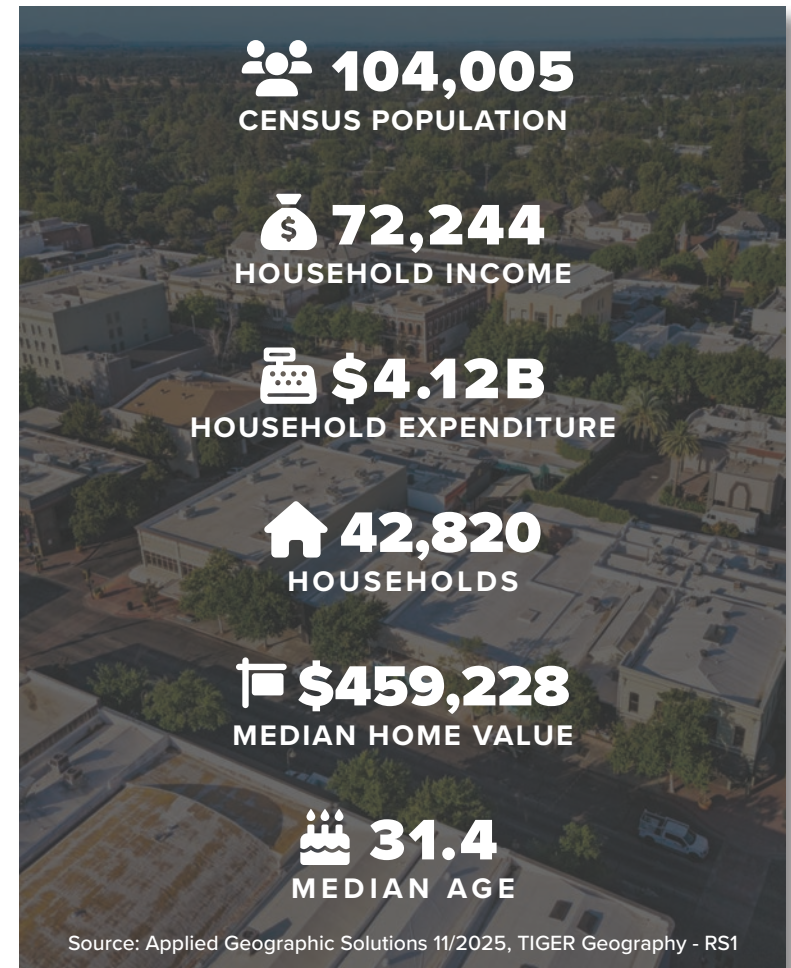
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,533 after the 2018 Camp Fire displaced many Paradise residents who moved 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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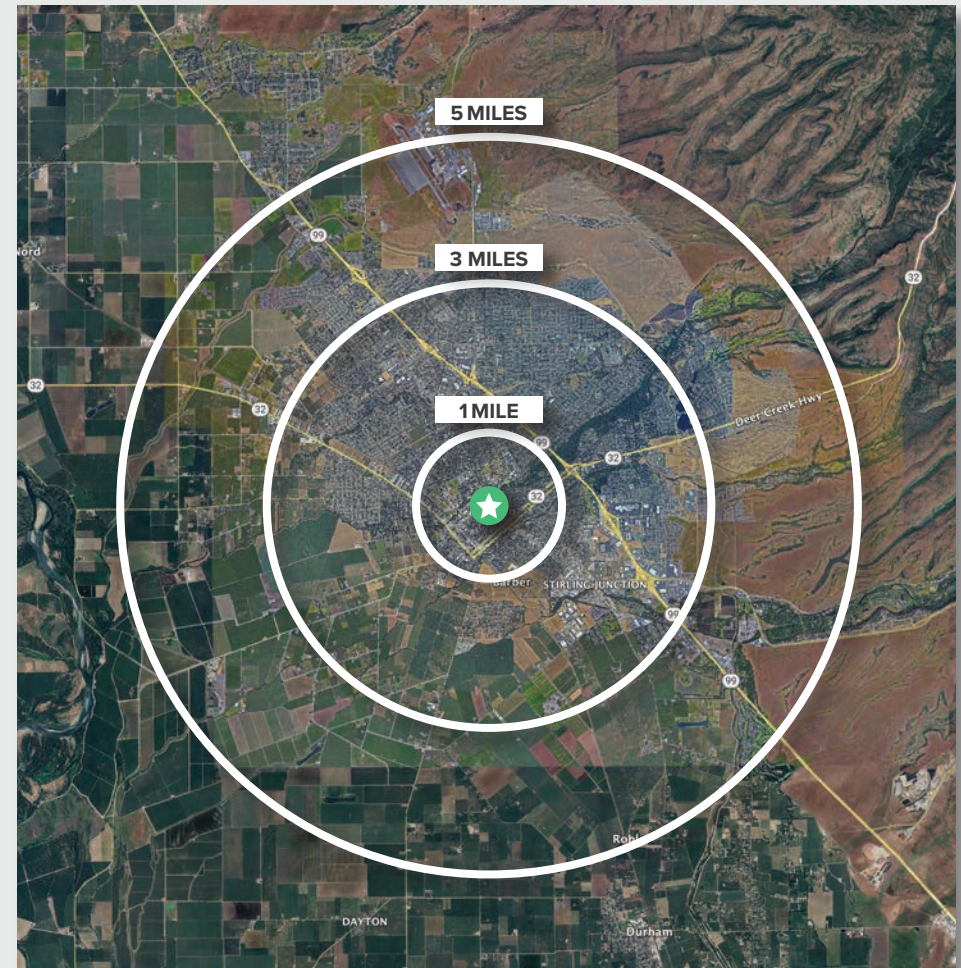
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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	18,274	81,521	109,021
2030 Projected Population	17,820	80,189	108,619
2020 Census Population	20,055	86,036	112,471
2010 Census Population	18,683	78,628	99,831
2025 Median Age	26.2	33.3	34.4
HOUSEHOLDS			
2025 Estimated Households	7,270	33,231	44,228
2030 Projected Households	7,331	33,890	45,679
2020 Census Households	7,922	35,450	46,209
2010 Census Households	7,077	31,759	40,269
INCOME			
2025 Estimated Average Household Income	\$68,147	\$97,322	\$105,653
2025 Estimated Median Household Income	\$51,357	\$71,901	\$78,788
2025 Estimated Per Capita Income	\$27,859	\$40,038	\$43,147
BUSINESS			
2025 Estimated Total Businesses	921	3,833	4,827
2025 Estimated Total Employees	9,196	33,958	42,173

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



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

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

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