

651

THUNDERBOLT

CHICO | CA

±13,970 SF For Sale or Lease

Warehouse with heavy power and fenced yard space in Chico, CA

- Skylights, clear-span layout, and full fire suppression system.
- 480 V/3-phase power with ~30 kVA and ~75 kVA capacities.
- One grade-level roll-up door and one recessed dock-high truck well.



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Located at 651 Thunderbolt Street in Chico, CA, this $\pm 13,970$ SF warehouse includes approximately $\pm 7,000$ SF of fenced yard space. The property features one grade-level roll-up door, one recessed dock-high truck well, and 480 V/3-phase power with ~ 30 kVA and ~ 75 kVA capacities. Interior improvements include full fire suppression, hose bibs, HVAC-served office, break area, and skylights over a clear-span layout. Zoned Airport Manufacturing, the site supports a variety of industrial and warehouse uses.

Situated in the Chico Municipal Airport Industrial area, the property offers quick access to Highway 99 and nearby arterials. Surrounding users include manufacturing, logistics, and service-based businesses. The site provides secure yard space, on-site parking, and efficient truck circulation in a well-connected industrial location.

The building may also be purchased together with the adjacent property at 265 Boeing Avenue, which includes a $\pm 19,920$ SF building and $\pm 6,000$ SF yard.

OFFERING SUMMARY

Sale Price: \$963,930

Lease Rate: \$7,684/mo NNN



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PROPERTY PHOTOS

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FLOOR PLAN



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ABOUT CHICO, CA



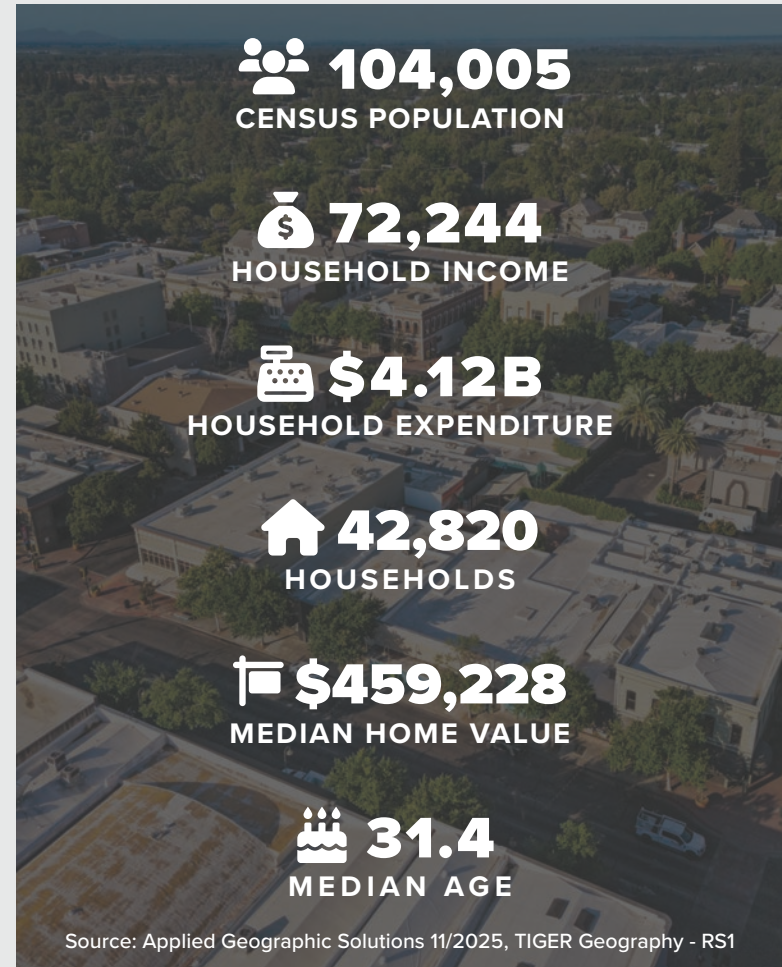
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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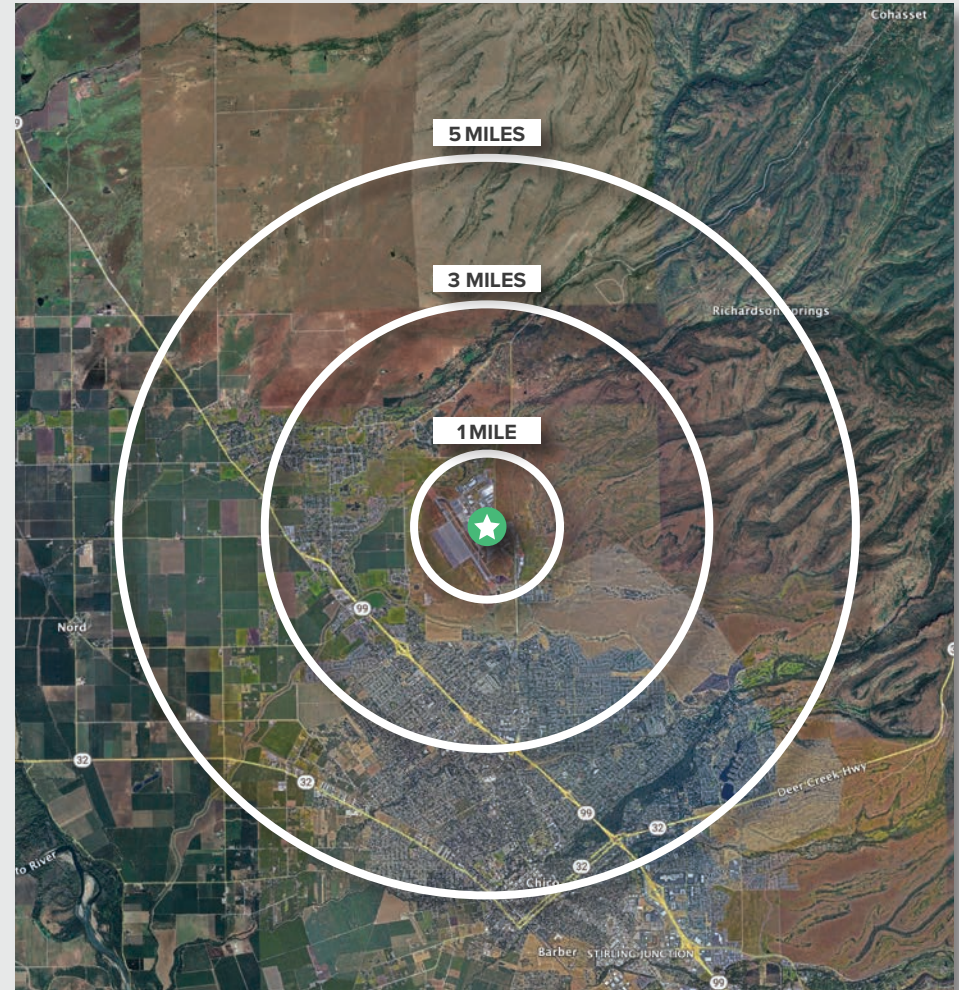


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	134	39,230	94,317
2020 Census Population	189	39,144	97,047
2010 Census Population	186	32,389	85,663
2025 Median Age	45.9	37.1	35.1
HOUSEHOLDS			
2025 Estimated Households	53	15,760	38,108
2020 Census Households	79	16,058	39,851
2010 Census Households	73	13,100	34,633
INCOME			
2025 Estimated Average Household Income	\$141,712	\$116,127	\$107,984
2025 Estimated Median Household Income	\$116,557	\$89,956	\$80,687
BUSINESS			
2025 Estimated Total Businesses	227	1,758	3,924
2025 Estimated Total Employees	2,156	15,054	33,514



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.

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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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