



For Sale | \$2,595,000 | 6.51% Cap Rate
100% NNN Leased Retail Center | 8,160 SF
2500 Zanella Way, Chico, CA

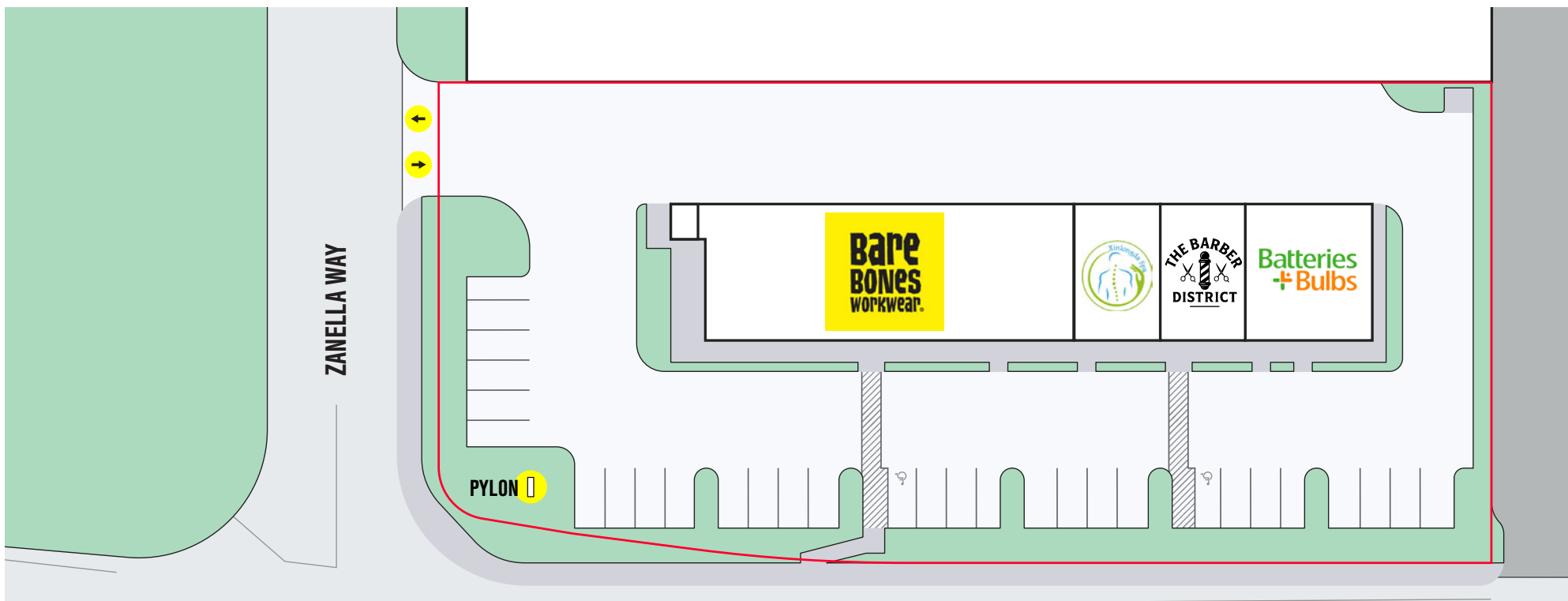


Brandon Harris
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647 Flume Street | Chico, CA 95928
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TENANT ROSTER

SUITE	TENANT	SF	LEASE START	LEASE END	RENT INCREASE	OPTIONS
A	BareBones Workwear	4,320 SF	April 1, 2024	March 31, 2029	3% Annually	2 x 5yr
B	Xinlongda Spa	960 SF	February 1, 2025	January 31, 2030	3% Annually	1 x 5yr
C	The Barber District	960 SF	October 1, 2025	September 30, 2028	3% Annually	1 x 3yr
D	Batteries + Bulbs	1,920 SF	November 15, 2001	March 31, 2029	3% Annually	1 x 5yr



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PROPERTY OVERVIEW

Harris Commercial is pleased to present Skyway Marketplace in Chico, CA for sale. This well constructed four-tenant retail strip center underwent an extensive remodel in 2023-2024 updating the amenities and modernizing the facilities. Positioned near the major retail intersection of Skyway & Notre Dame Blvd and directly across from Skypark Plaza, a bustling 160,000 square foot regional shopping center, Skyway Marketplace is surrounded by popular retailers such as Raley's, Ross, Starbucks, Arby's, Mattress Firm, and O'Reilly Auto.

PROPERTY HIGHLIGHTS

- **Strong Tenant Mix:** Anchored by regional apparel and footwear retailer BareBones WorkWear as well as and Batteries + Bulbs, which recently extended their more than 20-year tenancy with another 5-year term plus options. The complementary tenant mix and stability provides a reliable income stream.
- **High Traffic Counts:** The property benefits from traffic counts exceeding 25,000 vehicles per day, ensuring a constant flow of potential customers and high visibility.
- **Excellent Visibility:** Featuring prominent street-front signage, including large pole and façade signs, Skyway Marketplace offers maximum exposure to passing traffic and surrounding shoppers.
- **Ample Parking:** With a parking ratio of 4.9 spaces per 1,000 square feet, including additional employee parking in the rear and rear delivery/access doors, the property provides convenience for both tenants and customers.
- **Prime Location:** Situated directly on The Skyway, less than a quarter-mile east of Highway 99, the building boasts over 300 feet of frontage, showcasing the property to tens of thousands of shoppers and commuters daily.
- **Surrounding Retailers:** The area is a retail hub with numerous establishments, including Home Depot, Lowe's, McDonald's, Burger King, TJ Maxx, America's Tire, Les Schwab, Surf Thru, Walmart, and more.



OFFERING SUMMARY

Price	\$2,595,000
Size	8,160 SF
Acres	1.11 Acres
NOI	\$168,996
CAP Rate	6.51%

KEY HIGHLIGHTS

- NNN Leases
- Newly Remodeled Exterior
- Major Retail Area
- Huge Traffic Counts
- Large Pole Signage
- Streetfront Visibility



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CLOSEUP AERIAL



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MIDRANGE AERIAL



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TENANT OVERVIEW - BATTERIES PLUS



Batteries Plus is a leading American specialty retailer offering an extensive range of batteries, light bulbs, and device repair services. Founded in 1988 in Green Bay, Wisconsin, the company is headquartered in Hartland, WI, and operates over 700 stores across

47 states and Puerto Rico, making it the nation's largest and fastest-growing battery and light bulb franchise with average unit volume of approximately \$750,000 per location, with top-performing stores exceeding \$1 million in annual sales.

Initially focused solely on batteries, the company expanded its product offerings to include specialty light bulbs and, in 2014, introduced repair services for smartphones and tablets. Today, Batteries Plus provides a comprehensive suite of services, including key fob programming, key cutting, and battery pack rebuilding. Its 'We Fix It' repair centers have performed nearly 2 million device repairs, solidifying its position as a top phone repair franchise in terms of retail locations nationwide.

The company serves both retail consumers and over 275,000 commercial and national accounts annually, offering solutions for industries such as healthcare, hospitality, construction, and government. Batteries Plus is backed by private equity firm Freeman Spogli & Co.. Batteries Plus continues to expand its footprint, with plans to open additional franchise and corporate locations nationwide.

For more information or to explore franchise opportunities, visit batteriesplus.com.



TENANT OVERVIEW - BAREBONES WORKWEAR



BareBones WorkWear is a Sacramento-based retailer specializing in durable apparel, footwear, and accessories designed for work, outdoor activities, and everyday use. Founded in 1998 by Stu Nelson, the company is well-known as a trusted provider of high-quality gear for professionals and outdoor enthusiasts. With a

strong commitment to customer service and value, BareBones WorkWear operates a growing network of 10 stores, including both company-owned and franchised locations. These stores are strategically placed in key markets such as Sacramento, Auburn, Rancho Cordova, and Rocklin, among others, ensuring convenient access for a wide range of customers.

In addition to its retail and online presence, BareBones WorkWear offers franchise opportunities, providing entrepreneurs with comprehensive support, including training, site selection assistance, and marketing resources. The company is dedicated to maintaining high standards across all locations, ensuring consistent product quality and service excellence. Beyond its commercial operations, BareBones WorkWear actively supports community and environmental initiatives. Notably, it partners with CAL FIRE to supply specialized gear for wildland firefighters, underscoring its commitment to public safety and social responsibility.

For more information about BareBones WorkWear and franchise opportunities, visit barebonesworkwear.com.



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