



**COMMERCIAL
BROKERS OF
CALIFORNIA**

FOR SALE

5 STAR LAKEFRONT OFFICE AVAILABLE FOR SALE OR LEASE



PRICE

Offered for: \$1,250,000

Monthly Lease Rate: \$7,449.00 + NNN

2580 Sierra Sunrise Terr, Suite 100
Chico, CA 95928

FEATURES

- 4,257 SQ. FT.
- 5 Star Office Building with Grand Features and Amenities
- Excellent Chico Location! Located on California Park Lake



MIKE DONNELLY

DRE# 01429436

530.828.0011

mike@cbcnorcal.com

BRIAN LITRELL

DRE# 01350075

530.514.9035

blittrell@gmail.com



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PROPERTY DESCRIPTION

Lake View Office Space! The most enjoyable, professional office space in Chico. Elevate your business and work life with this five star facility. You spend so much time at work, why not do it in style. After a few sunsets, you will never want to go home! This unit offers a beautiful reception area, eleven offices, large conference room, break room, server room, copy room and an in suite restroom plus common area restrooms. Also includes a spectacular grand common area lobby area for possible receptions and events, or host mixers on your back patio area overlooking California Park Lake. Beautiful walking paths to break up your day and increase productivity. Great location off of Bruce Road and HWY 32. For Sale or Lease. Absolutely must see. Schedule your tour now.



PROPERTY DETAILS

- Purchase Price: \$1,250,000
- Monthly Lease Rate: \$7,449.00. Net Charges (NNN) - \$0.54 per sq. ft. per month (\$2,255)
- Year Built: 2006
- APN: 018-230-006

ADDITIONAL PHOTOS



THE CHICO AREA

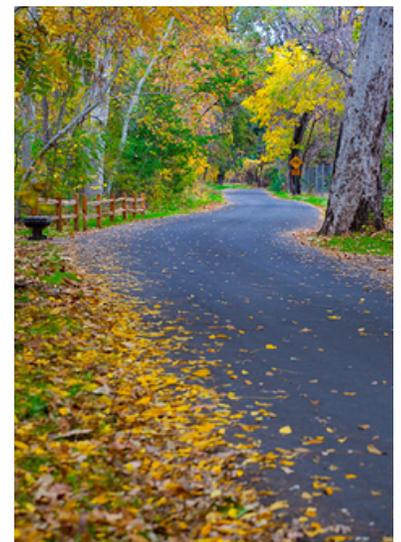
With a population of about 120,000 people in the Greater Chico Urban Area, this “university town” serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California.

Chico is home to California State University, Chico and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning.

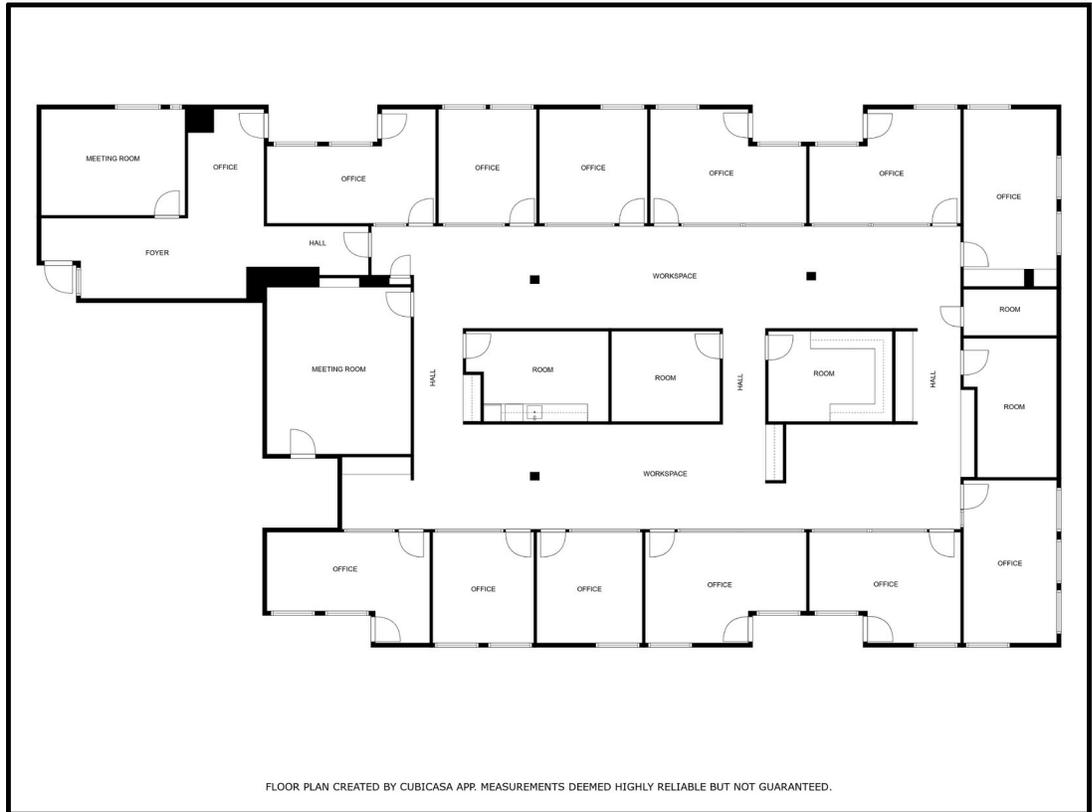
Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver.

The population growth rate continues to rise by about 2% annually. Chico's population has generally doubled every 20-25 years and is projected to reach 200,000 by 2080. The median price of a single-family home is \$462,000, and the median family income is about \$65,000.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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