

**STAND ALONE, VISIBLE LOCATION  
FOR LEASE OR SALE**

**400 E. Park Avenue  
Chico, California**



- Location:** 400 E. Park Avenue. Located at the Northeast corner of E. Park Avenue & Dr. Martin Luther King Parkway.
- Building Space:** Entire Building is available and consists of about 36,540+/-SF
- Traffic Count:** 60,000± (Cal Trans 2017), Highway 99 & E. 20<sup>th</sup> St.
- Lot Size:** 4.41A.
- Sales Price:** \$5,250,000.00
- Lease Price:** \$28,500/Month NNN (as-is condition)
- Comments:** This is an ideal retail location with high visibility and easy access.

**For Further Information Contact:**

**Fred Northern**  
**Office: (530) 671-0000**  
**Cell: (530) 701-5216**  
**CA DRE LIC. #01075027**

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**COMMERCIAL REAL ESTATE BROKERAGE - CA DRE#02144448**



**DICK'S**  
SPORTING GOODS

jcpenney

Target  
BRAND

Community  
Park

99

E 20th St

Forest Ave

TARGET

HOBBY  
LOBBY

CALIFORNIA  
99

Walmart  
BRAND

FOOD  
MAX

Walmart

WORLD MARKET

COSTCO  
WHOLESALE

TRACTOR  
SUPPLY CO

vca

SUBJECT

E Park Ave

Skyway

**TSC TRACTOR  
SUPPLY CO**

VCA Valley Oak Veterinary Center

400 E Park Ave

Dr Martin Luther King Jr Pkwy

position

Image Landsat /  
E Park Ave



408 E Park Ave

FedEx Drop Box

EMPIRE-RECORD

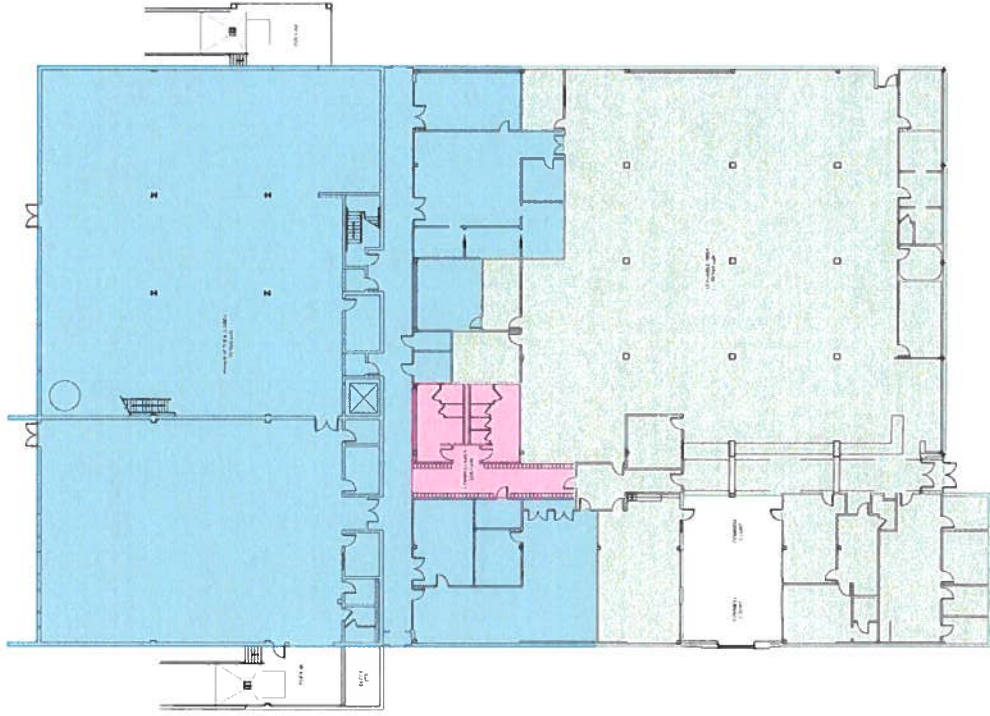
E Park Ave

E Park Ave




Chico Area Recreation & Park

Image Landsat / Copernicus

Google Earth



**LEGEND**

	MANUFACTURING AREA 19,588 sqft
	COMMON AREA 100 sqft
	LEASABLE AREA 25,944 sqft



**PROJECT**



**r.g.a.**

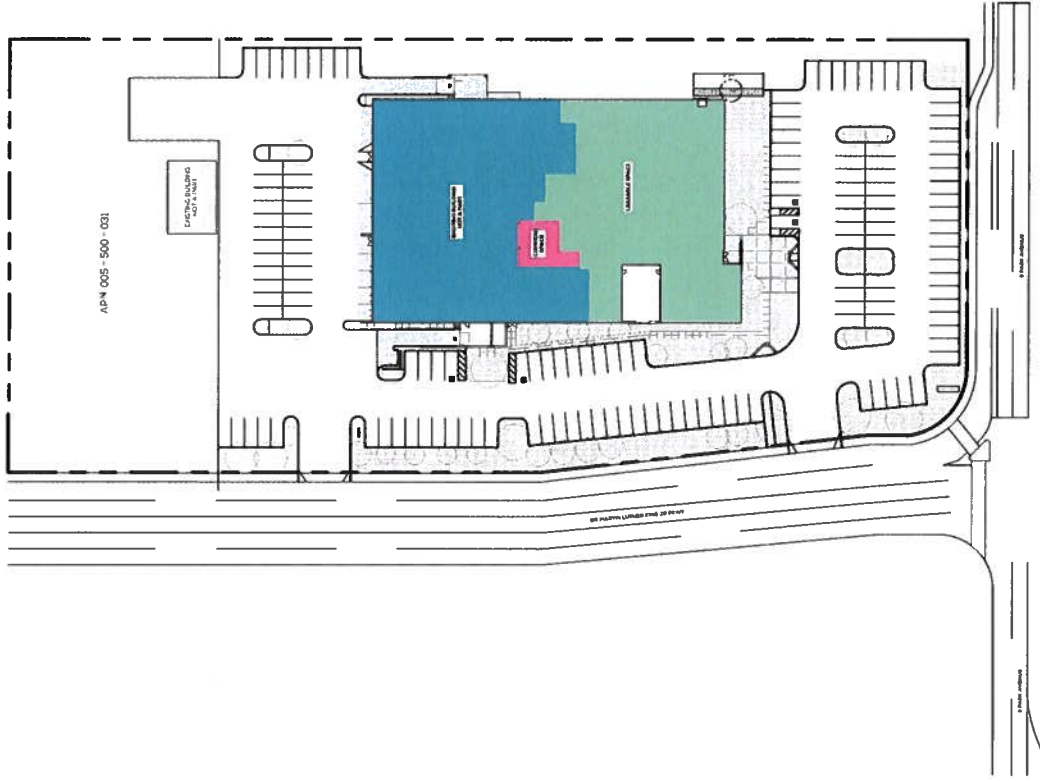
scale: 1/32" = 1'-0"

r.g.a. project number 19-411

# CHICO ENTERPRISE RECORD

## AREA USE PLAN

2022.01.10



**LEGEND**

- PROJECT AREA PROPERTY LINE
- PAVED WALKWAY
- ROAD BOUNDARY
- EXISTING CONCRETE SIDEWALK OR ASPHALT
- EXISTING LANDSCAPE AREA
- LEASABLE SPACE
- COMMON SPACE
- EXISTING BUILDING - NOT A PART
- EXISTING TREE



**PROJECT**

scale : none

r.g.a. project number 19-411



**r.g.a.**

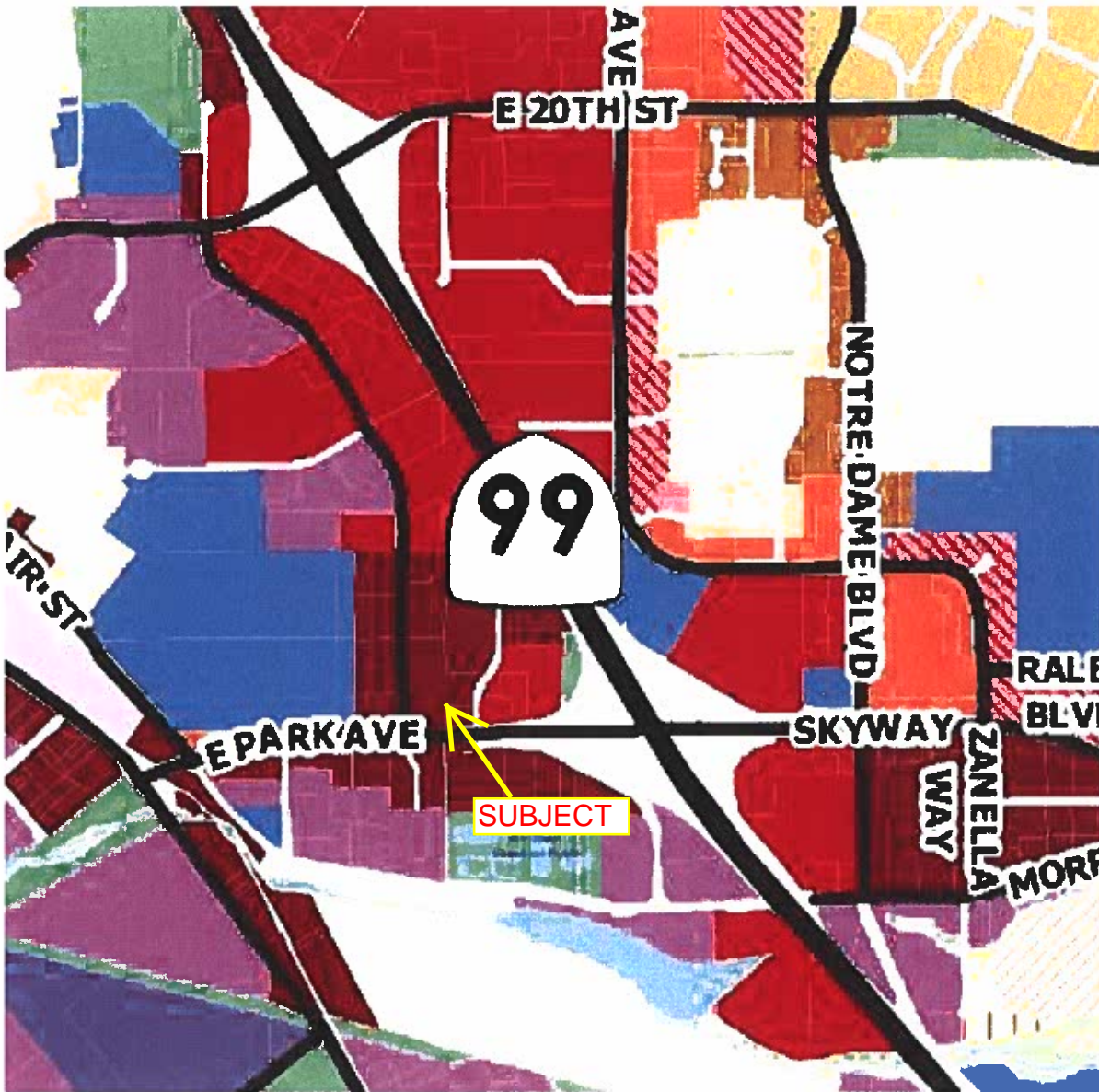
# CHICO ENTERPRISE RECORD

AREA USE PLAN - SITE

2022.01.10



The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



CS Services Commercial



CR Regional Commercial

### **Manufacturing/Industrial Districts**




ML Light Manufacturing



MG General Manufacturing

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The Commercial Services (CS) zoning district in Chico, California is used for commercial businesses that can't be located in other commercial areas. These businesses may attract a lot of vehicle traffic or have a negative impact on nearby uses. The CS zoning district is mainly intended to implement the Commercial Services land use designation in the General Plan. 

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use zoning clearance required	<a href="#">19.16.070</a>
UP	Conditional use use permit required	<a href="#">19.24</a>
PD	Conditional use planned development permit required	<a href="#">19.28</a>
TU	Temporary use	<a href="#">19.22</a>
	Use not allowed (See Section <a href="#">19.02.020(E)</a> regarding uses not listed )	

CA > Chico > Chico, CA Code of ... > 19.44.020 Commercial/office zone land uses and permit requirements									
	OR	OC	CN	CC	DN	DS	CS	CR	Section/Chapter:
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>									
Plant nurseries			UP	UP		UP	P	P	
Community gardens	P	P	P	P	P	P	P	P	19.76.190
<b>MANUFACTURING &amp; PROCESSING</b>									
Beverage products small scale 2,500 sf max				P		UP	P	P	
Cannabis distributor							P		19.75
Cannabis manufacturer							P(9)		19.75
Food products small scale 2,500 sf max				P		UP	P	P	
Handicraft industries small scale manufacturing						P(2)	P(2)		
Laundries and dry cleaning plants							UP		
Manufacturer taproom				P(5)			P(5)	P(5)	<a href="#">19.76.230</a>
Printing and publishing				UP		UP	P		
Recycling - Large collection facility							UP		
Recycling - Small collection facility			P(3)	P(3)	P(3)	P(3)	P(3)	P(3)	<a href="#">19.60.060</a>
Wholesaling and distribution							P		

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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

05

Cardrooms				UP	UP	UP	UP	UP	5 32
Churches places of worship	UP	UP	UP	P(5)	P(5)	P(5)	P(5)	P(5)	
Community centers pavilions			UP	UP	P(4)(5)	P(4)(5)	P(5)	P(5)	
Health-fitness clubs	UP	UP	UP	P	P(4)	P(4)	P	P	
Indoor amusement/entertainment			UP	P	UP	UP	P	P	
Libraries and museums	UP	P	UP	P	P	P	P	P	
Membership organization facilities				UP	P(4)	P(4)	P	P	

Nightclubs				UP	UP	UP	P(5)	P(5)	19 76 200
Outdoor commercial recreation		UP	UP	UP			UP	UP	
Private residential recreational facilities	UP		UP	UP	P(4)	P(4)	UP	UP	
Recreational vehicle (RV) parks							UP		
Schools - Public and private	UP	UP	UP	UP	UP	UP	UP	UP	
Schools - Specialized education and training	UP	P	UP	P	P(4)	P(4)	P	P	
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	19 22
Theaters auditoriums and meeting halls			UP	P(5)	P(5)	P(5)	P(5)	P(5)	

RESIDENTIAL USES

Assisted living facilities for the elderly	UP	UP	UP	UP	P(4)	P(4)	UP	UP	
Caretaker and employee housing							UP		
Emergency shelters	UP	UP		UP			UP		
Home occupations	P	P							19 20
Household pets	P	P	P	P	P	P	P	P	19 76 040
Live/work	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	

Mobile home parks							UP		
Multi-family housing	P	P	P	P	P(4)	P(4)		P	
Residential accessory uses and structures	P								19 76 320
Residential care homes 6 or fewer clients	P	UP	P	UP			UP	UP	
Residential care homes 7 or more clients	UP	UP	UP	UP			UP	UP	
Rooming and boarding houses	UP	UP	UP		P(4)	P(4)			
Single-family housing	P		P(4)	P(4)					

Single-room occupancy (SRO) housing			P(4)	P(4)	P(4)	P(4)	P	P(4)	19 76 140
Temporary emergency shelters	P	P	P	P	P	P	P	P	19 22
Transitional and supportive housing	UP	UP	P(4)	P(4)	P(4)	P(4)		P(4)	
Two-family housing duplexes	UP	UP	P(4)	P(4)	P(4)	P(4)			

RETAIL TRADE USES

Accessory retail uses	P	P	P	P	P	P	P	P	19 76 020
Alcoholic beverage establishments			UP	P(5)	P(5)	P(5)	UP	P(5)	19 44 040

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C5

Auto, mobile home and vehicles sales				UP		UP	P	P	
Auto parts sales without repair			UP	P		UP	P	P	
Auto parts sales with repair				UP		UP	P	P	
Building material stores				P			P	P	
Cannabis retailer - storefront				UP			UP	UP	19.75
Cannabis retailer - delivery only		P		P			P		19.75
Drive-in and drive-through sales		UP	UP (6)	UP		UP (8)	UP	UP	<a href="#">19,76,070</a>
Drug stores/pharmacies, 4,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Drug stores/pharmacies, more than 4,000 sq. ft.			UP	P	UP	P	P	P	
Farm equipment and supplies sales							P	UP	
Furniture, furnishings and equipment 2,500 sq. ft. or less			P	P	P	P	P	P	
Furniture, furnishings and equipment 2,500 sq. ft. or larger			UP	P	UP	UP	P	P	
Grocery stores, 4,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Grocery stores, 4,000 to 40,000 sq. ft.			UP	P	UP	P	P	P	
Grocery stores, 40,000 sq. ft. or larger			UP	P	UP	UP		P	
Liquor stores - limited hours			P	P	UP	P	P	P	
Liquor stores			UP	P	UP	UP	P	P	
Outdoor retail sales and activities			P	P			P	P	<a href="#">19,76,120</a>
Outdoor retail sales, temporary	TU	TU	TU	TU	TU	TU	TU	TU	<a href="#">19,22</a>
Pet shops			UP	P		UP	P	P	
Restaurants, 5,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Restaurants, accessory, less than 5% of floor area	P	P	P	P	P	P	P	P	
Restaurants, 5,000 sq. ft. or larger	UP	UP	UP	P	P	P	P	P	
Restaurant with full bar			UP	P (5)	P	P	P (5)	P (5)	<a href="#">19,76,200</a>
Retail stores, general merchandise, 2,500 sq. ft. or less			P	P	P	P	P	P	
Retail stores, general merchandise, 2,500 sq. ft. or larger			UP	P	P	P	P	P	
Shopping centers, 200,000 sq. ft. or less			PD	P				P	
Shopping centers, 200,000 sq. ft. or larger				P				P	
Tasting rooms			P	P	P	P	P	P	
Walkup sales windows using public sidewalk	P	P	P	P	UP	UP	P	P	
Warehouse retail stores				UP			P	P	

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