



C&C PROPERTIES

FOR SALE



THE EXECUTIVE PARK - LASSEN AVE

PRICE
\$2,750,000

FEATURES

- Two Buildings - Total 5 Offices
- 16,522 Sq Ft on 2.2 acres
- Available for Lease
- Beautiful Campus Like Complex



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COLDWELL BANKER COMMERCIAL - C&C PROPERTIES

1802 Foundation Lane, Suite 125, Chico CA 95928

Lic# 01198431 Each Office Is Independently Owned & Operated

www.CBCNorcal.com

PROPERTY DESCRIPTION

Beautiful campus-like complex in The Executive Park, one of the best and most prestigious business parks in town. Two buildings with a total of five office units for a total of 16,522 sq. ft. on 2.2 acres. Partially leased. Perfect for the owner/user looking for a sterling new location for their business, or the investor looking for upside opportunity. Also available for lease. The neighborhood is surrounded by well kept professional properties with quality businesses. Excellent place to do business and a safe and stable investment.



INVESTMENT HIGHLIGHTS

- Building A is approximately 8,261+- sq. ft.
- Suite A-1 is approximately 5,100+- sq. ft. Suite A-2 is approximately 3,161 sq. ft. Total 8,261
- Building B is Approximately 8,261+- sq. ft.
- Suite B-1 is approximately 5,061+- sq. ft.
- Suite B-3 is approximately 1,500+- sq. ft. Suite B-4 is approximately 1,700+- sq. ft. Total 8,261+-

PRICING DETAILS

Total Purchase Price \$2,750,000

INTERIOR HIGHLIGHTS

SUITE A-1



INTERIOR HIGHLIGHTS

SUITE A-2

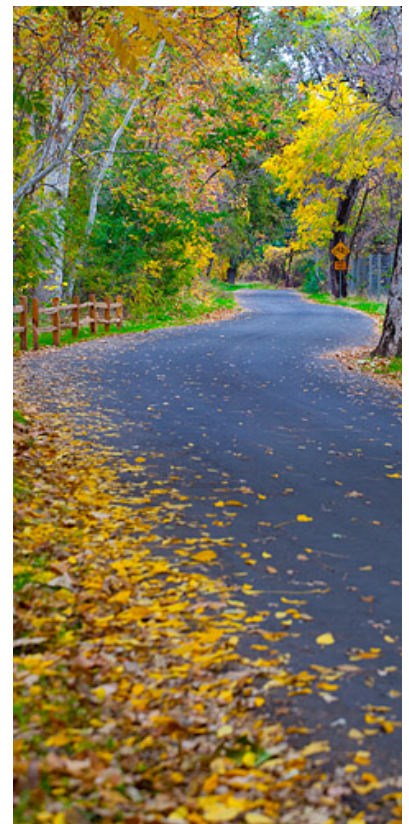


THE CHICO AREA

Chico is the fastest growing city in the state of California. It is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

As of the 2010 United States Census, the population was 86,187, reflecting an increase of 26,233 from the 59,954 counted in the 2000 Census. Following the 2018 Camp Fire that destroyed much of the neighboring town of Paradise, the population of Chico surged as many people who lost their homes in the fire moved to Chico. In 2019, the US Census estimated the population of Chico is 103,30 and more than 120,000 in the Greater Chico Urban Area..

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University, Chico, Sierra Nevada Brewing Company, and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city. and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city

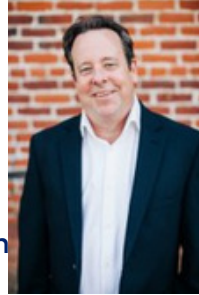


Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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