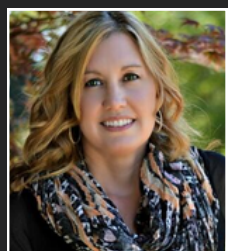
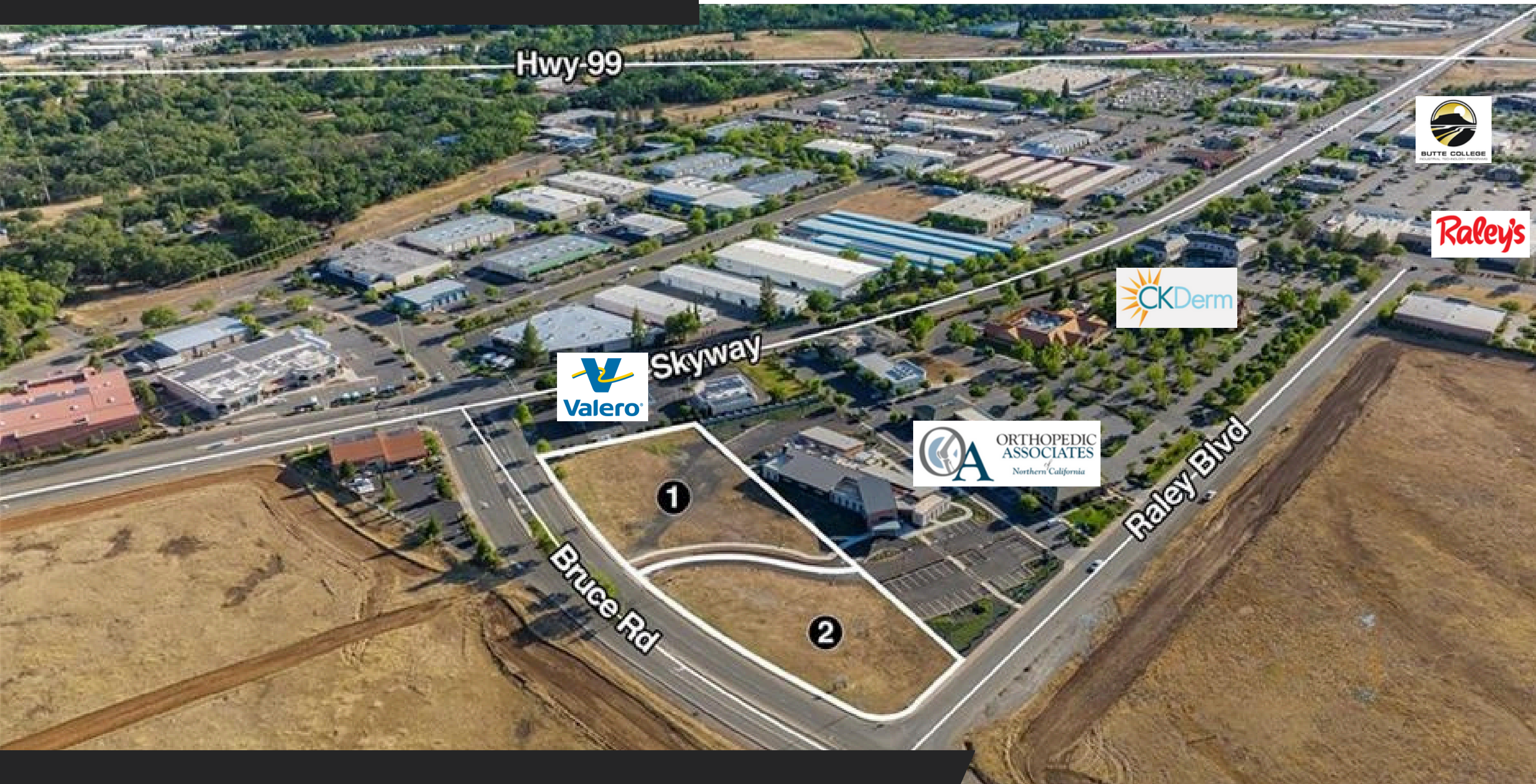


Vacant Land Available for Sale

Bruce Road - 2 Commercial Lots | Chico, CA. 95926

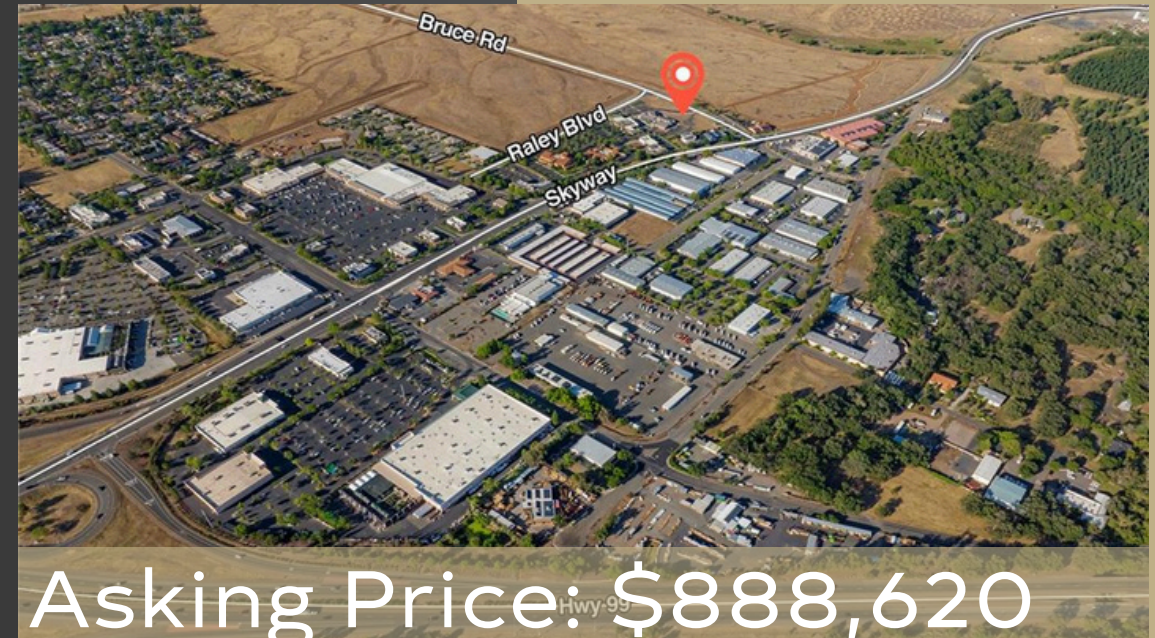
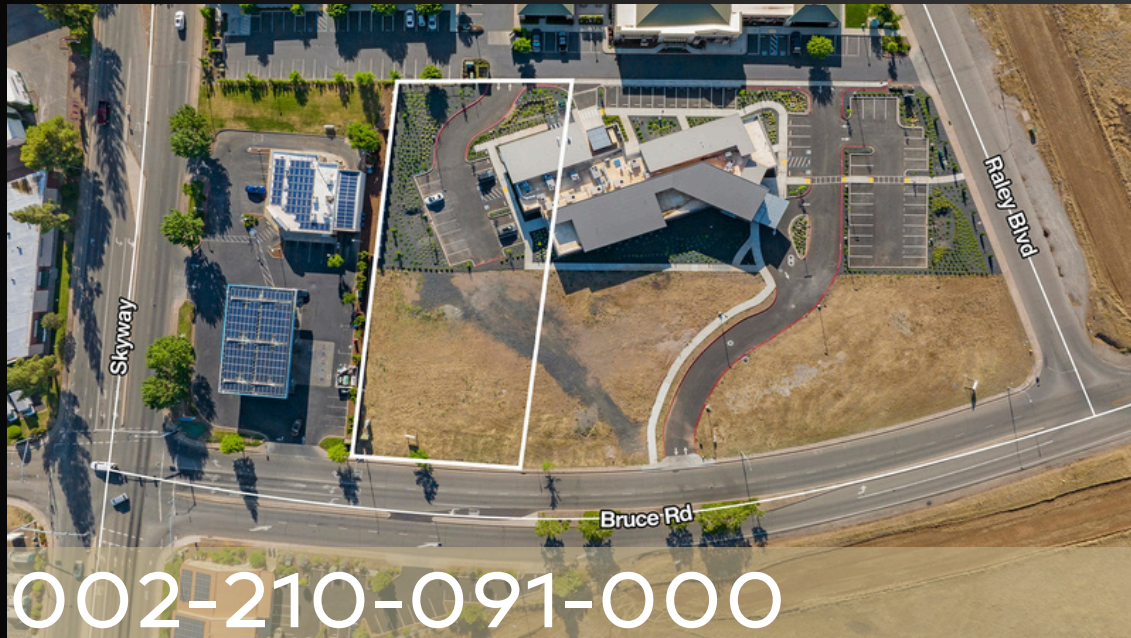


Kimberly Shaffer | REALTOR® | DRE # 01415693
(530)899-5936 | Kimsellschico@gmail.com

CENTURY 21 COMMERCIAL®

Select Real Estate

Executive Summary - Bruce Road



SQFT Lot: 44,431 | Acres: 1.02
Property Type: Commercial Sale
Listing ID: SN25051885

Property Overview - Bruce Road

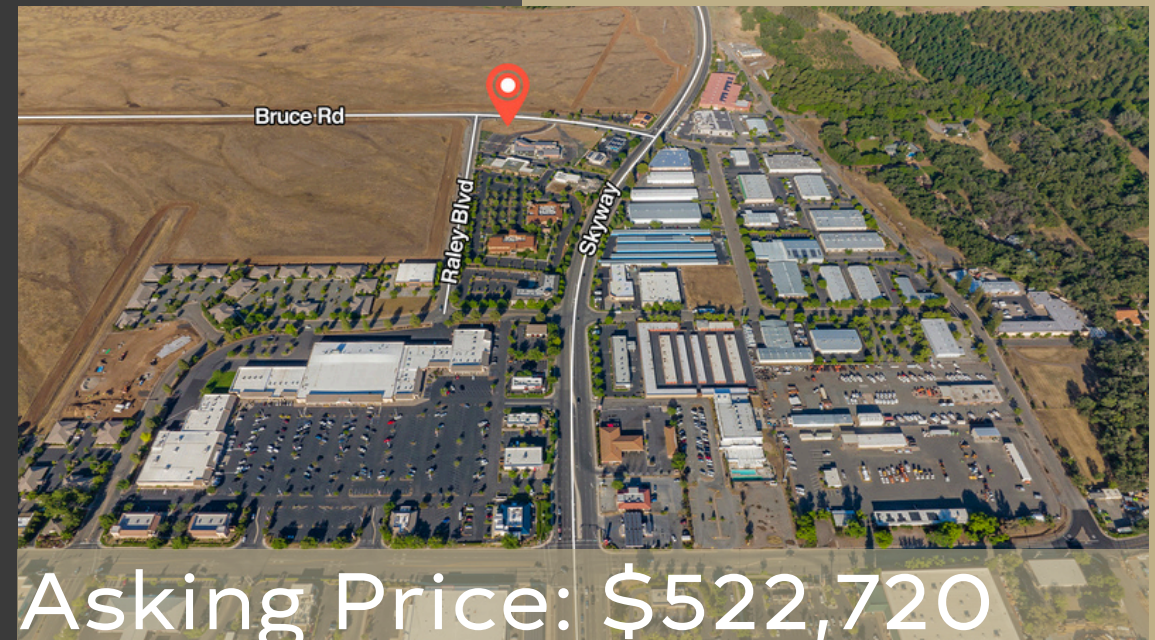
This commercial lot sits in an ideal location between Bruce Rd and 20th St. in Chico, which has seen and will continue to see vast growth. The newly finished four-lane Bruce Rd allows for easy access for both Chico and the town of Paradise customers. Predominately surrounded by professional office and medical, this lot is primed to host your business. Development in the area includes Meriam Park, large residential subdivisions that include single family and multi-family, commercial businesses, a new school, parks, and recreation that will need services your business can provide. Local business include, Orothopedics Associates, Enloe, Adventist Health Physical Therapy, Skyway Medical and more. Be apart of the new growth area of Chico! The adjacent lot of .06 acres lot is available for additional space.

Zoning: CC - Community Commercial

Permitted Uses:

- Medical Office
- Professional Office
- Food Services
- Health/Fitness
- Multi-Family Housing

Executive Summary - Bruce Road



SQFT Lot: 26,136 | Acres: 0.6
Property Type: Commercial Sale
Listing ID: SN25051893

Property Overview - Bruce Road

This corner commercial lot sits in an ideal location between Bruce Rd and 20th St. in Chico, which has seen and will continue to see vast growth. The newly finished four-lane Bruce Rd allows for easy access for both Chico and the town of Paradise customers. Predominately surrounded by professional office and medical, this lot is primed to host your business. Development in the area includes Meriam Park, large residential subdivisions that include single family and multi-family, commercial businesses, a new school, parks, and recreation that will need services your business can provide. Local business include, Orothopedics Associates, Enloe, Adventist Health Physical Therapy, Skyway Medical and more. Be apart of the new growth area of Chico! Can be purchased with the adjacent lot for an additional 1.02 Acres!

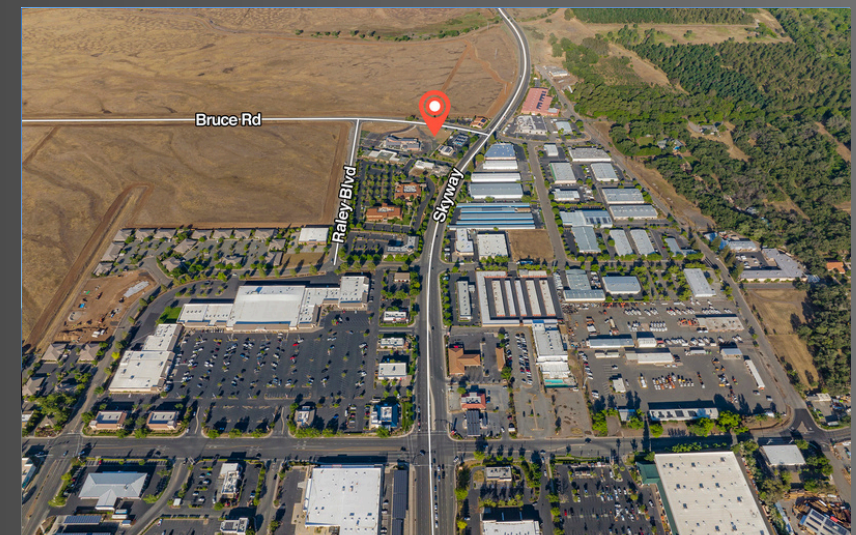
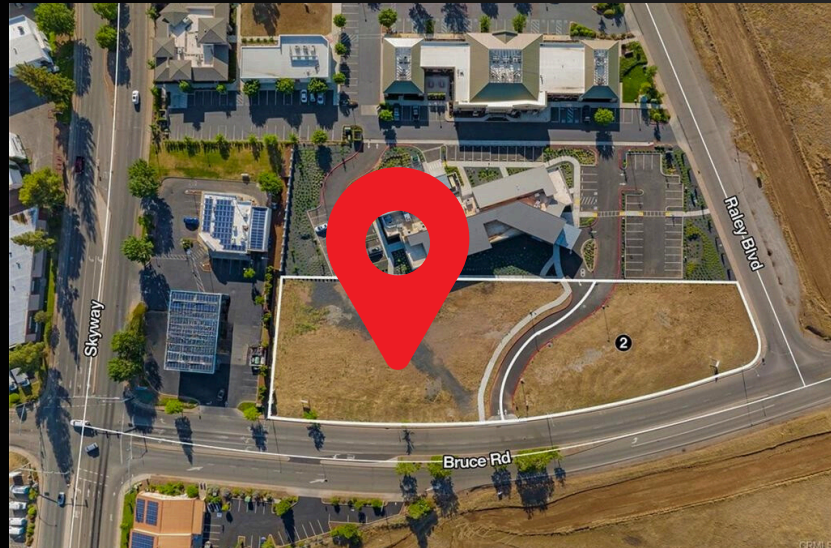
Zoning: CC - Community Commercial

Permitted Uses:

- Medical Office
- Professional Office
- Food Services
- Health/Fitness
- Multi-Family Housing

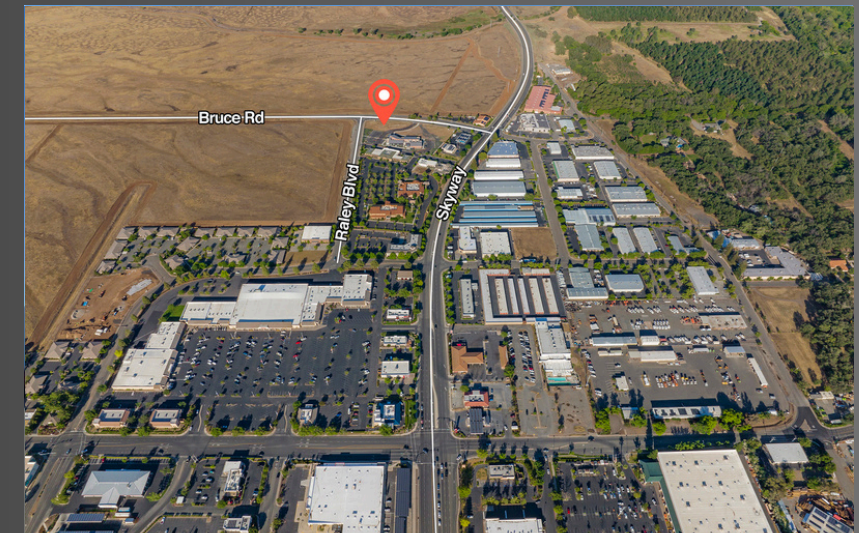
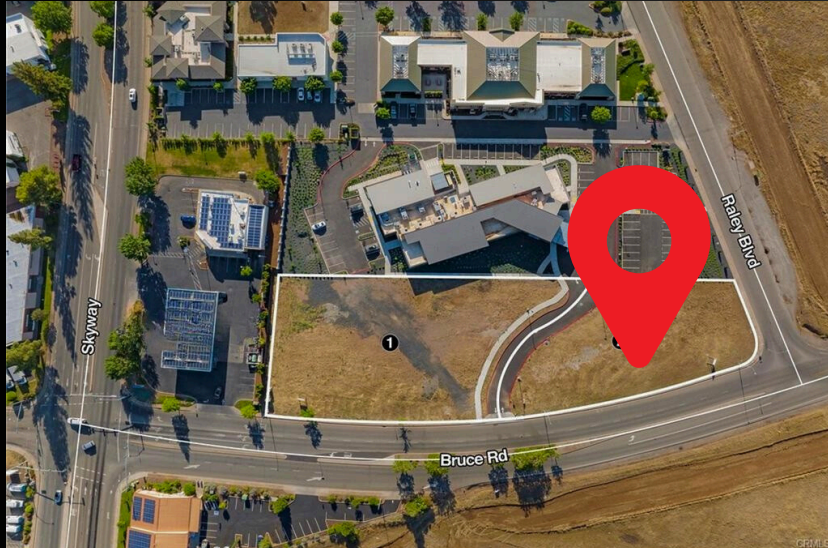
Photos - Bruce Road

APN # 002-210-091-000



Photos - Bruce Road

APN # 002-210-090-000



Sewer Map



Sewer Pipes

— PUBLIC

Sewer Nodes

- CAP - CAPPED LINE
- CO - CLEAN OUT
- CONNECT - CONNECTION
- MH - ACCESS POINT
- PUMP - LIFT STATION
-

Storm Nodes

- BMP
- CAP - CAPPED LINE
- CO - CLEANOUT
- CONNECT - CONNECTION
- DI - DRAIN INLET
- DRYWELL
- HEADWALL
- INTERCEP - INTERCEPTOR
- MH - MANHOLE
- OBSWELL - OBSERVATION WELL
- OUTF - OUTFALL
- OUTL - OUTLET
- REDUC - REDUCER
- UNK - UNKNOWN
- others

Storm Drain Lines

—

Prohibition Area



Sewer Connected Parcels



Storm Water Master Plan - Proposed Features

Proposed New Drop Inlet



Proposed Replacement Drop Inlet



Proposed Manhole



Proposed Outfall



Proposed Pump



Proposed Pipe Diameter (inches)

Width

- 12
- 15
- 18
- 24
- 30
- 36
- 42
- 48

Proposed Replacement Pipe



Proposed Channel



Proposed Flap Gate



Proposed Detention Basins



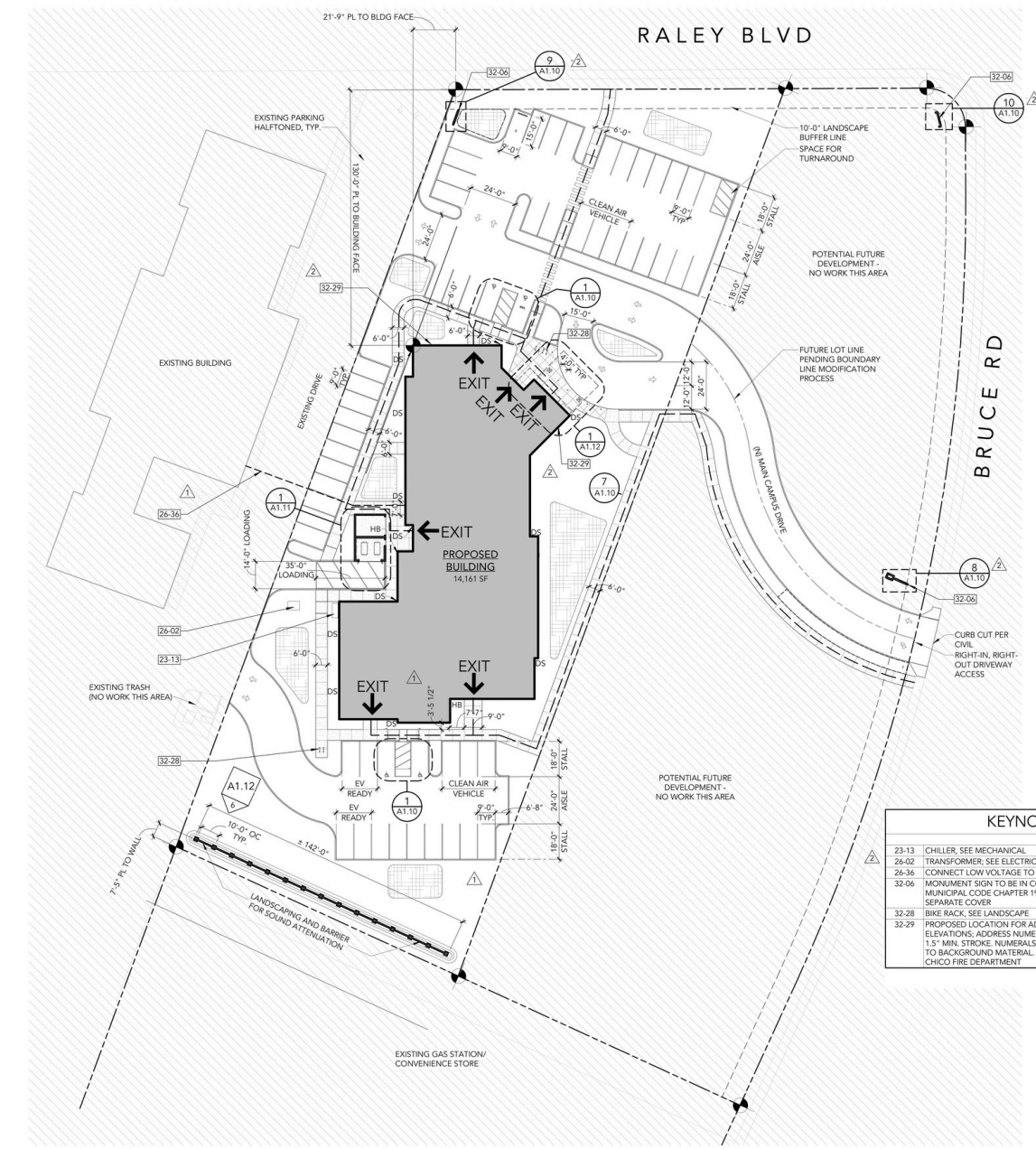
Addresses

- Active Addresses

Assessor Parcels



Site Plan Ideas



1 SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN GENERAL NOTES:

1. REFER TO LANDSCAPE PLANS FOR ADDITIONAL PEDESTRIAN WALKS AND PLANTING INFORMATION.
2. REFER TO CIVIL DRAWINGS FOR GRADING PLANS, FINISH GRADES, SITE DRAWINGS & UTILITY INFORMATION.
3. SITE PAVEMENT MATERIAL AND DESIGN PER CIVIL. MAX. SPACE BETWEEN JOINTS TO BE 10'-0".
4. IN ADDITION TO HOSE BIBS SHOWN ON SITE PLAN, PROVIDE MIN. (1) HOSE BIB ON ROOF.
5. SEE ELECTRICAL DRAWINGS FOR PARKING LOT LIGHTING.
6. LIGHTING TO BE INSTALLED AT PATHS ALONG THE REQUIRED EXIT WAYS - REFER TO ELECTRICAL SITE PLAN.
7. SITE MECH. TO BE LOCATED AS SHOWN OR APPROVED. ALL GROUND MOUNTED UTILITY EQUIPMENT WILL BE SCREENED FROM THE STREET AND THE BUILDING WITH LANDSCAPE - VERIFY LOCATION WITH EACH UTILITY PROVIDER AND COORDINATE WITH LANDSCAPING AS NEEDED.
8. ANY WALL PACK LIGHTING PROVIDED TO BE SHIELDED.
9. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
10. PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPES NOT STEEPER THAN 1:50 (2%) PER CBC.
11. ANY RETAINING WALLS, BERMS, SWALES, ETC. SHOWN FOR REFERENCE ONLY - SEE CIVIL DRAWINGS.
12. ALL WALL MOUNTED UTILITIES AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
13. PROVIDE EV CHARGING EQUIPMENT AT ALL 'EV' INDICATED SPACES.
14. PROVIDE NECESSARY STALL MARKINGS AT 'EV' AND 'CLEAN AIR VEHICLE' STALLS.

SITE PLAN LEGEND

(NOTE: SEE AD SHEETS FOR ADDITIONAL GENERAL LEGEND INFORMATION)

OBJECT/PATTERN	DESCRIPTION(S)
---	PROPERTY LINE
---	SETBACK LINES
---	CANOPY ABOVE
---	ACCESSIBLE PATH FROM BUILDING TO PUBLIC WAY
[Pattern]	BIORETENTION FACILITY, SEE CIVIL
[Pattern]	BUILDING FOOTPRINT
[Pattern]	'NO WORK' AREA
[Symbol]	PROPERTY DATUM POINT
[Symbol]	POLE LIGHT - SEE ELECTRICAL
[Symbol]	FIRE HYDRANT - SEE CIVIL
[Symbol]	ACCESSIBLE PARKING SIGNAGE
[Symbol]	DOWNSPOUT - SEE ALSO: ROOF PLAN
[Symbol]	HOSE BIB

KEYNOTES	
23-13	CHILLER, SEE MECHANICAL
26-02	TRANSFORMER, SEE ELECTRICAL
26-36	CONNECT LOW VOLTAGE TO EXISTING BUILDING AS REQUIRED
32-06	MONUMENT SIGN TO BE IN CONFORMANCE WITH CHICO MUNICIPAL CODE CHAPTER 19.74. TO BE SUBMITTED UNDER SEPARATE COVER
32-28	BIKE BACK, SEE LANDSCAPE
32-29	PROPOSED LOCATION FOR ADDRESS NUMERALS PER ELEVATIONS, ADDRESS NUMERALS TO BE 12" MIN. HEIGHT WITH 1.5" MIN. STROKE. NUMERALS SHALL BE CONTRASTING COLOR TO BACKGROUND MATERIAL. LOCATION TO BE APPROVED BY CHICO FIRE DEPARTMENT

SITE INFORMATION	
ADDRESS	
AREA OF PROPERTY	±144,309 SF
ZONING	CC - COMMUNITY COMMERCIAL
LAND USE (PER 19.44.020 - CHICO CODE OF ORD.)	MEDICAL OFFICE
AREA OF BUILDING (FLOOR AREA)	13,893 SF - 10% OF LOT AREA
AREA OF PARKING LOT AND DRIVE AISLES	29,648 SF - 21% OF LOT AREA
SEWAGE	7,197 SF - 5% OF LOT AREA
FUTURE DEVELOPMENT - NOT INCLUDED IN LANDSCAPE	66,879 SF - 46% OF LOT AREA
AREA OF LANDSCAPE & OPEN AREA	26,692 SF - 18% OF LOT AREA
AREA OF LANDSCAPE & OPEN AREA REQ'D PER CHICO 19.68 TABLE 5-2	7,215 SF - 5% OF LOT AREA
26,692 SF PROVIDED > 7,215 SF REQ'D - OK	

PARKING INFORMATION		
VEHICLE PARKING INFORMATION		
PARKING REQUIREMENTS		
MINIMUM PARKING REQUIREMENT (PER: TABLE 5-4, CHAPTER 19.70 - CHICO CODE OF ORD.)	PROP. BLDG. AREA	PARKING SPACES REQUIRED
MEDICAL/ DENTAL OFFICES - 1 SPACE PER 250 SQ. FT. OF GROSS FLOOR AREA	14,161 SF	57
SURFACE PARKING PROVIDED	SIZE (W X L)	# PROVIDED
FULL-SIZE PARKING STALLS	9' x 18'	42
EV PARKING READY (PER CAGBSC 5.106.5.3)		4 (PROVIDE CONDUIT)
FUEL EFFICIENT VEHICLE (PER CAGBSC 5.106.5.2)	9' x 15'	6
COMPACT PARKING STALLS	9' x 18'	1
ACCESSIBLE PARKING STALLS		4
TOTAL PARKING PROVIDED		57 = 57 REQ'D - OK

BICYCLE PARKING INFORMATION		
BICYCLE PARKING REQUIREMENTS		
MINIMUM PARKING REQUIREMENT (PER: TABLE 5-4, CHAPTER 19.70 - CHICO CODE OF ORD.)	PROP. VEHICLE SPACES	PARKING SPACES REQUIRED
MEDICAL/DENTAL OFFICES - 10% OF VEHICLE SPACES	57	6
BICYCLE PARKING PROVIDED		6 = 6 REQ'D - OK

NOT FOR CONSTRUCTION

CB Two
ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Lombard Street, Suite 100
San Francisco, CA 94111
PH: 503.480.8700 / FX: 503.480.8701

CIVIL: ROBERTSON ERICKSON
PH: 530.894.3500
LANDSCAPE: SHAPIRO / DIDWAY
PH: 503.232.0520
STRUCTURAL: MSC ENGINEERS, INC.
PH: 503.399.1399
MECHANICAL/PLUMBING: TURLEY & ASSOCIATES
PH: 916.325.1065
ELECTRICAL: CAPITOL CITY DESIGN, INC.
PH: 916.375.0135
JURISDICTION: CITY OF CHICO
PH: 530.879.6810

OANC - CHICO
2490 BRUCE RD., CHICO, CA 95928
APN: 002-210-023, 024, 025



Issue: PERMIT
Date: 03.30.2020
Rev: Description: Date:
1 DESIGN COORD 06.29.2020
2 PLAN CHECK 06.29.2020

SITE PLAN

A1.00

8/26/2020 8:47:46 AM

Site Overview



Diligence Tools

The Most Recognized and Respected Brand In Real Estate

Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results
- EnviroStor

Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants