



**COMMERCIAL
BROKERS OF
CALIFORNIA**

ENJOY WHERE YOU WORK!

One of Chico's Most Desirable Office Locations!

590 Vallombrosa Avenue
Chico, CA 95928

Commercial / Office

FEATURES

- 4,611± SF professional office building
- 11 offices + large open work area
- Conference, mail, and break rooms
- Stylish architecture in a park-adjacent setting
- Ample parking
- Steps to Bidwell Park, Post Office, and Safeway Center

AREA

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.



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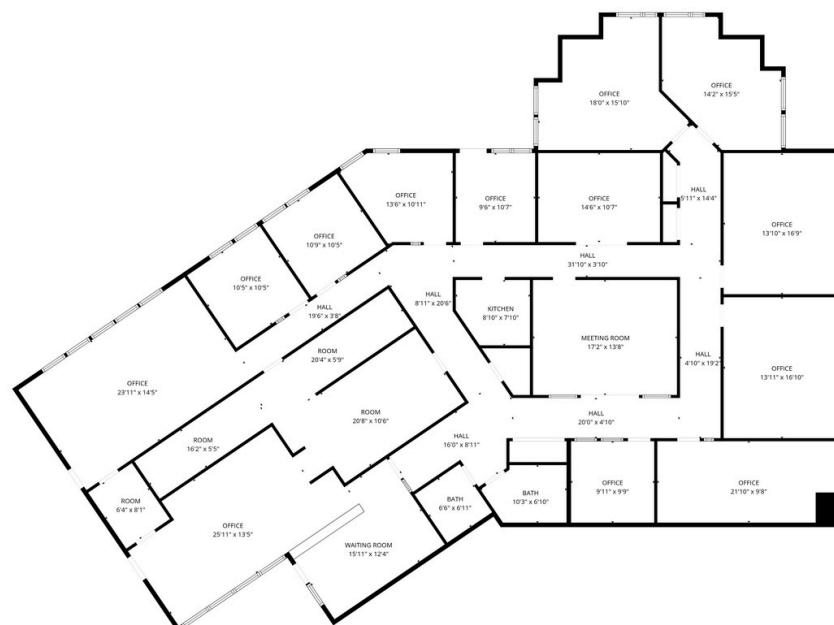
COMMERCIAL BROKERS OF CALIFORNIA
527 Flume Street, Suite 3
Chico CA 95928

PROPERTY DESCRIPTION

Discover one of Chico's most desirable office locations — where productivity meets lifestyle. This beautiful 4,611± sq. ft. professional office building offers a rare combination of style, function, and convenience, just steps from Bidwell Park and surrounded by top-tier commercial services.

The thoughtfully designed floor plan features a welcoming reception and spacious administrative area, 11 private and executive offices, a large open bullpen or cubicle area, a conference room, mail/operations room, ample storage, break room, and two restrooms. Every detail reflects a professional image with tasteful, well-appointed architecture.

Enjoy abundant on-site parking and unbeatable proximity to everyday essentials — right next to the post office and Safeway Park Plaza Shopping Center. Whether you're meeting clients, running errands, or taking a refreshing park break, this location delivers the best of both worlds: professional efficiency and lifestyle convenience.



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.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Lot size and Sq Ft taken from County records. Buyer advised to investigate to their satisfaction.