

575 EAST AVENUE

CHICO, CA

FOR SALE

2,500 SF FREESTANDING RETAIL BUILDING

ETHAN CONRAD

PROPERTIES INC.



**FULLY LEASED AND
RECENTLY REMODELED**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2,500 SF freestanding retail building with prominent exposure on East Ave
- Immediate access to Hwy 99
- Zoned CC - Community Commercial
- 20 parking spaces (8.37/1,000 SF parking ratio)
- 79' of frontage on East Avenue



PROPERTY DETAILS:

This freestanding Retail/Office building offers prime exposure on East Avenue with excellent access to Hwy 99 in Chico. Surrounded by strong residential population as well as many national retail tenants.

North Valley Plaza and New Earth Market shopping centers two blocks away which include: Trader Joe's, New Earth Market, DollarTree, Cinemark Theaters, Walgreens, Starbucks, and more.

PURCHASE PRICE:

\$369,000 (\$148.00 PSF)

8.67% cap rate on actual NOI.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|----------|----------|-----------|
| 2024 Total Population (est): | 18,471 | 90,021 | 115,674 |
| 2024 Average HH Income: | \$94,243 | \$95,413 | \$101,717 |
| Traffic Count @ East Avenue: | 9,750 | | |

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OFFERING SUMMARY:

| | |
|----------------|------------------------------------|
| ADDRESS | 575 East Street Chico, CA 95926 |
| COUNTY | Butte |
| MARKET | Chico |
| APN | 007-080-062-000 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY:

| | |
|--------------------|-----------|
| PRICE | \$369,000 |
| OCCUPANCY | 100% |
| NOI (CURRENT) | \$31,980 |
| CAP RATE (CURRENT) | 8.67% |

PROPERTY DETAILS:

Prime Location: Nestled in the heart of a bustling commercial district, this retail property at 575 East Street offers an unbeatable location for savvy investors looking to capitalize on a bite size investment with maximum visibility. Situated in a vibrant and sought-after area, this property presents a golden opportunity for those seeking a lucrative return on investment.



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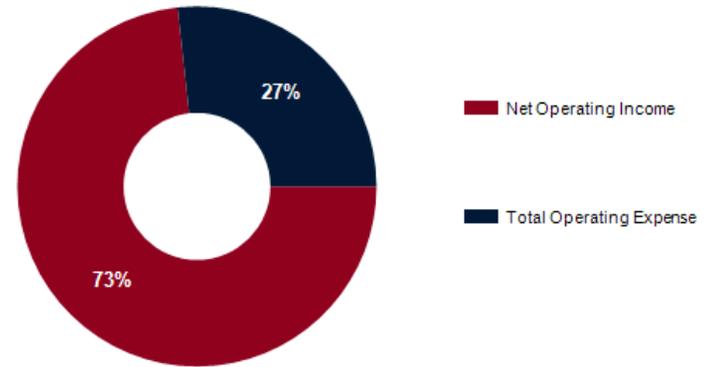
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RENT ROLL:

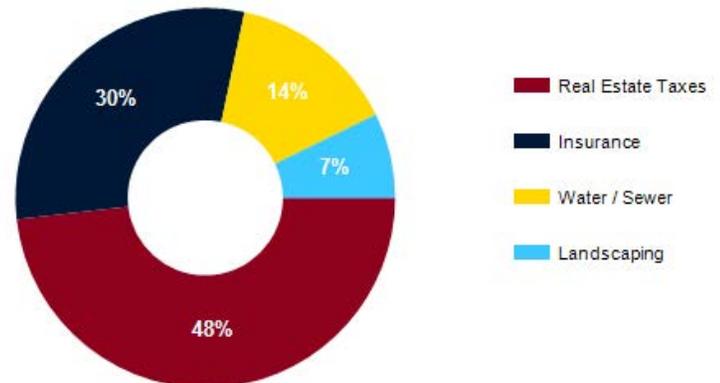
| Suite | Tenant | SF | Lease Start | Lease End | Monthly | PSF | Annual | Lease Type | Options/ Notes |
|-------|-----------------------|--------------|-------------|-----------|----------------|--------|-----------------|------------|--------------------------|
| A | Sharifa Cook | 405 | 10/01/24 | 09/30/26 | \$600 | \$1.48 | \$7,200 | Gross | Specialty Hair Salon |
| B | Craig Blamer | 455 | 02/01/25 | 01/31/27 | \$695 | \$1.58 | \$8,340 | Gross | E-commerce Business |
| C | Maria Luprecio | 485 | 04/01/25 | 03/31/27 | \$550 | \$1.17 | \$6,600 | Gross | Clothing Boutique |
| D | Arthur Torres-Sanchez | 365 | 01/01/25 | 12/31/26 | \$650 | \$1.78 | \$7,200 | Gross | Tattoo Studio |
| E | Angel Laci Garcia | 465 | 05/01/25 | 05/31/26 | \$600 | \$1.33 | \$7,200 | Gross | Nail Salon & Tanning |
| F | Bidwell Consulting | 335 | 02/05/25 | 02/04/30 | \$250 | \$0.81 | \$3,000 | Gross | Business Office /Storage |
| | Totals: | 2,500 | | | \$3,345 | | \$40,140 | | |

INCOME & EXPENSE ANALYSIS:

| INCOME | CURRENT |
|-------------------------------|-----------------|
| Gross Scheduled Rent | \$40,140 |
| Total Gross Revenue | \$40,140 |
| General Vacancy | 0.00% |
| Effective Gross Income | \$40,140 |
| Less Expenses | \$8,160 |
| Net Operating Income | \$31,980 |



| EXPENSES | CURRENT |
|--------------------------------|----------------|
| Real Estate Taxes | \$3,000 |
| Insurance | \$3,000 |
| Water/Sewer | \$1,440 |
| Landscaping | \$720 |
| Total Operating Expense | \$8,160 |
| % of EGI | 21.72% |



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