

FLEX SPACE

551 Country Drive, Chico, CA 96926



Property Highlights:

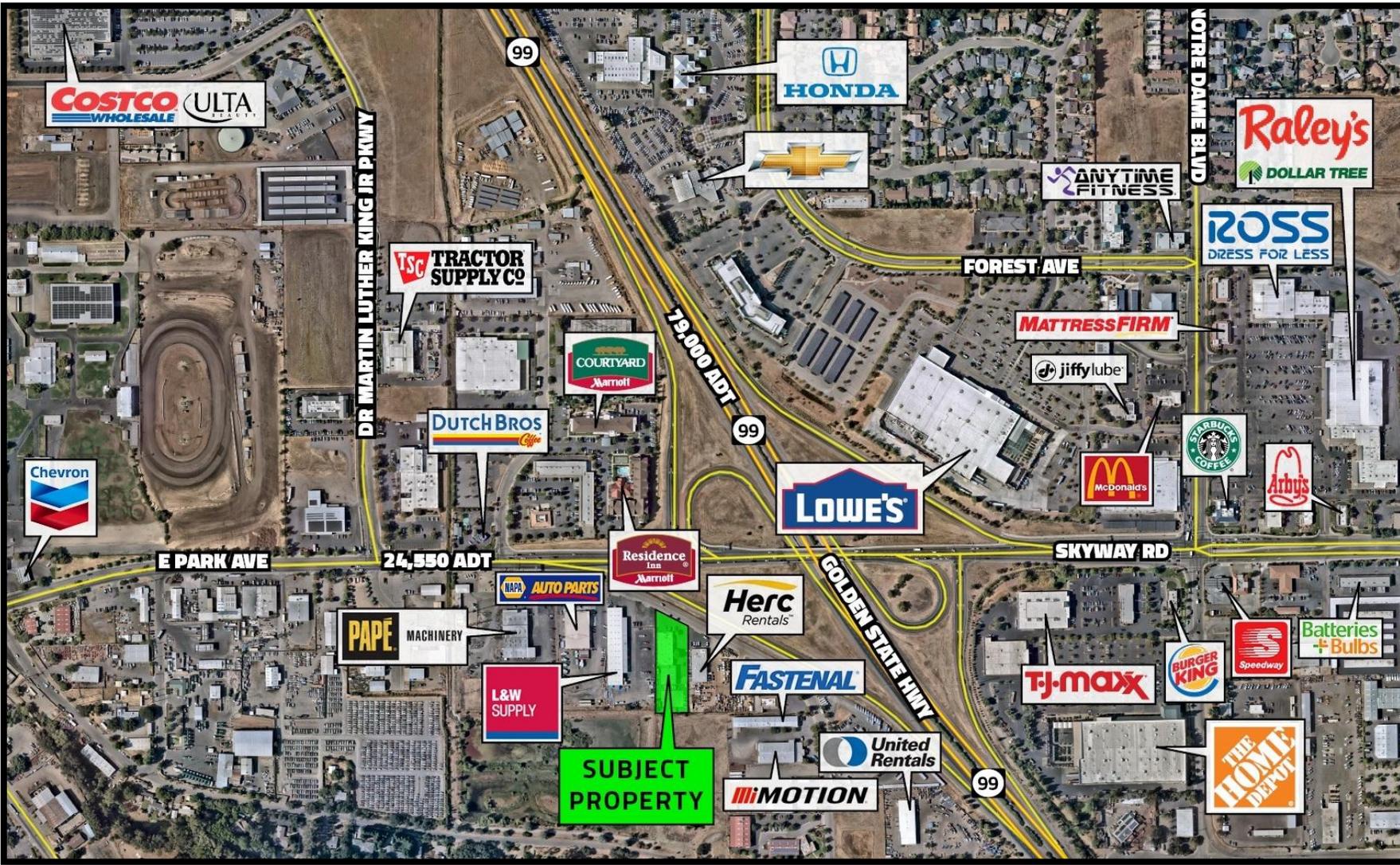
- **Great location-** right off Hwy 99 and adjacent to major retailers.
- **Strong signage and visibility with easy access.**
- **South Chico location** allows easy servicing to all neighboring communities (Paradise, Oroville, Red Bluff, etc.).
- **Strong Commercial Services (CS) zoning** within City of Chico limits.

Available March 1, 2026

Suite 100: 8,246 SQ FT
\$1.10 / SQ FT / MO NNN

LOCATION

551 Country Dr, Chico, CA 96926



Calen Chapman
Lic. 02002193
530.514.3034 / cchapman@harriscre.com

*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.



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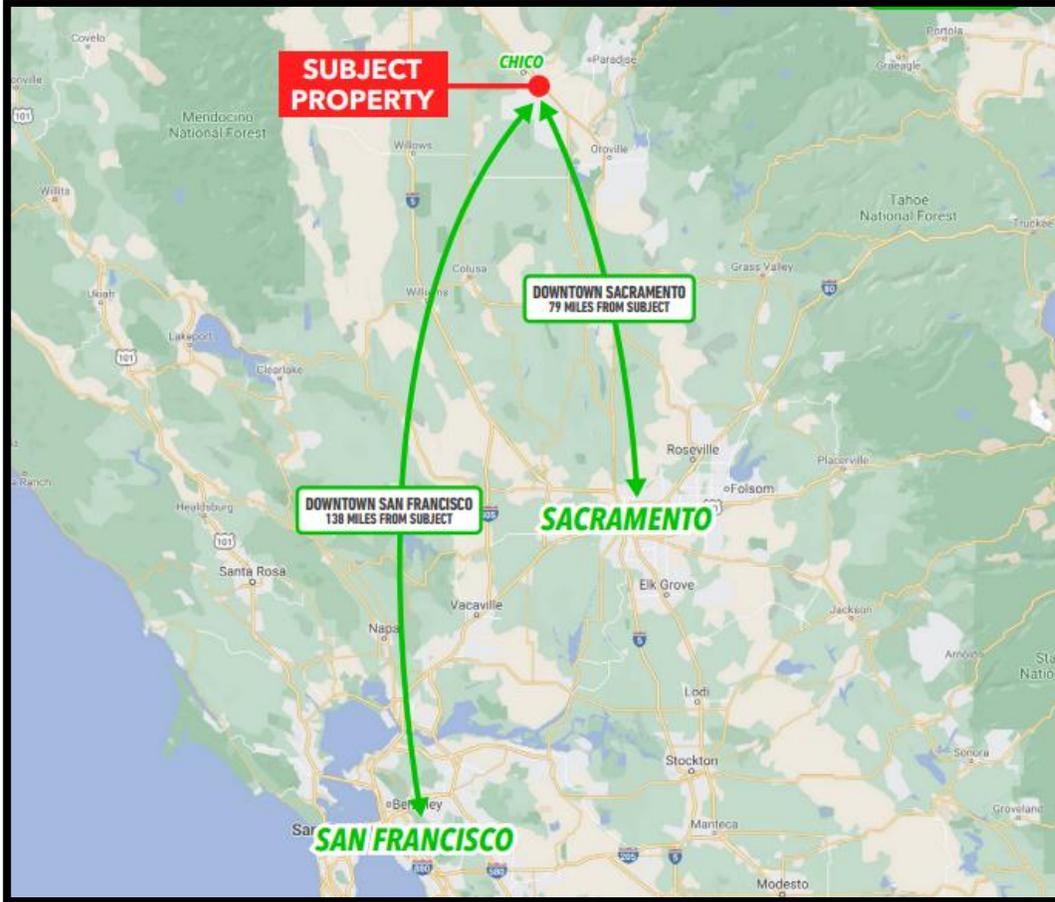


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Chico, CA



Chico is the most populous city (Estimated 110k +/-) in Butte County (205k +/-), California and is the largest city in California north of Sacramento. The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to **California State University- Chico**, **Bidwell Park**, the 13th largest municipally-owned park, and **Sierra Nevada Brewing Company**, the third largest craft brewery in the country.