

21

COMMERCIAL[®]

Commercial Space Available for Sale

HIGHLIGHTS

- Price: \$935,000
- SQFT: 6,599
- SQFT Lot: 9,148
- Price per SQFT: \$141.69
- Year Built: 1978
- Property Type: Retail Space
- Listing ID: SN26008830
- Parcel #: 003451021000
- County: Butte



**1215 Mangrove
Chico, CA 95926**

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21**COMMERCIAL**[®]**1215 Mangrove**

Investment opportunity! This well-maintained commercial building is located on Mangrove Avenue. This area sees more than 20,000 cars daily, sits near a thriving commercial corner. The building is fully leased, providing immediate and stable income, and features excellent tenant signage visibility along with ample on-site parking. With easy freeway access and a prime location in one of Chico's most active commercial corridors, this property stands out as a solid, long-term commercial investment.

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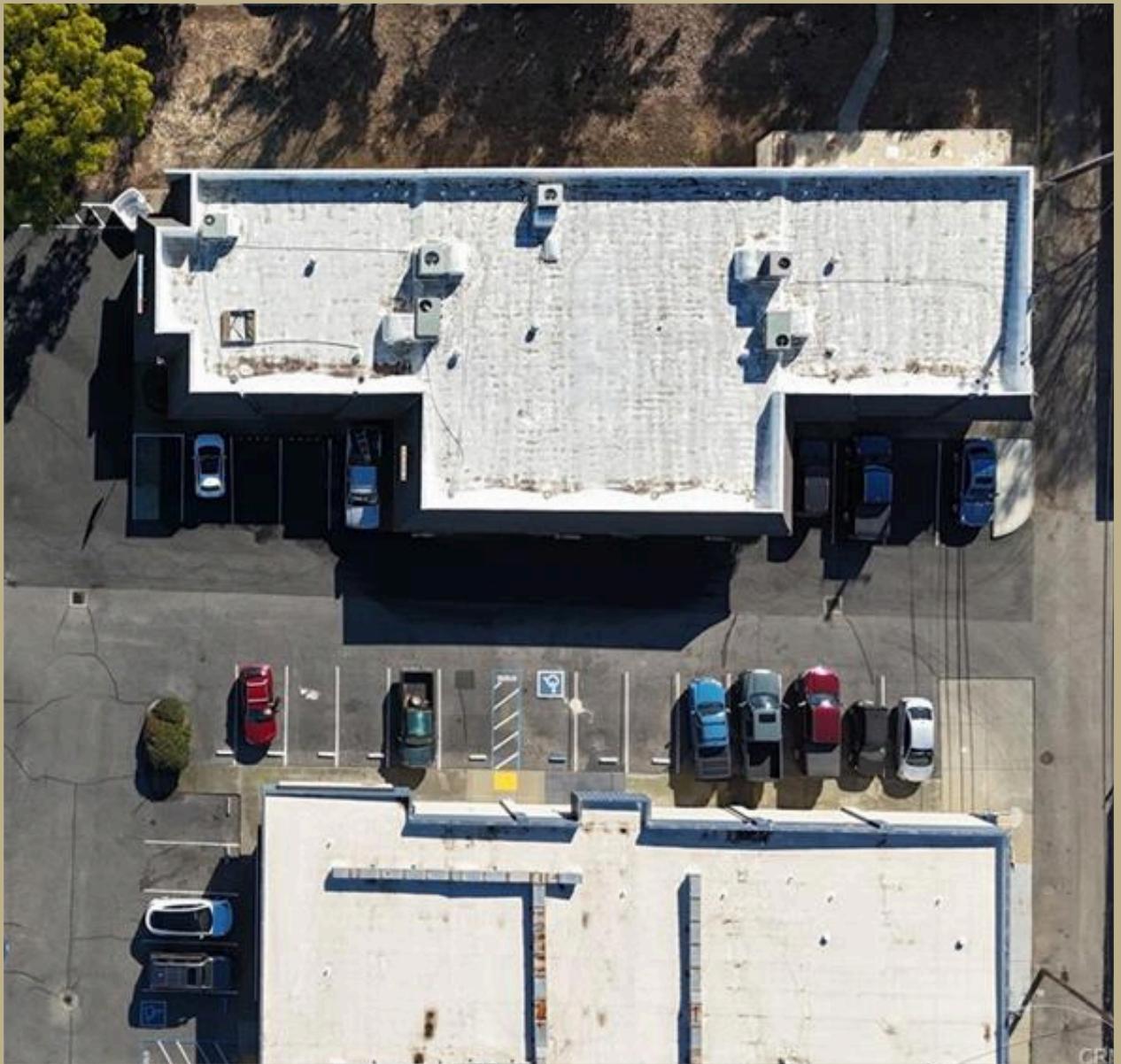
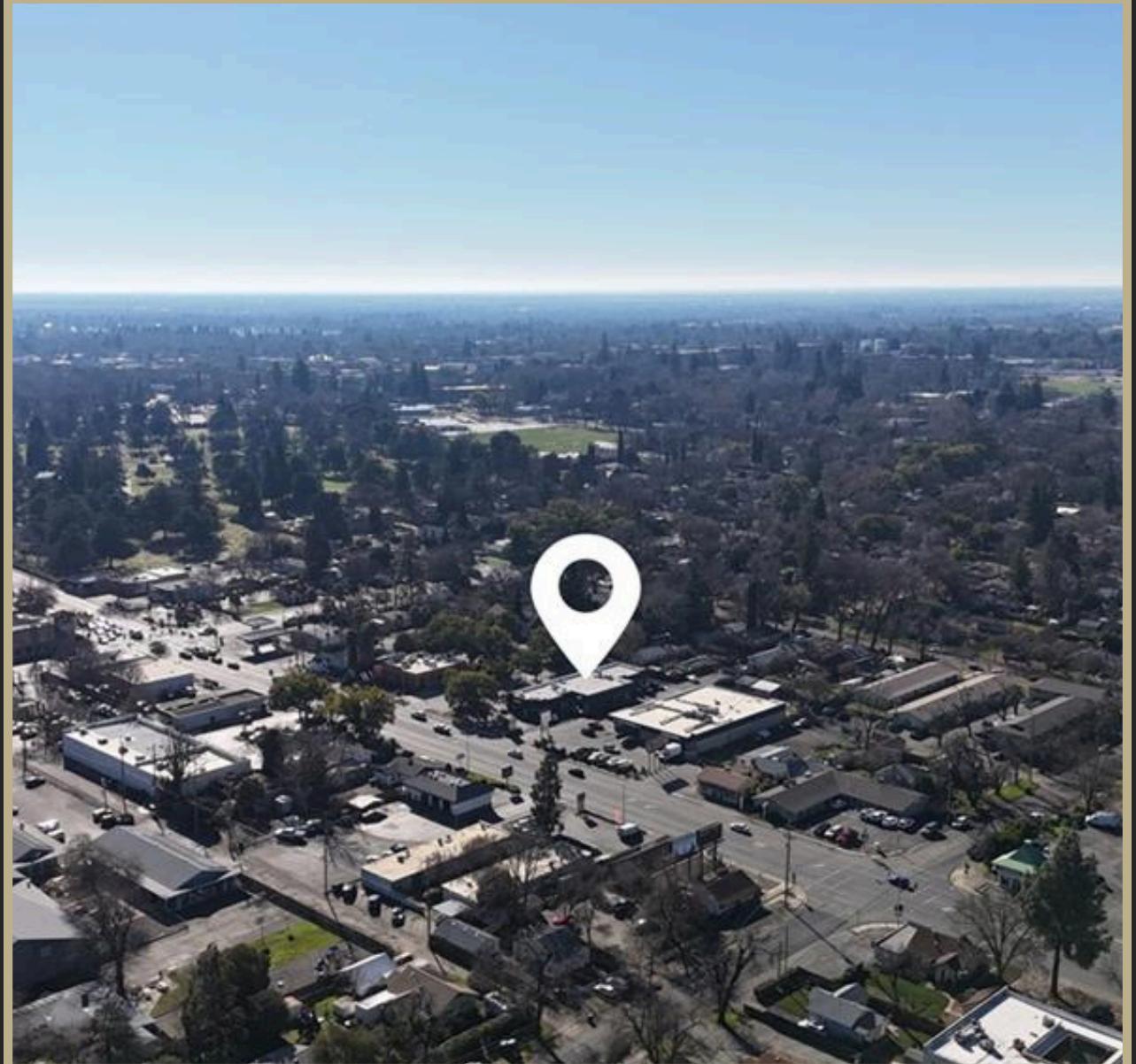
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Overview Photos



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Interior Photos



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City Overview

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.

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