

958 McKale Rd. Paradise Ca 95969

OFFERING MEMORANDUM



Offering Memorandum



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performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property. Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. American Homes And Land Inc expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold American Homes And Land Inc and any affiliate of American Homes And Land Inc harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of American Homes And Land Inc, its employees, officers, directors or agents. Buyer agrees to indemnify and hold RE Commercial Properties harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.



Property Highlights

American Homes And Land is pleased to present the opportunity to acquire 958 McKale Rd. located in Paradise, California. Just one-block off Highway 191, "Clark Rd". This facility is the home of former "Fashion Optical" and has served as a production optical display manufacturing and sales center, and more recently as a custom cabinetry and woodworking facility.

958 McKale Rd is located in the Industrial Services area of the town of Paradise on 5-Acres of property at an approximate 1,460' of elevation.

With only 32 Industrial Services (IS) zoned parcels in the town of Paradise, IS-Zoned parcels are in short supply.

Paradise is nestled in the foothills of the Sierra Nevada Mountains located approximately 15 minutes from Chico and similar distance to Oroville. 90 minutes to Sacramento or Redding.

Paradise has a small private airport, Chico a currently expanding municipal airport, Redding a regional airport and Sacramento a medium sized international airport.

An Owner-Operator or investor will have the chance to purchase a property in a quickly growing community. Paradise has been named the fastest growing town in the state of California three years in a row, boasting a 24% population growth in the past year!

The property is well-suited for businesses seeking a well-equipped, and flexible manufacturing space.

With Paradise's median home price being only 46% of California's median, it makes an affordable option to attract & retain quality employees and provides a great quality of life.

The greater Paradise area has built thousands of new homes in the past few years and has the opportunity to build many thousands more, making this a great opportunity for a construction or building related enterprise. The opportunities are nearly endless. This exceptional opportunity is a must see.

Secure your future in Paradise today!



Aerials





Photos





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Maps

Paradise is nestled in the foothills of the Sierra Nevada Mountains located approximately 15 minutes from Chico and similar distance to Oroville. 90 minutes to regional hubs Sacramento or Redding.

Paradise has a small private airport, Chico a currently expanding municipal airport, Redding a regional airport and Sacramento a medium sized international airport with 155-daily non-stop flights and over 10 million passengers yearly.

Approximate Parcel Dimensions:





Investment Overview



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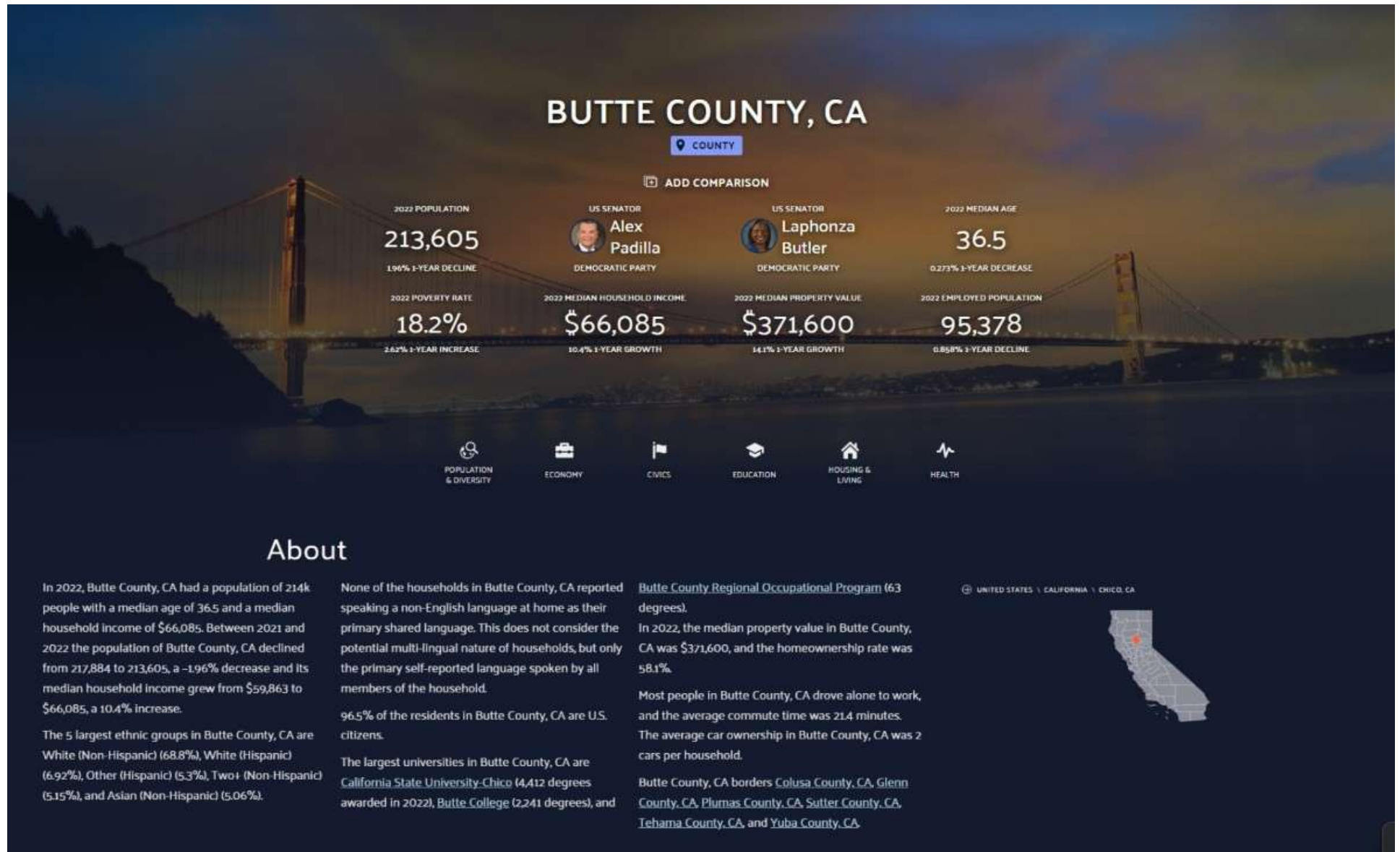
\$1,999,000

\$114.23 Per Square Foot

- Municipal Water Service
- Private Septic System (Upgraded in 2022)
- Gated Entry
- Full Building Fire Sprinkler System
- Compressed Air System
- High-Speed Fiber Internet



Demographics





Broker Biography

Chari and Warren Bullock founded American Homes And Land in 2011 and have successfully Marketed and sold properties in Northern California for over 20 years. With over 1,800 closed transactions during that time.

Chari grew up in Paradise, Ca and graduated from California state university Northridge with a BA in economics, obtained her real estate brokers license and has earned numerous real estate specific certifications including; GRI-Graduate of the Realtor Institute, CDPE-Certified Distressed Property Expert, SRES-Seniors Real Estate Specialist & HAFA-Home Affordable Foreclosure Avoidance Program. Chari has also served on numerous local civic and professional boards.

Warren grew up in the central coast community of Santa Cruz and moved to Northern California in 2000. He has worked extensively in the Real Estate and Construction fields, having held a California contractors license and obtained his California Real estate Brokers license and has served on numerous civic and professional boards. He is the past president of the Paradise Association of Realtors and is the 2025 President of the Sierra North Valley Realtors Association & 2025 President of the Paradise Ridge Chamber of Commerce. He is also a California Association of Realtors director and serves on numerous committees at the state level.

Chari Bullock

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