

# 13434

BROWNS VALLEY

CHICO | CA

## For Lease

±6,000 Square Feet

Versatile office building  
with signage & visibility in  
North Chico, CA

- Eight private offices, two conference rooms, and open workspace.
- Keyless entry, dedicated IT room, fiber internet, and patio.
- Convenient to Hwy 99, Eaton Road, and local Chico amenities.

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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

13434 Browns Valley Drive in Chico, CA is a ±6,000 SF office building offering a professional setting with both building and monument signage along Cohasset Road. The interior is designed to accommodate a range of business operations, featuring eight private offices, two conference rooms, a large open work area, reception and waiting area, break room, private restrooms, and a dedicated IT room with rack and mini-split HVAC. The property also includes high-speed fiber optic internet, keyless entry, fire sprinkler system, and a spacious outdoor patio ideal for breaks or informal meetings. Ample on-site parking provides added convenience for staff and visitors.

Situated in North Chico, the property enjoys strong access to local business districts and major thoroughfares. It is located just minutes from Highway 99 and the Eaton Road interchange, facilitating quick travel to downtown Chico and neighboring areas. The location benefits from steady traffic along Cohasset Road and proximity to a variety of professional services, retailers, and residential communities. On-site parking ensures easy accessibility for employees and clients.

## OFFERING SUMMARY

**Pricing:** \$6,000 per month | Modified Gross



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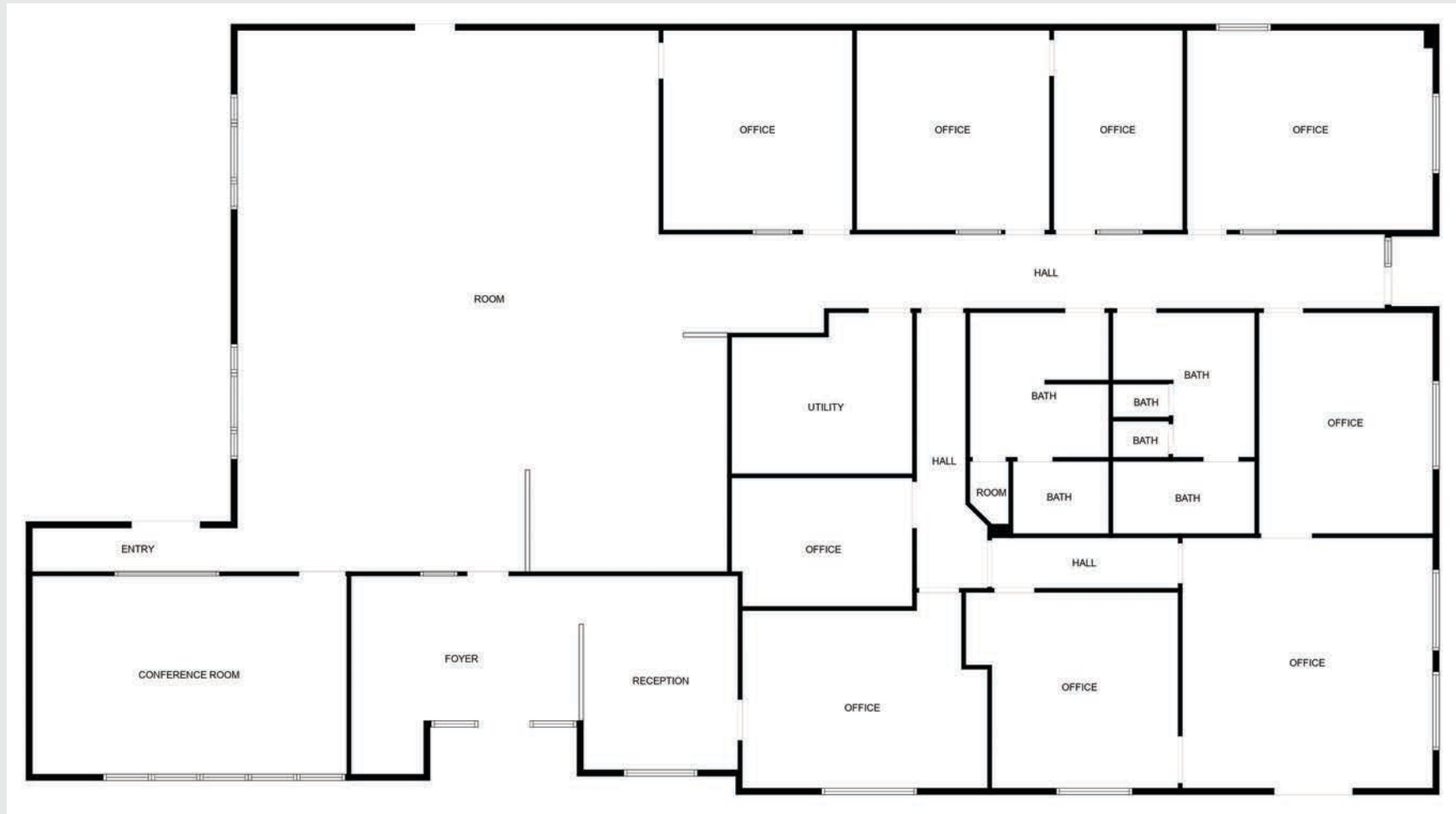
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# FLOOR PLAN

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# PROPERTY PHOTOS

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# ABOUT CHICO, CA

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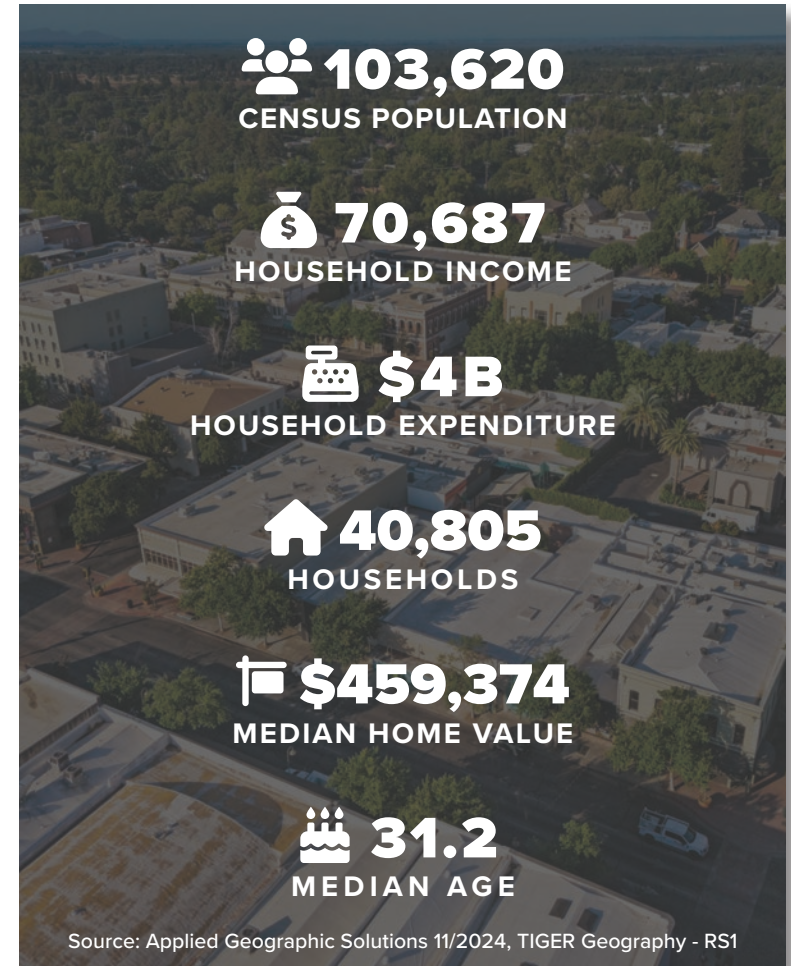
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,533 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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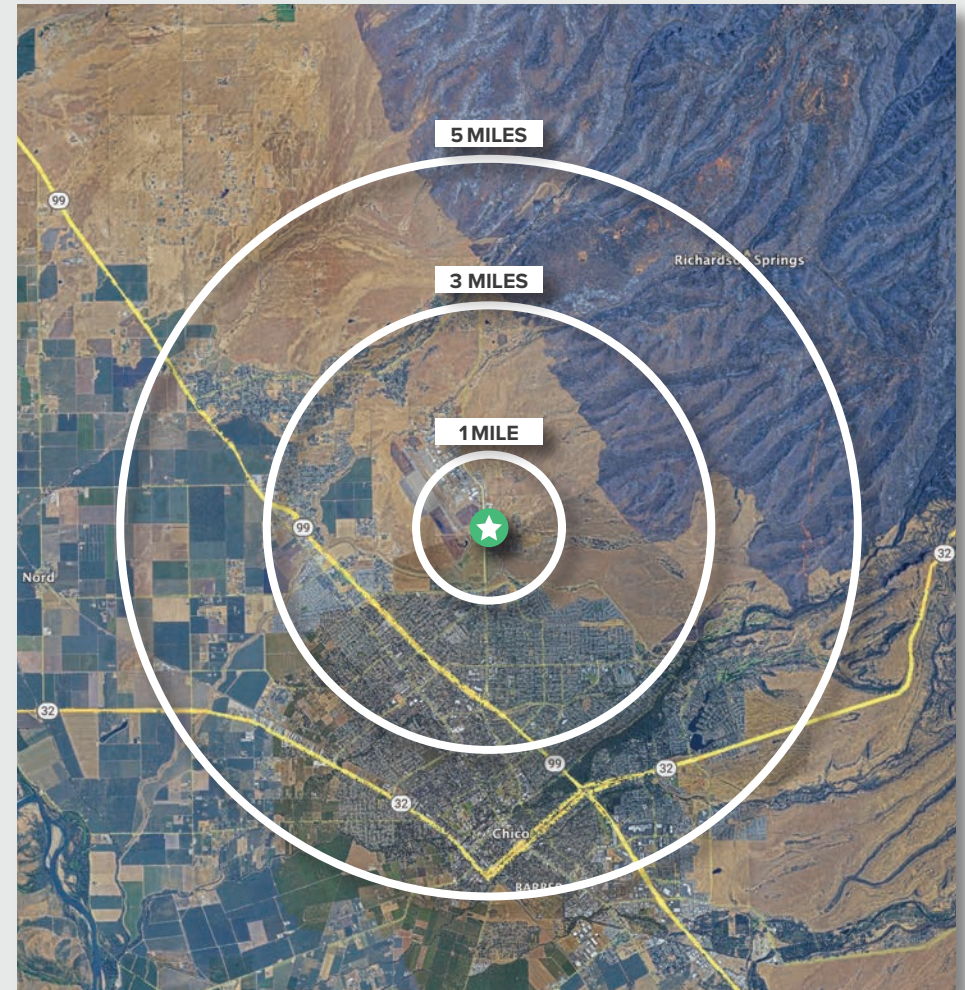


# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	389	40,465	99,389
2030 Projected Population	386	40,445	98,765
2020 Census Population	457	41,329	102,344
2010 Census Population	426	35,010	90,509
2025 Median Age	37.0	37.4	34.7
<b>HOUSEHOLDS</b>			
2025 Estimated Households	144	16,543	40,328
2030 Projected Households	150	17,114	41,464
2020 Census Households	172	17,155	42,076
2010 Census Households	174	14,336	36,510
<b>INCOME</b>			
2025 Estimated Average Household Income	\$146,330	\$110,787	\$105,349
2025 Estimated Median Household Income	\$87,377	\$83,758	\$78,764
2025 Estimated Per Capita Income	\$54,691	\$45,440	\$43,040
<b>BUSINESS</b>			
2025 Estimated Total Businesses	179	1,955	3,999
2025 Estimated Total Employees	1,563	17,010	34,109

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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# ABOUT CAPITAL RIVERS

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## CHOOSE EXCELLENCE OVER ORDINARY

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Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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