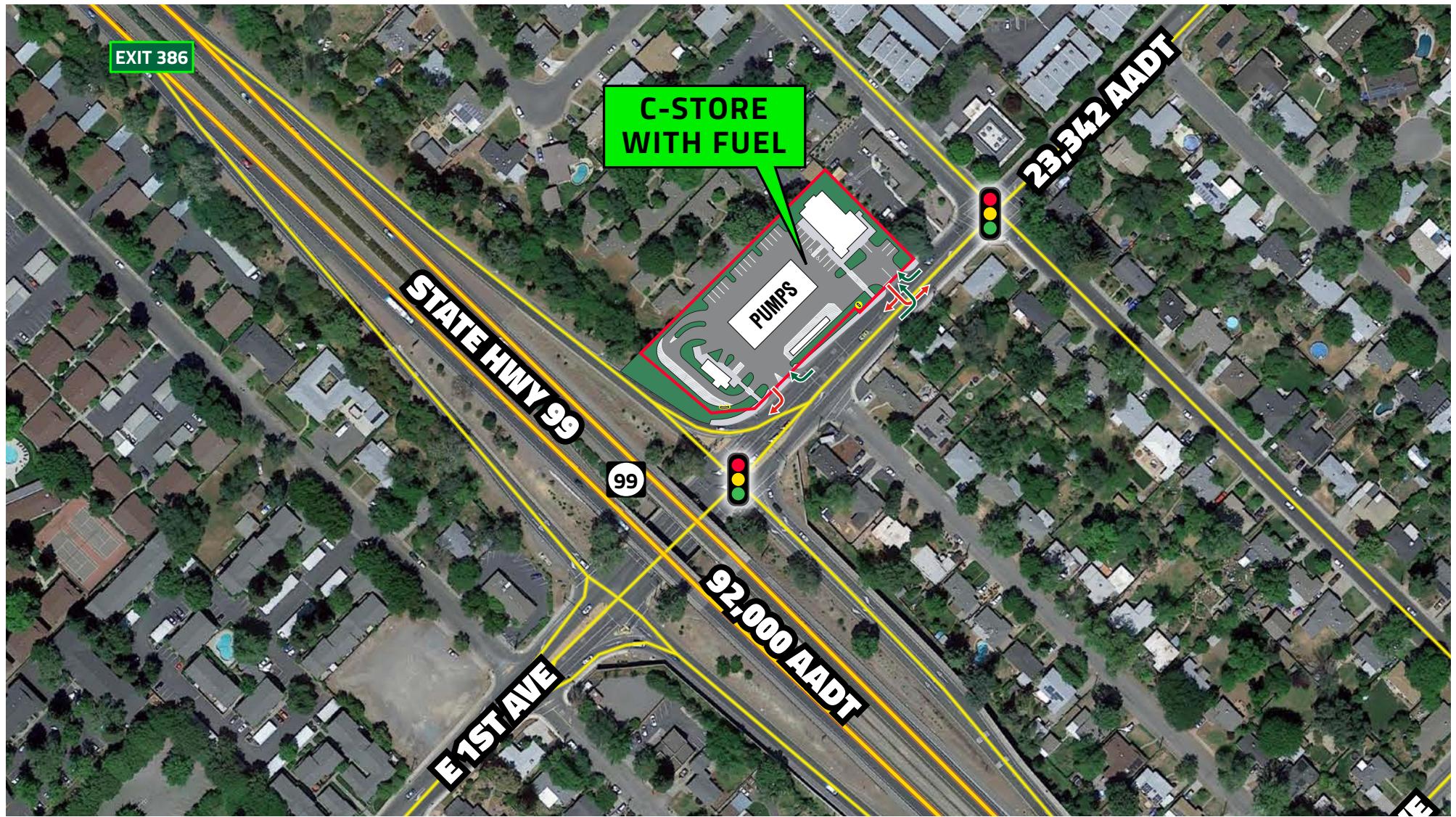


# Ground Lease Opportunity - Fuel Station Concept

E. 1st Avenue @ Highway 99 | Chico, CA



## CONTACT



**Brandon Harris**

Broker

(Lic. 01318261)

530.419.1600

bharris@HarrisCRE.com

- Located on the offramp of the highest trafficked stretch of Hwy 99 north of Sacramento
- ±1 acre site directly adjacent to Hwy 99
- Zoned CC (Community Commercial)
- Nearest fuel stations on surface street are ½ mile away from Hwy 99
- Dense single and multi-family and residential area

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MIDRANGE AERIAL



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TRAFFIC AERIAL



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## PROPERTY OVERVIEW

Highway frontage with the highest traffic count north of Sacramento on Highway 99. Ground lease opportunity for up to 1.48 Acres located in a dense residential area with more than 5,600 housing units in a 1-mile radius. Huge traffic counts with approximately **92,000 ADT** on Highway 99 and **23,342 ADT** on E. 1st Avenue. The property is directly adjacent to Highway 99, and has approximately 350' of frontage onto E. 1st Avenue which serves as the main artery to access central Chico. Travelers utilizing this interchange have daily destinations to the north including Pleasant Valley High School, Bidwell Junior High School, shopping centers and offices, and travelers to the south have destinations including Downtown Chico, Chico State University, Enloe Hospital, Chico High and Junior High Schools, offices and the Mangrove/Esplanade commercial corridors. Zoned Community Commercial (CC) which is suitable for a multitude of retail, restaurant, and services uses.

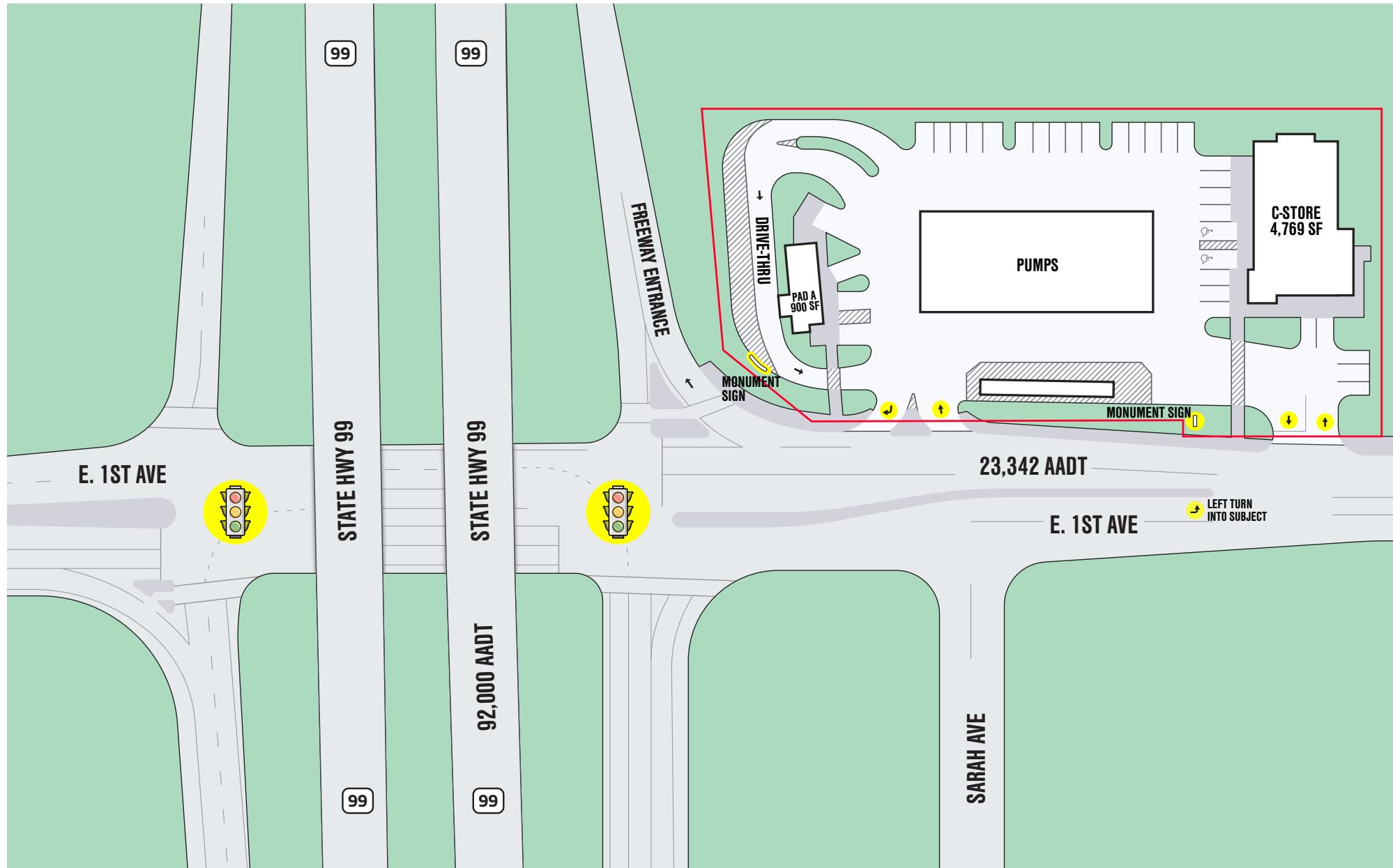
## KEY HIGHLIGHTS

- Located adjacent to the highest traffic count on Highway 99 north of Sacramento
- Centrally located at the one of the major Highway exits in Chico
- Dense residential area with over 100,000 residents within a 3-mile radius
- **1-mile radius housing is approximately 70% single-family and 30% multi-family with approximately 5,600 housing units**
- High daily traffic on the surface streets
- Healthy mix of nearby commercial uses including office, retail, medical and schools



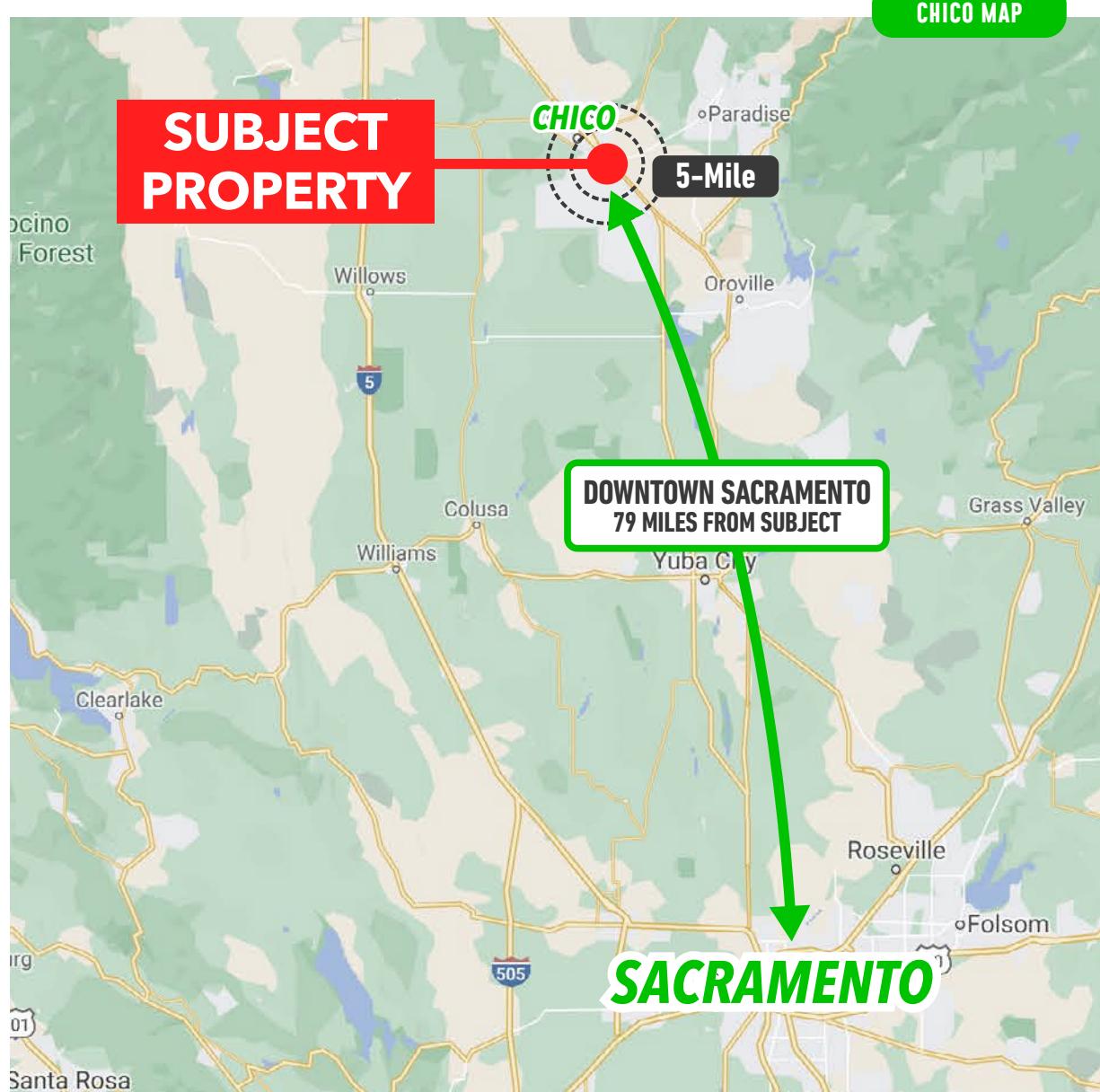
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,325	100,337	112,124
Households	5,767	40,196	44,760
Median Home Value	\$361,993	\$364,795	\$376,869
Avg. HH Income	\$99,242	\$87,940	\$92,696
Med. HH Income	\$75,479	\$62,940	\$66,507
Housing Units			
1 Unit	4,041	23,535	26,568
2 - 4 Units	723	6,227	6,501
5 - 19 Units	555	5,578	6,190
20+ Units	357	3,411	3,562

Contact listing broker for details and pricing.

All information contained here is compiled from sources deemed reliable, we do not, however, guarantee its accuracy. Interested parties shall conduct their own investigations as to the suitability of the property for its intended uses and are responsible for verifying all information and conditions.