



COMMERCIAL BROKERS OF CALIFORNIA

FOR SALE



THE EXECUTIVE PARK - LASSEN AVE

PRICE
\$2,650,000

FEATURES

- Two Buildings - Total 5 Offices
- 16,522 Sq Ft on 2.2 acres
- Available for Lease
- Beautiful Campus Like Complex



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1527 Flume St, Suite 3. Chico CA 95928

PROPERTY DESCRIPTION

Beautiful campus-like complex in The Executive Park, one of the best and most prestigious business parks in town. Two buildings with a total of five office units for a total of 16,522 sq. ft. on 2.2 acres. Partially leased. Perfect for the owner/user looking for a sterling new location for their business, or the investor looking for upside opportunity. Also available for lease. The neighborhood is surrounded by well kept professional properties with quality businesses. Excellent place to do business and a safe and stable investment.



INVESTMENT HIGHLIGHTS

- Building A is approximately 8,261+- sq. ft.
- Suite A-1 is approximately 5,100+- sq. ft. Suite A-2 is approximately 3,161 sq. ft. Total 8,261
- Building B is Approximately 8,261+- sq. ft.
- Suite B-1 is approximately 5,061+- sq. ft.
- Suite B-3 is approximately 1,500+- sq. ft. Suite B-4 is approximately 1,700+- sq. ft. Total 8,261+-

TENANT LEASE SUMMARY

- 1). Tenant (Far Northern Regional Center) leases the entire building "B" (approx. 8261 sq. ft.).
- 2). Lease Term guaranteed by Tenant to be extended through February 28, 2042.
- 3). Monthly Rent to remain fixed for the Initial Term of the Lease (through February 2030), in lieu of Tenant spending approx. \$625,000 towards their own Tenant Improvements since 2022.
- 4). Total Monthly Rent amount is \$11,489.00 (i.e. \$1.39 per sq. ft.).
- 5). Rent increases in February of 2030

INTERIOR HIGHLIGHTS

SUITE A-1



INTERIOR HIGHLIGHTS

SUITE A-2

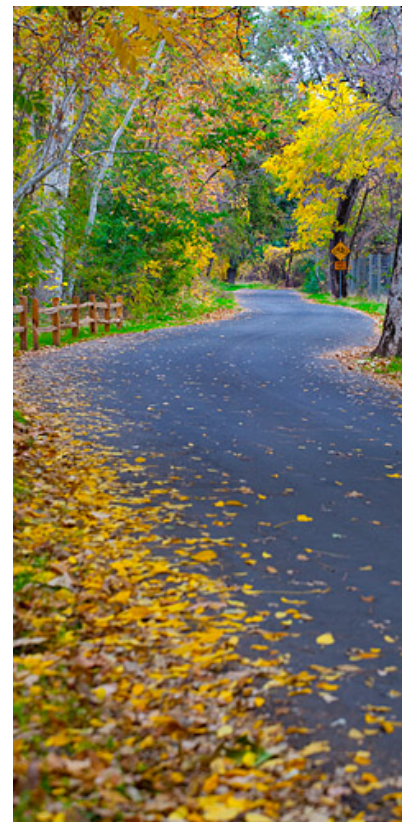


THE CHICO AREA

Chico is the fastest growing city in the state of California. It is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

As of the 2010 United States Census, the population was 86,187, reflecting an increase of 26,233 from the 59,954 counted in the 2000 Census. Following the 2018 Camp Fire that destroyed much of the neighboring town of Paradise, the population of Chico surged as many people who lost their homes in the fire moved to Chico. In 2019, the US Census estimated the population of Chico is 103,30 and more than 120,000 in the Greater Chico Urban Area..

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University, Chico, Sierra Nevada Brewing Company, and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city. and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city

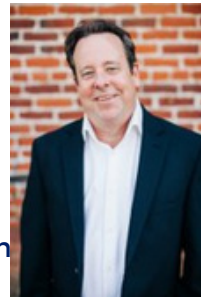


Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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