

**575 EAST AVENUE**

**CHICO, CA**

**FOR SALE**

**2,500 SF FREESTANDING RETAIL BUILDING**

**ETHAN CONRAD**  
PROPERTIES INC.



**FULLY LEASED AND  
RECENTLY REMODELED**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)



**FEATURES:**

- 2,500 SF freestanding retail building with prominent exposure on East Ave
- Immediate access to Hwy 99
- Zoned CC - Community Commercial
- 20 parking spaces (8.37/1,000 SF parking ratio)
- 79' of frontage on East Avenue

**PROPERTY DETAILS:**

This freestanding Retail/Office building offers prime exposure on East Avenue with excellent access to Hwy 99 in Chico. Surrounded by strong residential population as well as many national retail tenants.

North Valley Plaza and New Earth Market shopping centers two blocks away which include: Trader Joe's, New Earth Market, DollarTree, Cinemark Theaters, Walgreens, Starbucks, and more.

**PURCHASE PRICE:**

\$399,000 (\$160.00 PSF)

7.35% cap rate on actual NOI.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	18,471	90,021	115,674
2024 Average HH Income:	\$94,243	\$95,413	\$101,717
Traffic Count @ East Avenue:	9,750		

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## OFFERING SUMMARY:

ADDRESS	575 East Street Chico, CA 95926
COUNTY	Butte
MARKET	Chico
APN	007-080-062-000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY:

PRICE	\$399,000
OCCUPANCY	100%
NOI (CURRENT)	\$29,403
CAP RATE (CURRENT)	7.35%

## PROPERTY DETAILS:

**Prime Location:** Nestled in the heart of a bustling commercial district, this retail property at 575 East Street offers an unbeatable location for savvy investors looking to capitalize on a bite size investment with maximum visibility. Situated in a vibrant and sought-after area, this property presents a golden opportunity for those seeking a lucrative return on investment.

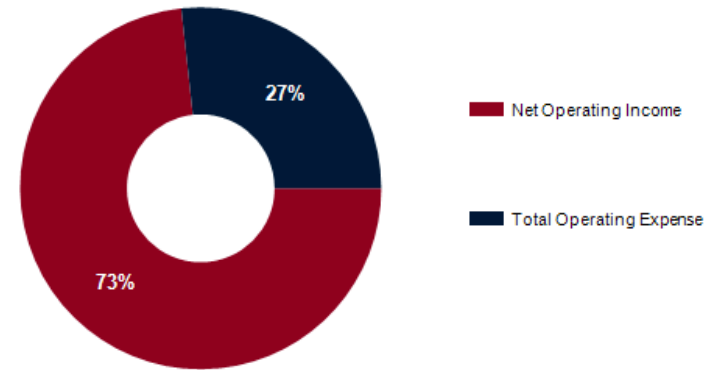


## RENT ROLL:

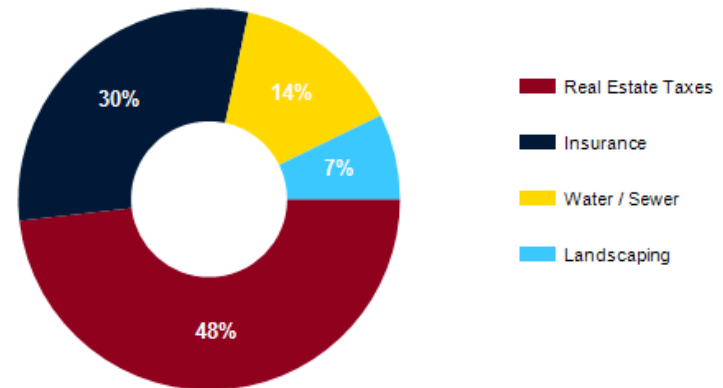
Suite	Tenant	SF	Lease Start	Lease End	Monthly	PSF	Annual	Lease Type	Options/ Notes
A	Sharifa Cook	405	10/01/24	09/30/25	\$600	\$1.48	\$7,200	Gross	Specialty Hair Salon
B	Craig Blamer	455	02/01/25	01/31/27	\$695 \$715	\$1.58 \$1.62	\$8,340 \$8,580	Gross	E-commerce Business
C	Maria Luprecio	485	04/01/25	03/31/27	\$550	\$1.17	\$6,600	Gross	Clothing Boutique
D	Arthur Torres-Sanchez	365	01/01/25	12/31/25	\$600	\$1.71	\$7,200	Gross	Tattoo Studio
E	Angel Laci Garcia	465	05/01/25	05/31/26	\$600	\$1.33	\$7,200	Gross	Nail Salon & Tanning
F	Bidwell Consulting	335	02/05/25	02/04/30	\$250 \$258	\$0.81 \$0.83	\$3,000 \$3,090	Gross	Business Office /Storage
	<b>Totals:</b>	<b>2,500</b>			<b>\$3,295</b>		<b>\$39,540</b>		

## INCOME &amp; EXPENSE ANALYSIS:

INCOME	CURRENT
Gross Scheduled Rent	\$39,540
<b>Total Gross Revenue</b>	<b>\$39,540</b>
General Vacancy	-5.00%
<b>Effective Gross Income</b>	<b>\$37,563</b>
Less Expenses	\$8,160
<b>Net Operating Income</b>	<b>\$29,403</b>



EXPENSES	CURRENT
Real Estate Taxes	\$3,000
Insurance	\$3,000
Water/Sewer	\$1,440
Landscaping	\$720
<b>Total Operating Expense</b>	<b>\$8,160</b>
% of EGI	21.72%



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