



C&C PROPERTIES

FOR SALE

DESIRABLE
RIO LINDO
COMMERCIAL
AREA
OPPORTUNITY



FEATURES

- Two well kept office buildings available for sale with multiple units in the heart of the centrally located Rio Lindo Avenue commercial area.
- Great opportunity for an owner user or an investor poised to add upside value.



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COLDWELL BANKER COMMERCIAL - C&C PROPERTIES

1802 Foundation Lane, Suite 125, Chico CA 95928

Lic# 01198431 Each Office Is Independently Owned & Operated

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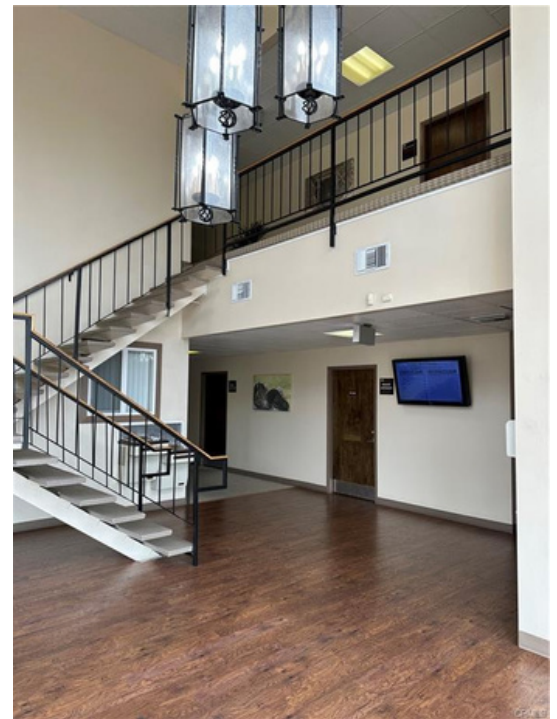
572 RIO LINDO AVE

Property Description

Well kept office building with multiple units in the heart of the centrally located Rio Lindo Avenue commercial area. Beautiful lobby and sunlit entry way with very clean, professional common areas. Includes digital business directory and elevator. Good professional tenant mix with about half of the units occupied. Office suites are metered separately for maximum tenant flexibility. Currently there are nine tenants and five available suites, and the floor plan could allow up to 18 units. Buyer to verify.

16,254 Sq Ft

Offered for Sale: \$2,275,000



578 RIO LINDO AVE

Property Description

Well located office building with Five units in the heart of the centrally located Rio Lindo Avenue commercial area. Four of the suites are leased and there is one vacancy. Great opportunity for an owner user or an investor poised to add upside value.

6864 Sq Ft
Offered for Sale: \$960,000

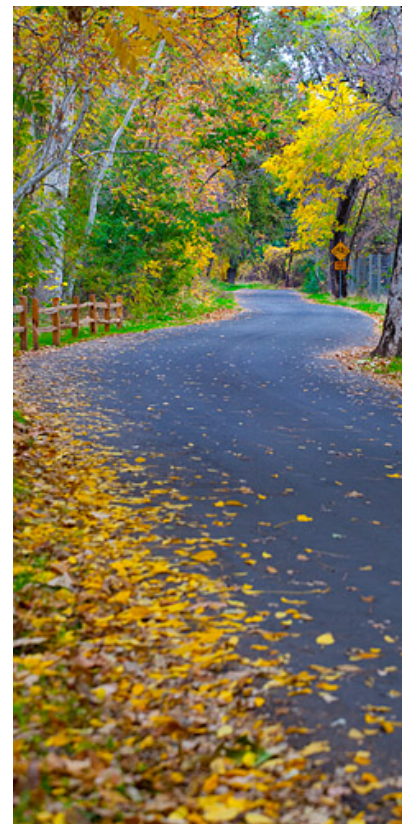


THE CHICO AREA

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

RENT ROLLS

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Rents.png

572 Rio Lindo				
Suite	Sqft	Lease Exp	Monthly rate	Rate per Sqft
101	1092	MTM		
103	392	MTM	\$ 510.00	\$ 1.30
104A	298	MTM	\$ 325.00	\$ 1.09
104B	121	MTM	\$ 140.00	\$ 1.16
104C	171	MTM		
104D	171	MTM		
104E	165	MTM	\$ 183.00	\$ 1.11
104F	166	MTM	\$ 161.00	\$ 0.97
105	878	MTM	\$ 835.00	\$ 0.95
107	1191	MTM		
108	1527	MTM		
109	273	9/30/2024	\$ 430.00	\$ 1.58
201	1390	MTM	\$ 1,360.00	\$ 0.98
202	823	MTM		
203	1060	5/31/2025	\$ 1,400.00	\$ 1.32
204	1060	MTM		
206	1076	MTM		
207	896	MTM		
MONTHLY TOTAL			\$ 5,344.00	

578 Rio Lindo				
Suite	Sqft	Lease Exp	Monthly rate	Rate per Sqft
1	1500	MTM	\$ 1,391.00	\$ 0.93
2	1047	MTM	\$ 940.00	\$ 0.90
3	2447	MTM		
4	1327	MTM	\$ 1,659.00	\$ 1.25
5	328	MTM	\$ 428.00	\$ 1.30
MONTHLY TOTAL			\$ 4,418.00	

VACANT



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