



**COMMERCIAL BROKERS
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PRIME RETAIL - HARD CORNER



2539 Esplanade. Chico, CA

FOR SALE

FEATURES

- 7786 Sq Ft
- Free standing building on 3/4 Acre
- Adjacent to Shopping Center
- Approx. 35,000 +/- vehicles per day
- List Price: \$1,950,000



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PROPERTY DESCRIPTION

PRIME RETAIL, HARD CORNER. Centrally located, at one of Chico's busiest, signalized, intersections (approx. 35,000 +/- vehicles per day). This free standing building situated on approx. 3/4 of an acre parcel, has excellent visibility, ample parking, and is located adjacent to the Towne and Country Shopping Center which includes; Harbor Freight, Save Mart, Rite Aid, Auto Zone, and Subway. Zoned Community Commercial, the Subject Property is ideal for retail, food service, dental, etc.





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