

COMMERCIAL PROPERTY FOR LEASE IN PRIME CHICO LOCATION



2445 Carmichael Drive, Chico, California
Butte County



APN / Parcel ID 005-570-010-000

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SCAN THE QR CODE TO LINK TO MLS LISTING



PROPERTY DESCRIPTION

APN / Parcel ID 005-570-010-000



2445 Carmichael Drive, Chico, California

FOR LEASE - 54,191 SQ. FT. High traffic commercial complex on 4.13 acres.

OFFICE or RETAIL Commercial building near the interchange of Hwy 99 and E. Park Avenue. Zoned Commercial Services (CS) / Mixed Use allows for broad range of businesses that attract high volumes of vehicle traffic.

Currently configured with large offices, conference rooms / classrooms around the interior perimeter of the building that surrounds the large open space that is ready for your tenant improvements. The current layout has 6 restrooms, server room with wiring reaching all areas of the building, large 6000+ sq ft. enclosed, partially covered patio with a separate fenced storage area. The parking lot offers approximately 263 spaces onto Carmichael Drive.

Amenities in the area include coffee, sit down and quick service restaurants in a major shopping district.

- Year Built 1988
- Building Class B
- Tenancy Single- Possible Multiple
- Loading Dock
- Lot Size 4.13 AC
- Parking Ratio 5.17/1,000 SF
- Rent-able Building Area 54,191 SF
- Card Lock Entry
- NNN

Property Type Mixed Use, Commercial, Office/ Retail and possibly more!

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PROPERTY IMAGES



2445 Carmichael Drive, Chico, California



PROPERTY IMAGES

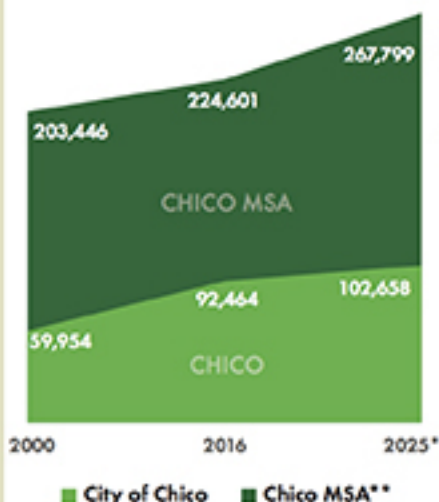


2445 Carmichael Drive, Chico, California



POPULATION GROWTH

Chico Annual Growth Rate
2000-2016: **3.4%**
2016-2025: **1.2%**



Source: California Department of Finance, Demographic Research Unit, E-4 Historical Population Estimates for Cities, Counties, and the State: 2000-2010 and 2010-2016; Butte County Association of Governments, Butte County Long-Term Regional Growth Forecast 2014-2040, 2025 estimate, April 2017. * Projected ** Butte County.



Chico, CA Demographics

[Livability](#) [Real Estate](#) [Rentals](#) [Demographics](#) [Best Places](#)



Chico Demographics Profile (Prior to Camp Fire Reflux)

Statistic	Chico	California	National
Population	89,377	38,654,206	318,558,162
Population density (sq. mi)	2,686	232	91
Median age	29.8	36.0	37.7
Male/Female ratio	1.0:1	1.0:1	1.0:1
Married (15 yrs & older)	41%	52%	55%
Families w/ Kids under 18	46%	45%	43%
Speak English	85%	55%	79%
Speak Spanish	9%	29%	13%



PROSPECTIVE UPDATES TO THE BUILDING



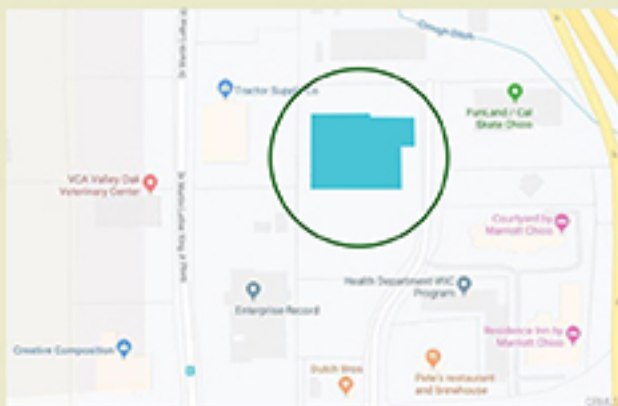
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PRIME LOCATION

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HIGH TRAFFIC AREA



NEAR BY NOTABLE FLAGSHIP ESTABLISHMENTS

- TRACTOR SUPPLY CO.
- VCA VALLEY OAK VETERINARY CENTER
- FUNLAND / CAL SKATE CHICO
- COURTYARD MARRIOTT
- U-HAUL
- SIERRA NEVADA BREWING / RESTAURANT
- CASA DE PARADISO
- RESIDENCE INN MARRIOTT
- DUTCH BROTHERS
- ENTERPRISE RECORD
- RALEYS
- OFFICE DEPOT
- COSTCO
- FOODMAXX
- BARNES & NOBLES
- SHERIFF'S SUBSTATION

INTERESTED PARTIES SHOULD CONTACT GARRETT BALL



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