

REDEVELOPMENT OPPORTUNITY

1078 E. 1st Avenue, Chico, CA 96926



Property Highlights:

- 6,000 SQ FT on 1.5 acres+/-
- Commercial corner with signalized intersection and direct access to/from Hwy 99
- Surrounded by dense residential
- Two long term tenants with under market rents
- Strong and growing traffic counts
- Offered at \$1,000,000 (\$167 / SQ FT)

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*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.



LOCATION

1078 E. 1st Avenue, Chico, CA 96926



Direct Access to / from Hwy 99 with signalized intersection.



Increasing traffic counts due to development in North Chico.

EXTERIOR

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EXTERIOR

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Two long-term tenants (*Spa Broker* and *Finnegan's Jug Liquors*), with far under market rents.

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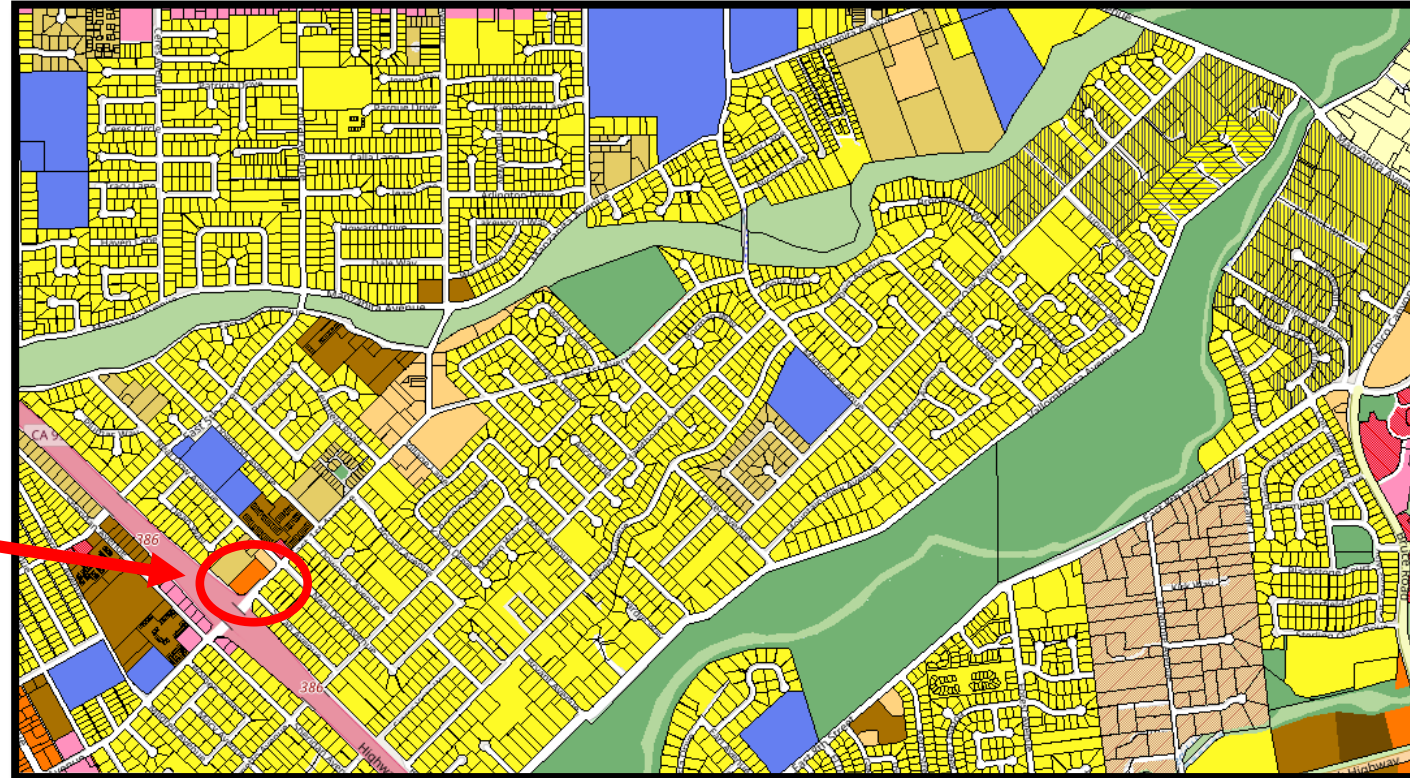


ZONING

1078 E. 1st Avenue, Chico, CA 96926

Surrounded by **residential zoning** (low, medium, and high density) within the City of Chico.

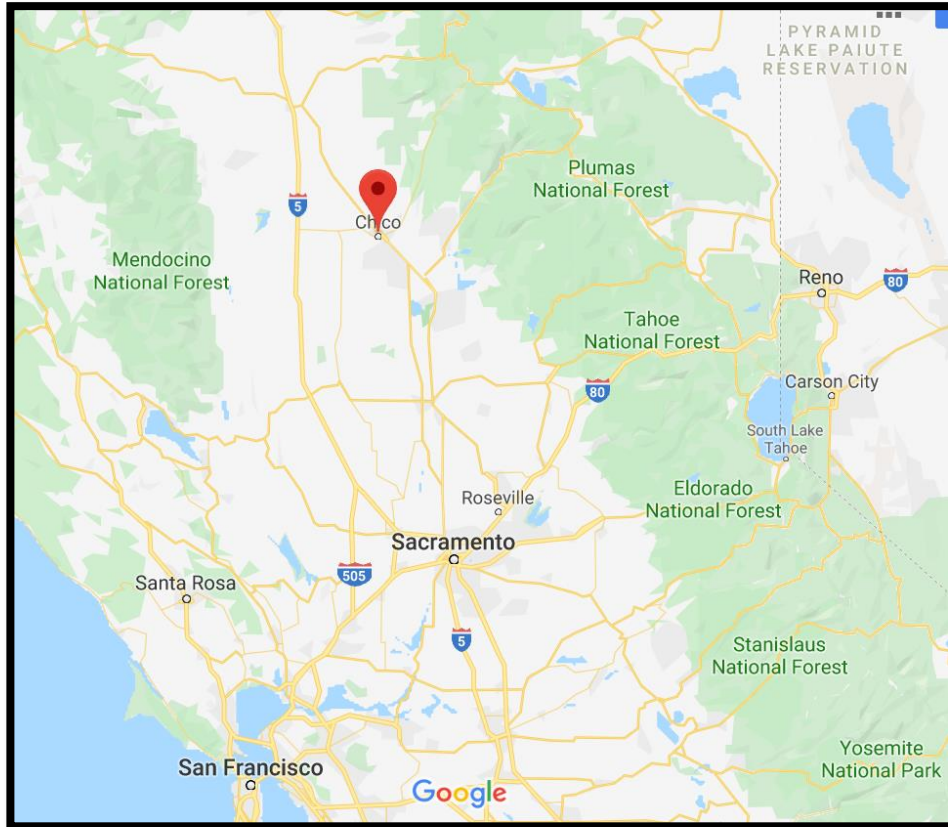
Very limited commercial zoning on the East side of Hwy 99, between Hwy 32 and East Avenue exits.



City Zoning Districts	
Residential Districts	
RS-3 Suburban Residential 3 acre min.	
RS-2 Suburban Residential 2 acre min.	
RS-1 Suburban Residential 1 acre min.	
RS-20 Suburban Residential 20,000 sq ft min.	
R1-15 Low Density Residential 15,000 sq ft min.	
R1-10 Low Density Residential 10,000 sq ft min.	
R1 Low Density Residential	
R2 Medium Density Residential	
R3 Medium-High Density Residential	
R4 High Density Residential	
RMU Residential Mixed Use	
Commercial/Office Districts	
OR Office Residential	
OC Office Commercial	
CN Neighborhood Commercial	
CC Community Commercial	
DS Downtown South	
DN Downtown North	
CS Services Commercial	
CR Regional Commercial	
Manufacturing/Industrial Districts	
ML Light Manufacturing	
MG General Manufacturing	
IOMU Industrial Office Mixed-Use	
Airport Districts	
A Airport	
AP Airport Public Facilities	
AC Airport Commercial	
AM Airport Manufacturing	
Special Purpose Districts	
TND Traditional Mixed Use	
SPA Special Planning Area	
PQ Public/Quasi Public Facilities	
OS2 Secondary Open Space	
OS1 Primary Open Space	

Chico, CA

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Chico is the most populous city (Estimated 120k +/-) in Butte County (230k +/-) , California and is the largest city in California north of Sacramento. The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to **California State University- Chico**, **Bidwell Park**, the 13th largest municipally-owned park, and **Sierra Nevada Brewing Company**, the third largest craft brewery in the country.