



COMMERCIAL.

Commercial Building Available for Lease

HIGHLIGHTS

- Price: \$3,500.00
- SQFT: 2,537
- SQFT Lot: 9,148
- Price per SQFT: \$1.32
- Acres: 0.210
- Year: 1992
- Property Type: Office
- Parcel #: 015-220-027-000
- Listing ID: SN22158899
- County: Butte
- Zoning: Office Residential
- Open floor retail
- Two offices
- Traffic Count: 20,000+ cars per day



Property Address:

**2590 Cohasset Road,
Chico Ca 95973**

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2590 Cohasset Road

Property Description

Commercial building on a corner lot currently used as retail in a tremendous location for your business! Building is majority open floor retail, with two offices, one bathroom with a shower, and workshop area currently used to repair bicycles. Security system installed and amazing signage with an abundant amount of traffic daily with Cohasset Road frontage. Traffic counts at East and Cohasset according to CoStar data in 2018 were 20,000+ monthly, the count today is likely much higher. 6 parking spaces and 1 handicap accessible space. Businesses in the area include multiple car dealerships, New Earth Market, Orange Theory Fitness, Walgreens, Trader Joes, Dutch Bros, Buffalo Wild Wings, Panda Express, Starbucks, Grocery Outlet, Dollar Tree, Cinemark Theaters, Pour House, Chipotle, Habit Burger (coming soon), Taco Bell, Chase Bank, Wendy's, Sportsman's Warehouse, Mod Pizza, CVS Pharmacy, Jamba Juice, Western Dental, 99c only store, and more! North Valley Plaza is a regional community / power center with outstanding National and Junior Anchor tenants just seconds away. Property is zoned Office Residential that allows for various uses including, but not limited to professional services, law office, accountant, restaurants, banks, and gyms.

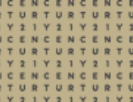


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Pictures

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Pictures

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Overview



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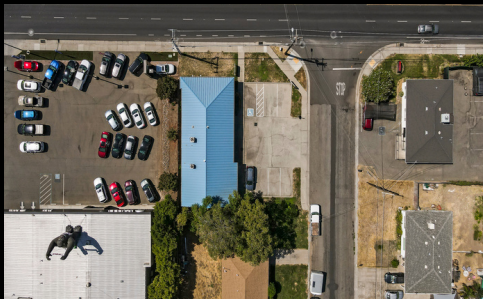
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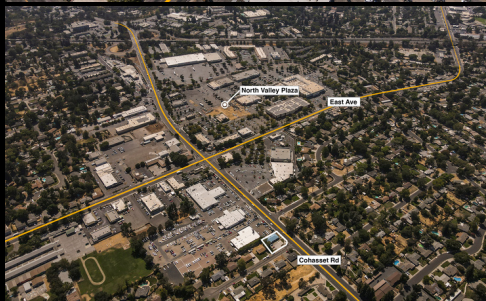
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Overview

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City Overview

CITY OF CHICO

Chico is the most populous city in Butte County, California, United States. 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 103,301. The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to both California State University, Chico 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.



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*FOR MORE INFORMATION,
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