



INVESTMENT OFFERING | CHICO, CALIFORNIA

2365 ESPLANADE

Freestanding Single-Tenant Restaurant Investment

Real estate only - tenant business and operating assets are not included

OFFERING PRICE

\$799,000

7.45% PRELIMINARY CAP

BUILDING

2,620 SF

Approximate

PARCEL

0.40 AC

17,424 SF

ANNUAL RENT

\$68,544

\$5,712 monthly

NOI

\$59,536

Preliminary

PRICE / SF

\$305

Approximate



STONE PATH BROKERAGE SERVICES, INC.

Scott Beaton | 916.622.5897 | scott@sellbizsource.com | CA DRE #0185396

DO NOT DISTURB TENANT

Tours by appointment through listing broker

Investment Overview

Established Chico Restaurant Investment

Occupied single-tenant investment with current rental income and longstanding restaurant use

Stone Path Brokerage Services, Inc. is pleased to present 2365 Esplanade, a freestanding restaurant investment property in Chico, California. The approximately 2,620-square-foot, one-story building sits on an approximately 17,424-square-foot parcel with on-site parking.

Mi Pueblito occupies the property at current base rent of \$5,712 per month. The exercised five-year option is scheduled through September 30, 2029, with one additional tenant-controlled five-year option remaining, subject to lease and estoppel verification.

Investment Highlights

- Income-producing, single-tenant restaurant property along an established Chico commercial corridor.
- Approximately 2,620 SF freestanding building on approximately 0.40 acre.
- \$68,544 annual base rent and preliminary current-owner NOI of approximately \$59,536.
- Tenant responsible for utilities, HVAC and mechanical systems, restaurant operating systems, and periodic parking resurfacing.
- Parking lot recently resealed at the tenant's expense.
- Individual guaranties are stated in the 2024 assignment, subject to buyer and legal review.



Property Snapshot

Address	2365 Esplanade, Chico, CA 95926	Occupancy	Single tenant
Building	Approx. 2,620 SF	Lot	Approx. 0.40 acre
Year built	1969 per public record	APN	006-140-013-000
Use	Freestanding restaurant	Parking	On-site; count to verify
Zoning	CC per current City GIS; verify	Sale	Real estate only

Financial and Lease Summary

MONTHLY RENT

\$5,712

Current base rent

ANNUAL RENT

\$68,544

Contractual income

PRELIMINARY NOI

\$59,536

Current-owner estimate

CAP AT ASKING

7.45%

\$799,000 price

Preliminary Current-Owner Income

Item	Annual Amount
Contractual base rent	\$68,544
Current property tax	(\$6,008)
Estimated building insurance	(\$3,000)
Preliminary NOI	\$59,536
Cap rate at \$799,000	7.45%

Lease Snapshot

Lease Item	Current Indication
Tenant	Mi Pueblito
Structure	Modified gross
Current option	Through Sep. 30, 2029
Remaining option	One tenant-controlled 5-year option
Guaranties	Stated in 2024 assignment

BUYER UNDERWRITING NOTE

The cap calculation uses the current approximately \$6,008 property-tax amount and estimated \$3,000 building insurance. A buyer should account for possible property-tax reassessment after sale and verify all income, expenses, lease terms and tenant credit.

Lease Responsibility Overview

Tenant responsibilities include

- Utilities and ordinary restaurant operating costs
- HVAC and mechanical systems
- Grease, exhaust and drain maintenance
- Periodic parking-area resurfacing

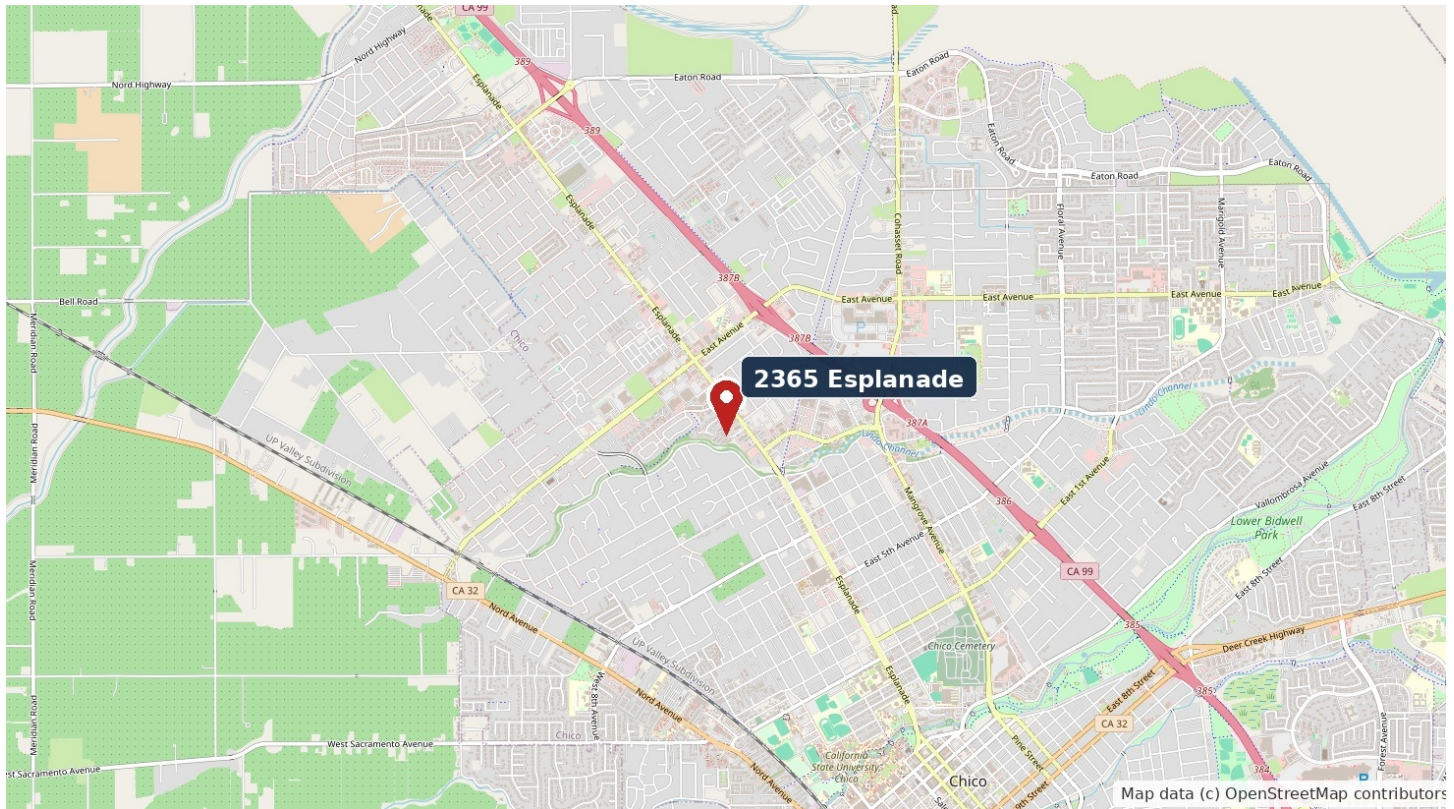
Landlord responsibilities generally include

- Real-property taxes
- Building insurance
- Roof and structure
- Other ownership-level obligations

CONDITION CONTEXT

The building was constructed in 1969. Seller reports that the older roof has received prior work, but no complete roof replacement is represented. The older HVAC has been repaired and is operating; the lease places ordinary HVAC responsibility on the tenant. The parking lot was recently resealed at tenant expense. Buyers should complete independent inspections and review responsibility allocations in the lease.

Location and Offering Details



Map data (c) OpenStreetMap contributors | Location approximate

Offering Details

Offering price	\$799,000
Price per SF	Approx. \$305
Sale type	Investment - real estate only
Building / parcel	Approx. 2,620 SF / 17,424 SF
Tenancy	Occupied single tenant
Current term	Scheduled through Sep. 30, 2029

Showing Protocol

Do not disturb the tenant or contact the restaurant, management or employees directly. All document requests and property tours must be arranged through the listing broker. Proof of funds or financing capability and a confidentiality acknowledgment may be required.

EXCLUSIVE LISTING CONTACT

Scott Beaton

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Restaurant & Bar Brokerage | Commercial Real Estate



Information is believed reliable but is not guaranteed and is subject to change. Dimensions, zoning, income, expenses, lease terms, condition, responsibility allocations and permitted uses must be independently verified. This is a preliminary marketing summary, not an appraisal, offer or legal opinion.

Draft imagery includes tenant-website photographs and temporary public-listing photographs; see source sheet before publication.