



**COMMERCIAL
BROKERS OF
CALIFORNIA**

Quality Office Space in Thriving Retail Center!

995 Nord Ave, Suite 120
Chico, CA 95926

FEATURES

- The unit features a nice reception area, three offices, break room, well appointed private bathroom and excellent flooring.
- 1100 Sq Ft
- Monthly Lease Rate: \$1263.00 + NNN

NORD RETAIL CENTER!!!



FOR LEASE

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COMMERCIAL BROKERS OF CALIFORNIA
527 Flume Street, Suite 3
Chico CA 95928
DRE #02283650

PROPERTY
DESCRIPTION

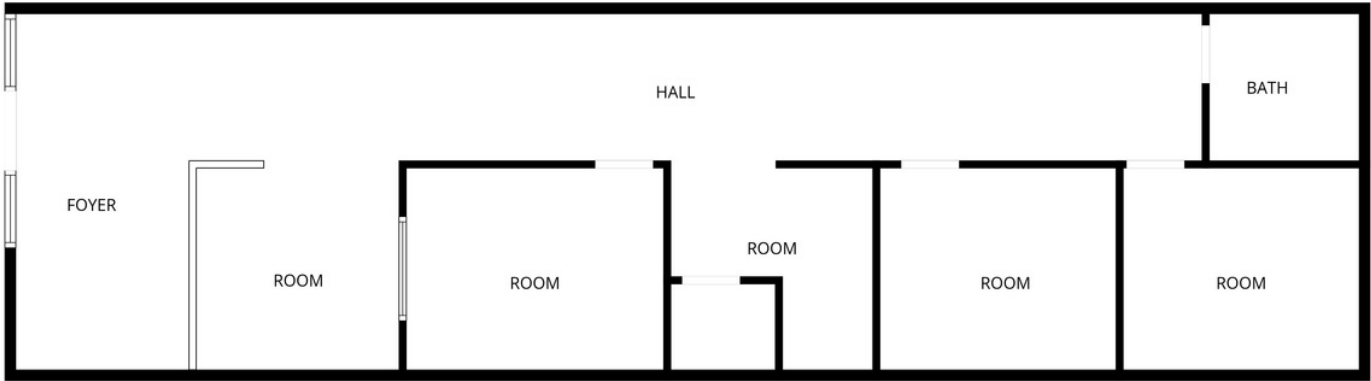
Quality office space with the starpower of a thriving retail center! Why hide your business in a hidden office park, when you can be prime-time front and center in the Nord Retail Center? This one has it all. Incredible signage opportunity on busy Nord Avenue across from Safeway. Plenty of parking and a great tenant mix. Your employees and customers will love doing business in this comfortable office, and enjoy the many nearby restaurants and services. The unit features a nice reception area, three offices, break room, well appointed private bathroom and excellent flooring. Approximately 1,100 square feet. Can be converted to a high quality retail unit shop space. Neighboring businesses included Mondos Coffee, The Cheese Steak Shop, Sliderz Bar and Grill, Refinery Barbershop and ISM Management Company. Net Charges estimated at \$0.45 per sq. ft. Application fee \$100.



INTERIOR PHOTOS



FLOOR PLAN

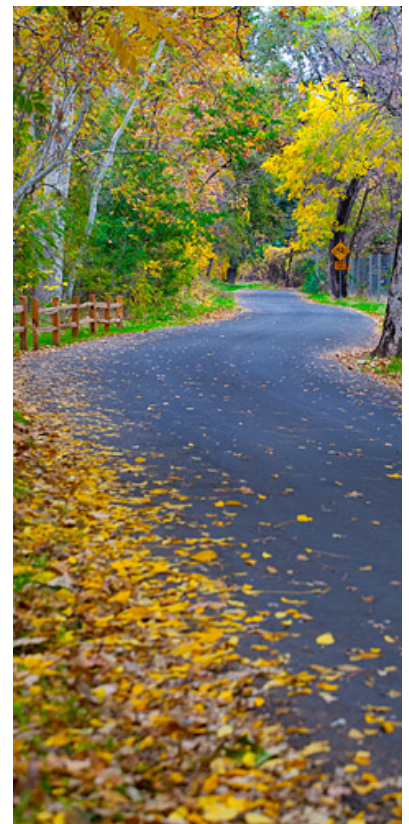


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

THE CHICO AREA

With a population of about 120,000 people in the Greater Chico Urban Area, this "university town" serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California. Chico is home to **California State University, Chico** and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning. Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver. The population growth rate continues to rise by about 2% annually.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



CONTACT



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Lot size and Sq Ft taken from County records. Buyer advised to investigate to their satisfaction.