

1122
ELLIOTT
PARADISE | CA

For Sale

Automotive repair and body shop property in Paradise, CA

- Established automotive repair and collision facility with long operating history
- Approximately ±6,200 SF including shop, warehouse, office, and customer areas
- Shop includes 10-foot clear height and 9' x 12' roll-up door
- New roof installed in 2018 and HVAC replaced in 2019
- All shop equipment included



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

1122
ELLIOTT
PARADISE | CA

PROPERTY OVERVIEW

1122 Elliott Road is an established operating automotive property with a longstanding reputation, featuring a well-maintained $\pm 4,700$ SF shop and well-appointed $\pm 1,500$ SF office/ waiting area with a private office, break room, and three restrooms. The shop received a new roof in 2018 and HVAC in 2019 and includes a swamp cooler, gas heating units, 10-foot clear height, and 9' x 12' rear roll-up door for loading and vehicle access. Prominent frontage, strong traffic exposure, and additional shop amenities support automotive, fabrication, refinishing, and specialty uses. All equipment and furnishings are included, including a separate building housing an AFC downdraft heated paint booth, full Cromax paint system, Breewco 360 frame rack and frame equipment with computer printout, two 10-ton lifts, welders, air compressor, heat lamps, car and air jacks, workbenches, camera system, and office furnishings.

Located along Elliott Road in Paradise, the property benefits from prominent street frontage, strong visibility, and consistent traffic exposure. The site is positioned within an established commercial corridor serving the Paradise Ridge community, providing convenient access for customers, employees, and vendors. Ample on-site functionality and specialized shop infrastructure support ongoing automotive operations while offering flexibility for future users. The property's central location places it near local businesses, residential neighborhoods, and community services, making it well suited for owner-users or investors seeking a turnkey automotive facility in a growing market.

OFFERING

Pricing: \$525,000



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

EXTERIOR PHOTOS

1122
ELLIOTT
PARADISE | CA



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

INTERIOR PHOTOS

1122
ELLIOTT
PARADISE | CA



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

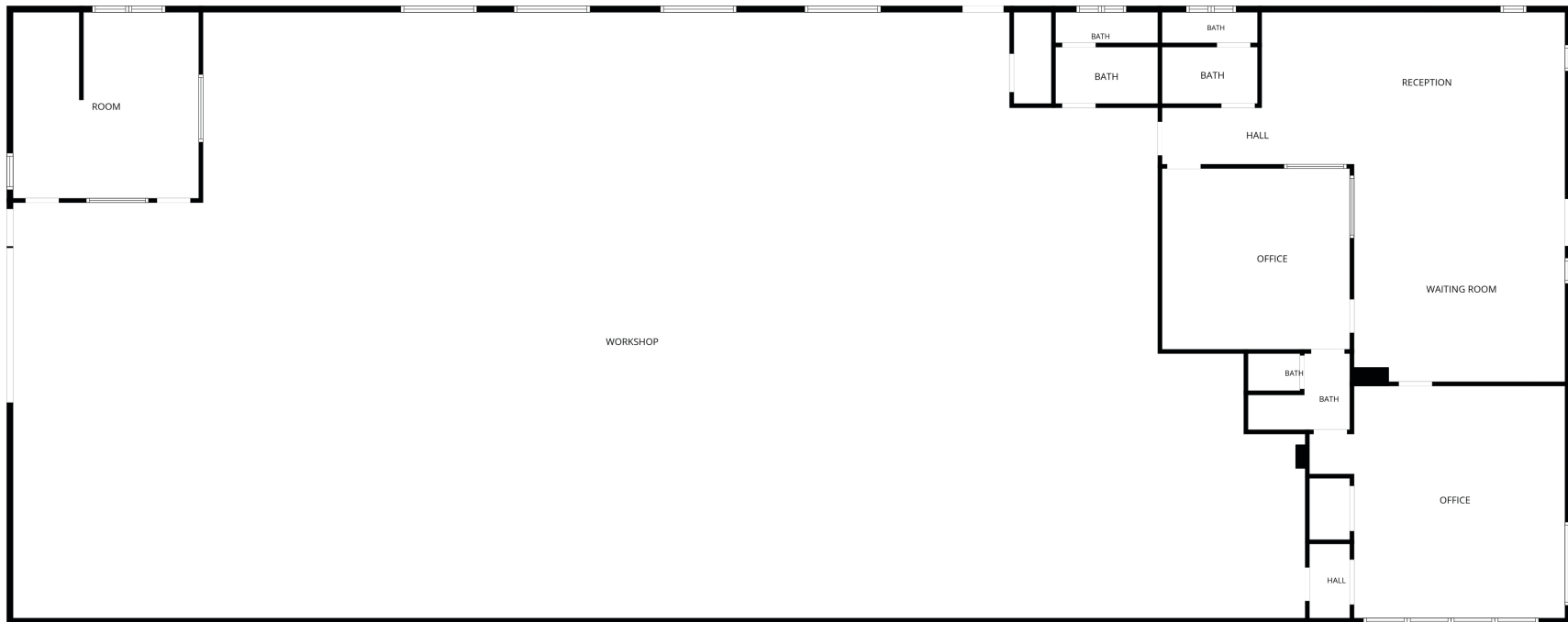
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

FLOOR PLAN

1122
ELLIOTT
PARADISE | CA



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

LOCAL AREA

1122
ELLIOTT
PARADISE | CA



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

ABOUT CHICO, CA

1122
ELLIOTT
PARADISE | CA

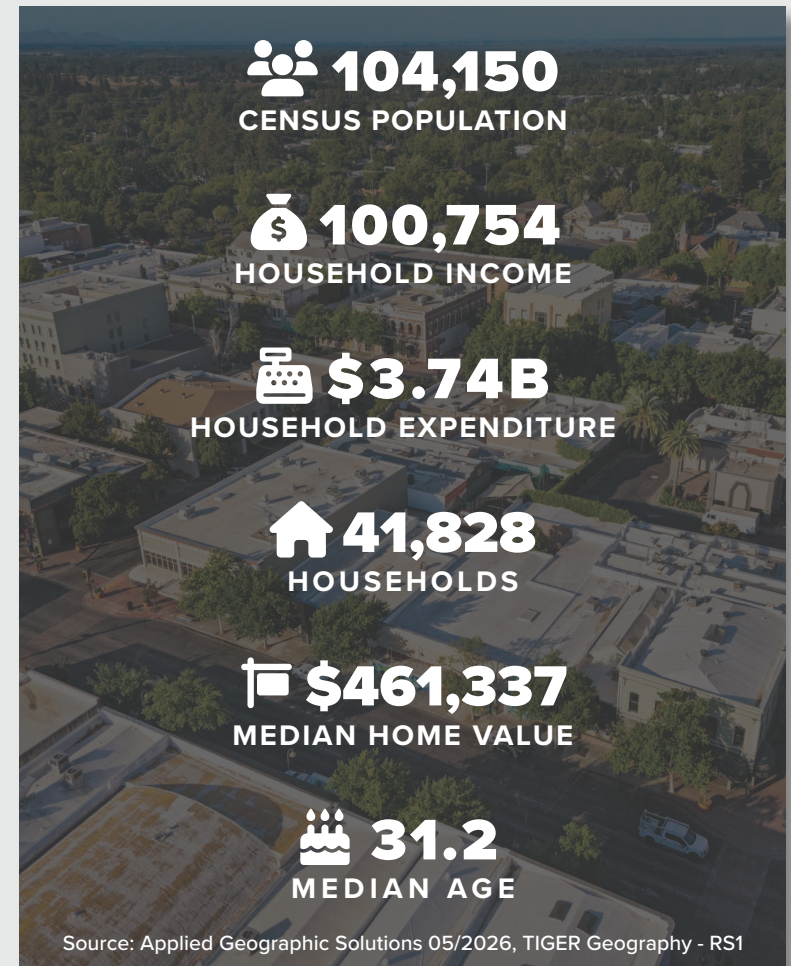
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

1122
ELLIOTT
PARADISE | CA

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2026 Estimated Population	1,717	6,322	9,613
2020 Census Population	1,195	5,087	8,309
2010 Census Population	6,582	26,273	33,692
2026 Median Age	53.5	52.3	50.3

HOUSEHOLDS

2026 Estimated Households	804	2,796	4,126
2020 Census Households	576	2,294	3,625
2010 Census Households	3,114	11,961	15,146

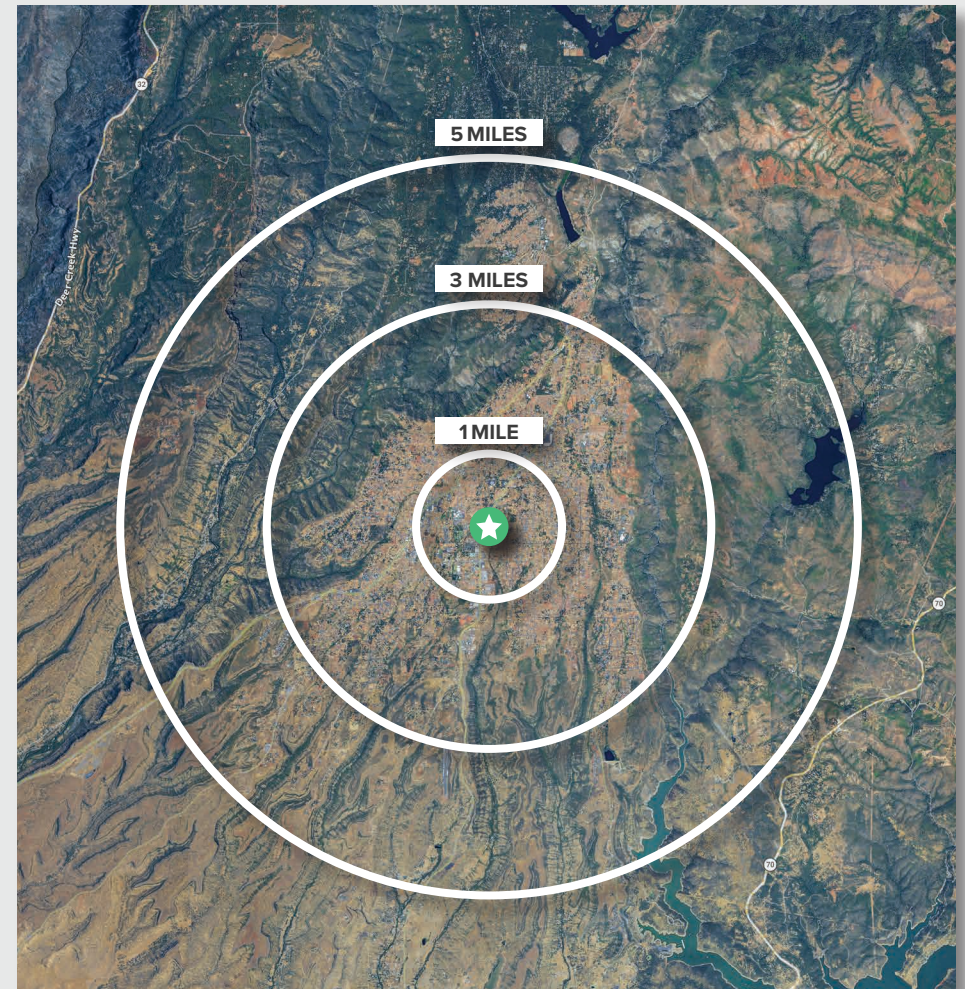
INCOME

2026 Estimated Average Household Income	\$69,796	\$87,565	\$89,538
2026 Estimated Median Household Income	\$61,792	\$66,833	\$69,483

BUSINESS

2026 Estimated Total Businesses	125	359	423
2026 Estimated Total Employees	1,090	2,814	3,256

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS

1122
ELLIOTT
PARADISE | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



CAPITAL RIVERS
COMMERCIAL