



**COMMERCIAL
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Opportunity at Stirling Junction

RESTAURANT | COFFEE HOUSE | BAR



In the heart of
Chico's south
commercial
working district.



Key Attributes

- Prominent Corner Hub
- 18,000+ ADT (Average Daily Traffic)
- Across from Silver Dollar Fairgrounds
- Gateway Location to S. Chico
- Easy Access to Hwy 99 & Downtown Chico
- Massive Meeting Center Opportunity

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The Meeting Hub for South Chico

STIRLING JUNCTION



Stirling Junction
2490 Fair Street
Chico, CA 95928

Prime opportunity for a restaurant, coffee house, bar, as well as many other hospitality and creative business services.

Two Signalized Hard Corners - Yes, you heard that right. Located at the edge of The Wedge - a business, beverage, and industrial strip, this is the gateway corner to South Chico, the Barber District, and Durham. Also capturing traffic from the Sliver Dollar Fairgrounds and their new amphitheatre across the street, visibility is significant. With heavy traffic and valuable exposure on three sides of the parcel, this property is seen by more than 18,000 vehicles per day!



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Parcel + Building Information

STIRLING JUNCTION



Impactful South Side Location with Huge Daytime Population

- This offering will redefine revitalization in the area, as Chico's Park Avenue corridor and "The Wedge" are redeveloped.
- The property includes a green area that is adjacent to Chico's premier bike path on the "Durham Loop" route, making it an ideal location for cool, outdoor dining and other activities.
- Hungry nearby workforce of nearly 10,000 workers within a one mile radius!

PROPERTY DETAILS:

- APN: 005-520-033
- Zoned CS - Commercial Services
- 0.81 Acre (35,283+/- SF) Parcel

ONE BUILDING ON PROPERTY:

- 10,262 SF
- Built in 1981
- 2-Story
- Ground Floor Leasable as 1 or 2 Units



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Common Area: Foyer + Lobby

RECEPTION | RETAIL | RESTROOMS



Perfect for coffee shop roaster, brew pub, bike shop, market, cafe, dancing, music, creative space, farm to fork, art and many other uses.



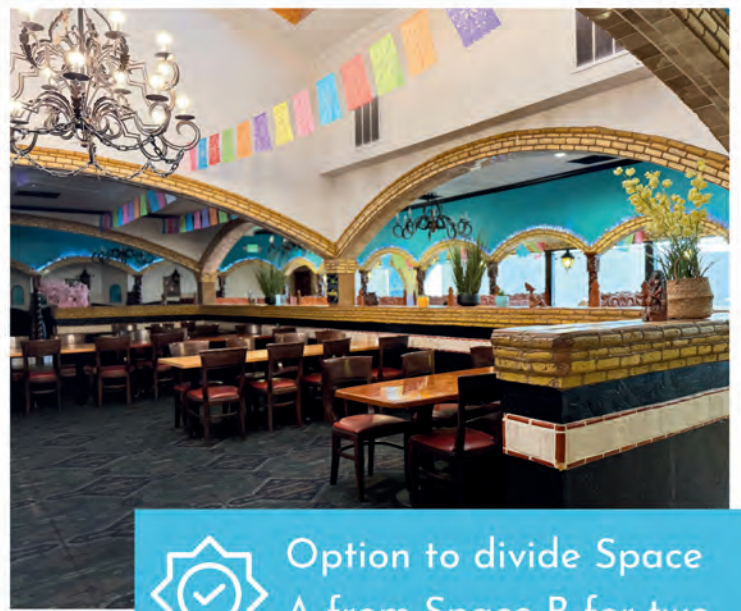
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Space A: Images

RESTAURANT | BANQUET AREA



Option to divide Space A from Space B for two different tenants.



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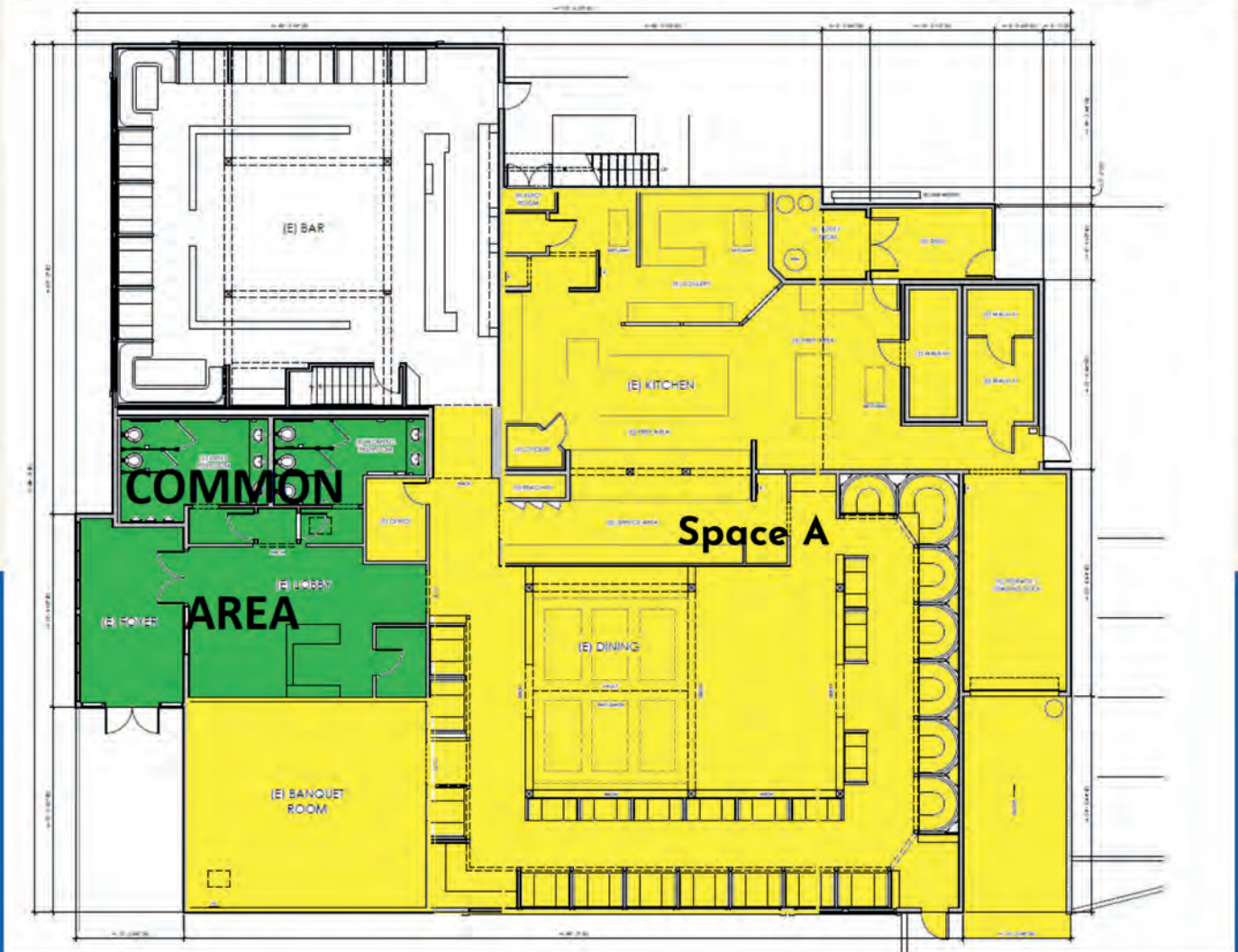


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Space A: Floor Plan

KITCHEN | RESTAURANT | BANQUET



- Space A: 7,241+- SF (not including Common Area)
- Potential for Outdoor Dining
- \$7,241 Monthly Lease
- Approx. \$2,172 Monthly Net Charges (\$0.50 per SF)
- Tenants Share Common Area Foyer, Lobby, and Bathrooms



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Space B: Images

BAR | DINING



Full Bar, Booth Window Seating,
and Open Space for Additional
Dining, Dancing, Music, or Comedy



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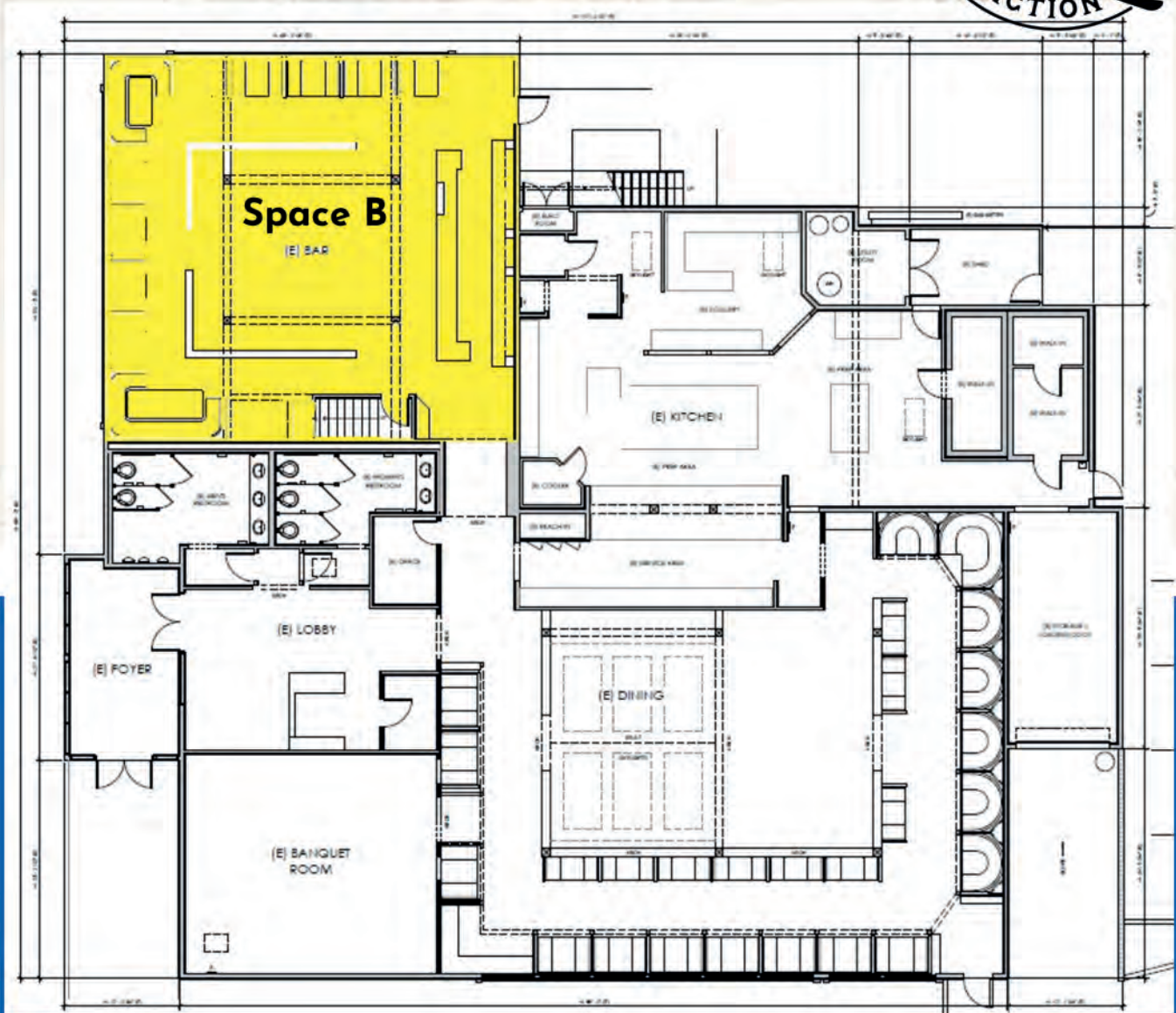


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Space B: Floor Plan

BAR | DINING



- Space B: 1,550+- SF (not including Common Area)
- \$2,325 Monthly Lease
- Approx. \$465 Monthly Net Charges (\$0.50 per SF)
- Tenants Share Common Area Foyer, Lobby, and Bathrooms



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Space A: Images

KITCHEN



Kitchen setup and features are open for discussion depending on use case.



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Outdoors: Parking Lot



- EV Charging Stations provide a unique feature that draws in a greater audience
- Ample Parking!



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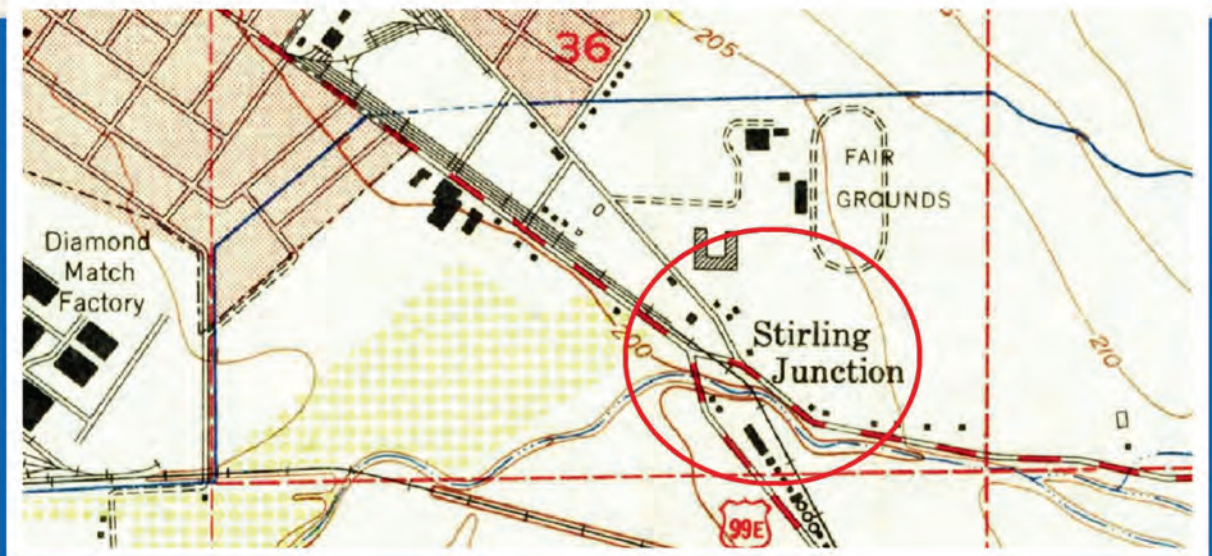
Stirling Junction

A HISTORICAL CROSSING



Stirling Junction began in 1912 as the crossing point between the Sacramento Northern Railway, linking Chico to San Francisco, and the Southern Pacific Railroad.

Today, this under-used corner in Chico's Park Avenue corridor is ready for a fresh new chapter!



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Chico Metropolitan Area California



Population: 120,000
Rising about 2% annually



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.



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Potential Tenants

BRING YOUR VISION TO LIFE!!



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