



Offering Memorandum

SINGLE-TENANT NNN INVESTMENT — RETAIL

1026 Skyway, Chico

Absolute Net Lease Through August 2033 · Chico, California 95928

OFFERED AT

\$3,250,000

CAP RATE

8.0%

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Helm Properties is pleased to offer **1026 Skyway**, a freestanding single-tenant fitness property on approximately three acres at the corner of Skyway and Notre Dame Blvd in Chico's premier south-side retail corridor. The property is currently leased to **Lions Den** on an **absolute-net basis through August 31, 2033**, generating **\$258,000** in annual net income with the tenant responsible for 100% of taxes, insurance and common-area expenses.

- ✓ **\$258,000 NOI / 8.0% cap rate** at \$3,250,000
- ✓ **Absolute NNN** — tenant pays 100% of taxes, insurance and CAM
- ✓ Lease term through **August 31, 2033** with one 5-year renewal option
- ✓ **New roof installed August 2026** — transferable 20-year warranty
- ✓ 28,235 SF on approximately 3 acres across **three parcels** — pad and redevelopment potential
- ✓ **\$115/SF**, well below replacement cost, with three acres of land included
- ✓ In-place rent of **\$0.76/SF/mo NNN** — below market for the corridor
- ✓ **Corner location** with frontage on Skyway and Notre Dame Blvd
- ✓ Surrounded by **Home Depot, T.J. Maxx, Raley's, Ross, Starbucks** and **Target**

OFFERING SNAPSHOT

\$3,250,000

\$258,000 NOI · 8.0% Cap Rate

NOI

\$258,000

CAP RATE

8.0%

PRICE / SF

\$115

RENT / SF / MO

\$0.76 NNN

LEASE EXPIRATION

Aug 31, 2033

RENEWAL OPTION

One, 5 Years

BUILDING SIZE

28,235 SF

LOT SIZE

±3.0 Acres

ZONING

CS

PARKING

124 Spaces

1026 Skyway is currently leased to **Lions Den** on an **absolute triple-net basis through August 31, 2033**, with one five-year renewal option. The tenant is responsible for 100% of taxes, insurance and common-area expenses, leaving ownership with a passive, management-free income stream and no operational obligations.

Tenant	Lions Den
Lease Type	Absolute NNN
Tenant Responsibility	100% of Taxes, Insurance & CAM
Lease Expiration	August 31, 2033
Primary Term Remaining	± 7 Years
Renewal Option	One, 5-Year Option
In-Place Rent	\$0.76 / SF / Mo NNN
Landlord Obligations	None — Absolute Net

The tenant has substantially upgraded the building's interior since 2023. In-place rent reflects a basis below market for the Skyway/Notre Dame corridor.

FINANCIAL SUMMARY

\$3,250,000

Purchase Price

NOI
\$258,000

CAP RATE
8.0%

PRICE / SF
\$115

RENT / SF / MO
\$0.76 NNN

BUILDING SIZE
28,235 SF

LOT SIZE
±3.0 Acres

CAPITAL IMPROVEMENTS

New roof installed **August 2026**, carrying a **20-year warranty** that transfers to the new owner.



ADDITIONAL UPSIDE

Two Pads, One Site

Beyond the in-place NNN income, the 3.0-acre site includes two additional pad areas — Pad A and Pad B — offering longer-term redevelopment or ground-lease upside along the Skyway frontage, subject to coordination with the tenant's lease.

PAD A

Skyway-facing pad with direct visibility to Skyway and adjacent national retailers.

PAD B

Adjacent pad positioned along the shared parking field, near the Notre Dame Blvd access point.

ACCESS

**Skyway & Notre
Dame Blvd**

TOTAL PARKING

124 Spaces

Area Overview



Surrounded by national credit retail — Home Depot, T.J. Maxx, Raley's, Ross, Dollar Tree and Starbucks line Notre Dame Blvd within walking distance, while Target, Hobby Lobby, WinCo and REI anchor the E. 20th Street corridor one mile north.

99K+

AVG. DAILY TRAFFIC, HWY 99

20.6K

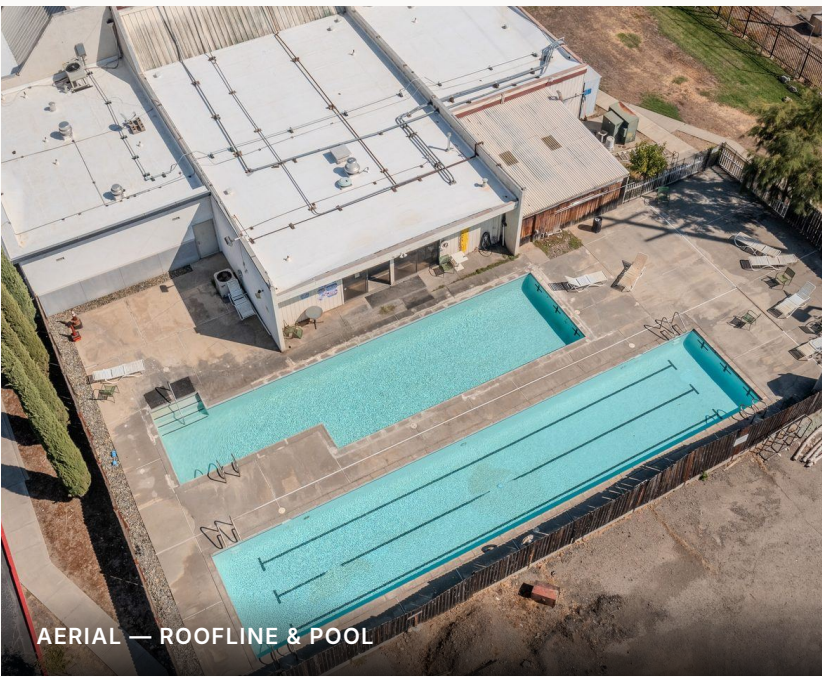
AVG. DAILY TRAFFIC, SKYWAY



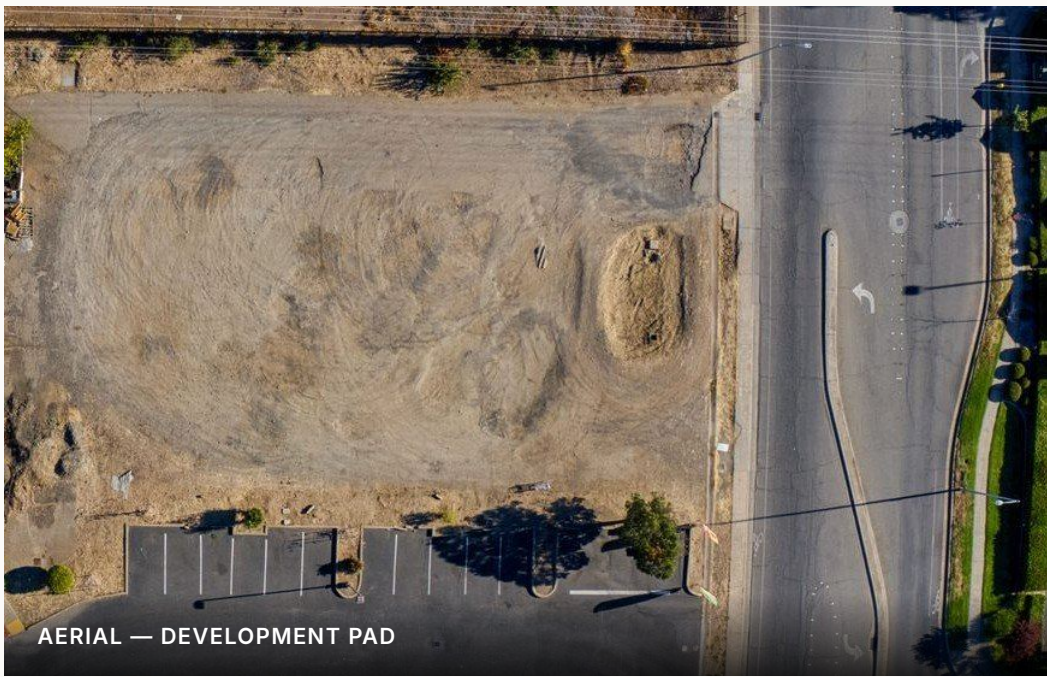
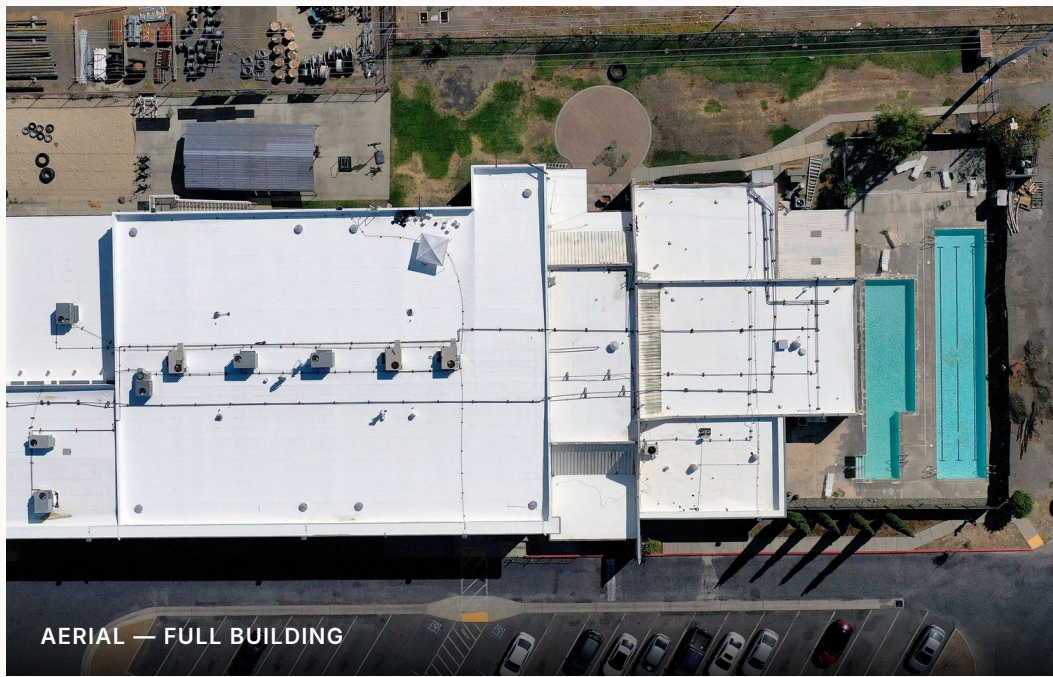
1026 SKYWAY ROAD — BUILDING EXTERIOR

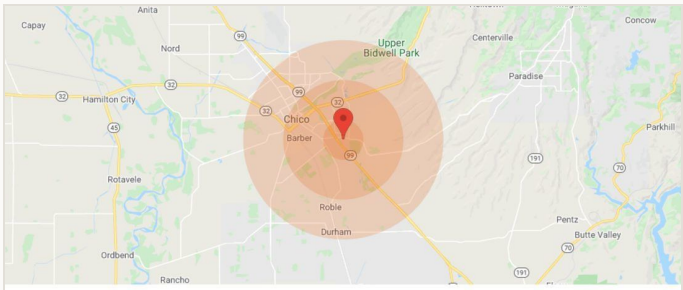


BUILDING EXTERIOR, SITE CONTEXT



AERIAL — ROOFLINE & POOL





CHICO, CALIFORNIA

South Chico Retail Corridor

The trade area is fed by the dense residential rooftops of south Chico, Butte Creek Country Club and the growing Meriam Park district. Skyway also serves as the primary route to Paradise and the Butte County foothills, and Chico is home to California State University, Chico and Enloe Medical Center.

1 MILE

3,479

Median HH Income \$42,875

3 MILE

35,317

Median HH Income \$41,032

5 MILE

90,452

Median HH Income \$43,228

POPULATION	1MI / 3MI / 5MI		
Male	1,729	17,310	44,278
Female	1,750	18,007	46,174
Total Population	3,479	35,317	90,452

HOUSING	1MI / 3MI / 5MI		
Total Units	1,303	15,114	39,012
Occupied	1,244	14,216	36,686
Owner Occupied	574	6,104	16,525
Renter Occupied	670	8,112	20,161
Vacant	59	898	2,326

AGE BREAKDOWN	1MI / 3MI / 5MI		
Ages 0–19	927	7,659	19,451
Ages 20–34	850	8,260	21,233
Ages 35–54	1,008	10,968	26,853
Ages 55–69	513	5,199	13,391
Ages 70+	181	3,231	9,524

RACE CHARACTERISTICS	1MI / 3MI / 5MI		
Non-Hispanic White	2,460	29,717	76,119
Black	60	274	1,045
Am. Indian / AK Native	116	272	520

HOUSEHOLD INCOME	1MI / 3MI / 5MI		
< \$25,000	373	3,992	11,180
\$25,000–\$49,999	373	3,930	9,458
\$50,000–\$74,999	254	2,678	6,261
\$75,000–\$99,999	126	1,423	4,247
\$100,000–\$149,999	100	1,305	3,385
\$150,000+	48	845	1,981
Median Income	\$42,875	\$41,032	\$43,228



CONFIDENTIALITY & DISCLAIMER

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PROPERTY ADDRESS

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