

555 MAIN

HAMILTON CITY | CA

For Sale

±5,200 Square Feet

Industrial warehouse with office and fenced yard in Hamilton City, CA

- Six roll-up doors with ±12'5" clear height and pull-through capability
- ±0.56-acre lot with gated access for secure outdoor storage and circulation
- Convenient access to Highways 32 and 45, with Interstate 5 approximately 10 minutes away

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

555 Main Street, Hamilton City offers a $\pm 5,200$ SF industrial building consisting of $\pm 4,160$ SF of insulated warehouse space with red iron I-beam construction and $\pm 1,040$ SF of conditioned office space. The building includes two restrooms, a $\pm 12'5"$ clear height, and six roll-up doors in multiple sizes, including two $12' \times 18'$, one $12' \times 24'$, two $12' \times 12'$, and one $10' \times 10'$. The property is situated on a fenced ± 0.56 -acre lot with gated access and pull-through capability, supporting a range of industrial, trade, contractor, storage, and service uses.

Located in Hamilton City, the property provides convenient access to Highway 32 and Highway 45, with Interstate 5 approximately 10 minutes away. The fenced site and multiple access points provide functional vehicle circulation for trucks, equipment, and service vehicles. Its location offers connectivity to Chico, Orland, Glenn County, and surrounding Northern California communities while providing yard area suitable for businesses requiring secure outdoor space.

OFFERING

Size: $\pm 5,200$ SF | ± 0.56 Acres

Price: \$299,000



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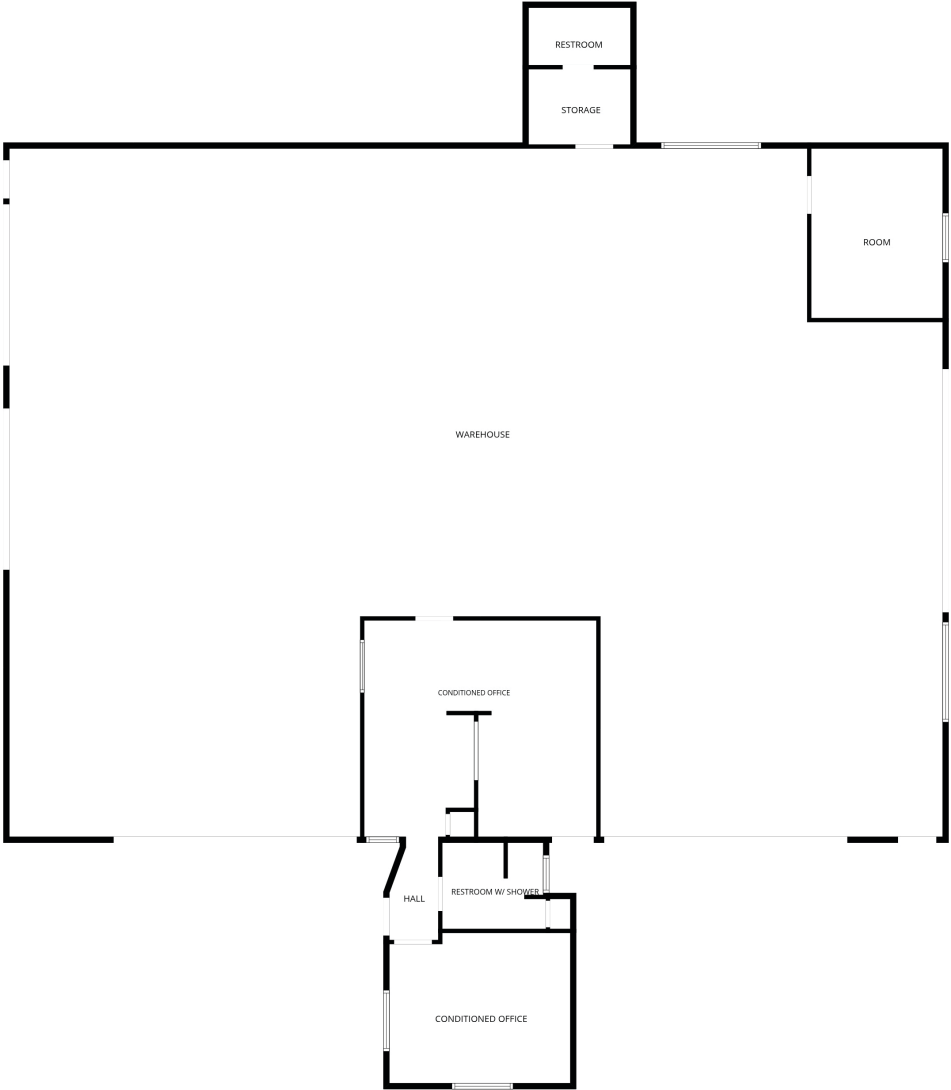
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FLOOR PLAN



WAREHOUSE PHOTOS

±4,160 Square Feet



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OFFICE PHOTOS

±1,040 Square Feet



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LOCAL AREA

**555
MAIN**
HAMILTON CITY | CA



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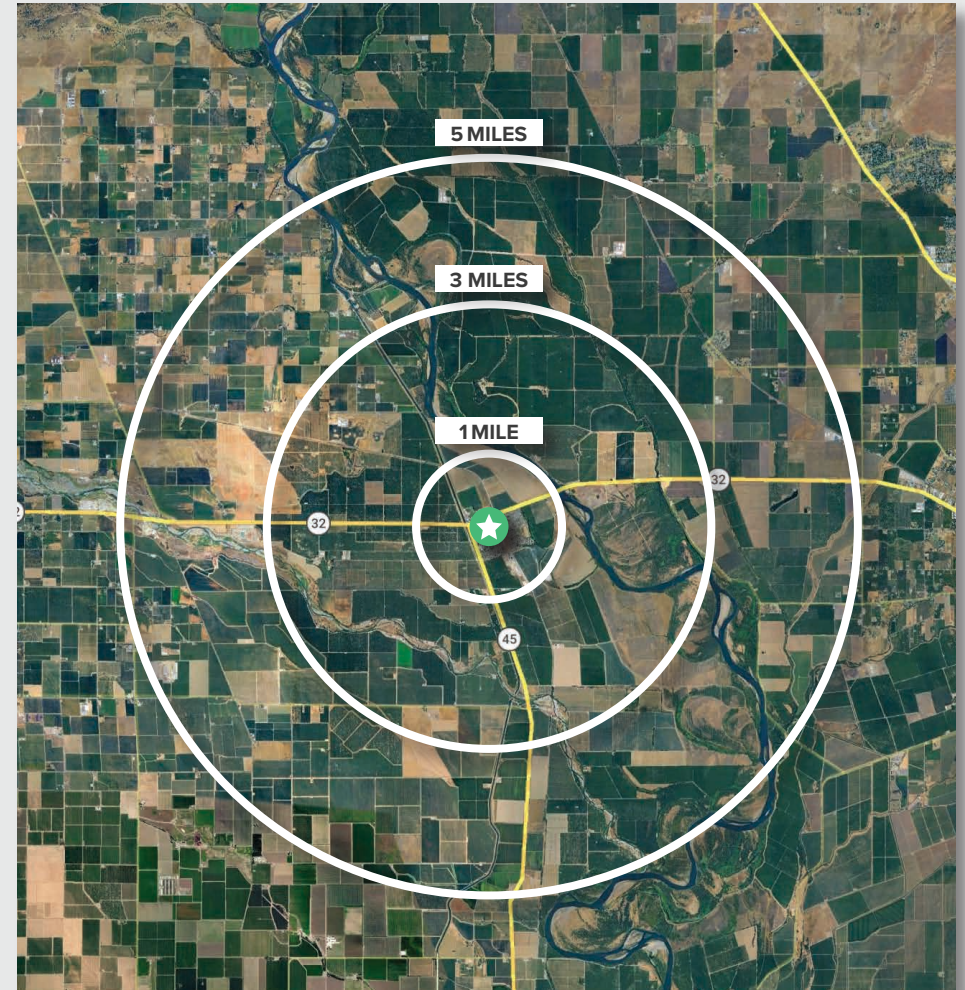


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REGIONAL DEMOGRAPHICS

**555
MAIN**
HAMILTON CITY | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	2,032	2,238	3,227
2020 Census Population	2,300	2,507	3,409
2010 Census Population	2,502	2,723	3,670
2026 Median Age	33.6	34.1	36.2
HOUSEHOLDS			
2026 Estimated Households	642	712	1,060
2020 Census Households	710	780	1,100
2010 Census Households	719	792	1,125
INCOME			
2026 Estimated Average Household Income	\$89,763	\$91,276	\$99,343
2026 Estimated Median Household Income	\$68,331	\$68,957	\$78,233
BUSINESS			
2026 Estimated Total Businesses	14	27	77
2026 Estimated Total Employees	108	162	490



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

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ABOUT CAPITAL RIVERS



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.

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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](#)

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