

Rare Opportunity Surgery Center Available

127 Raley Boulevard, Chico, CA



Offering Memorandum

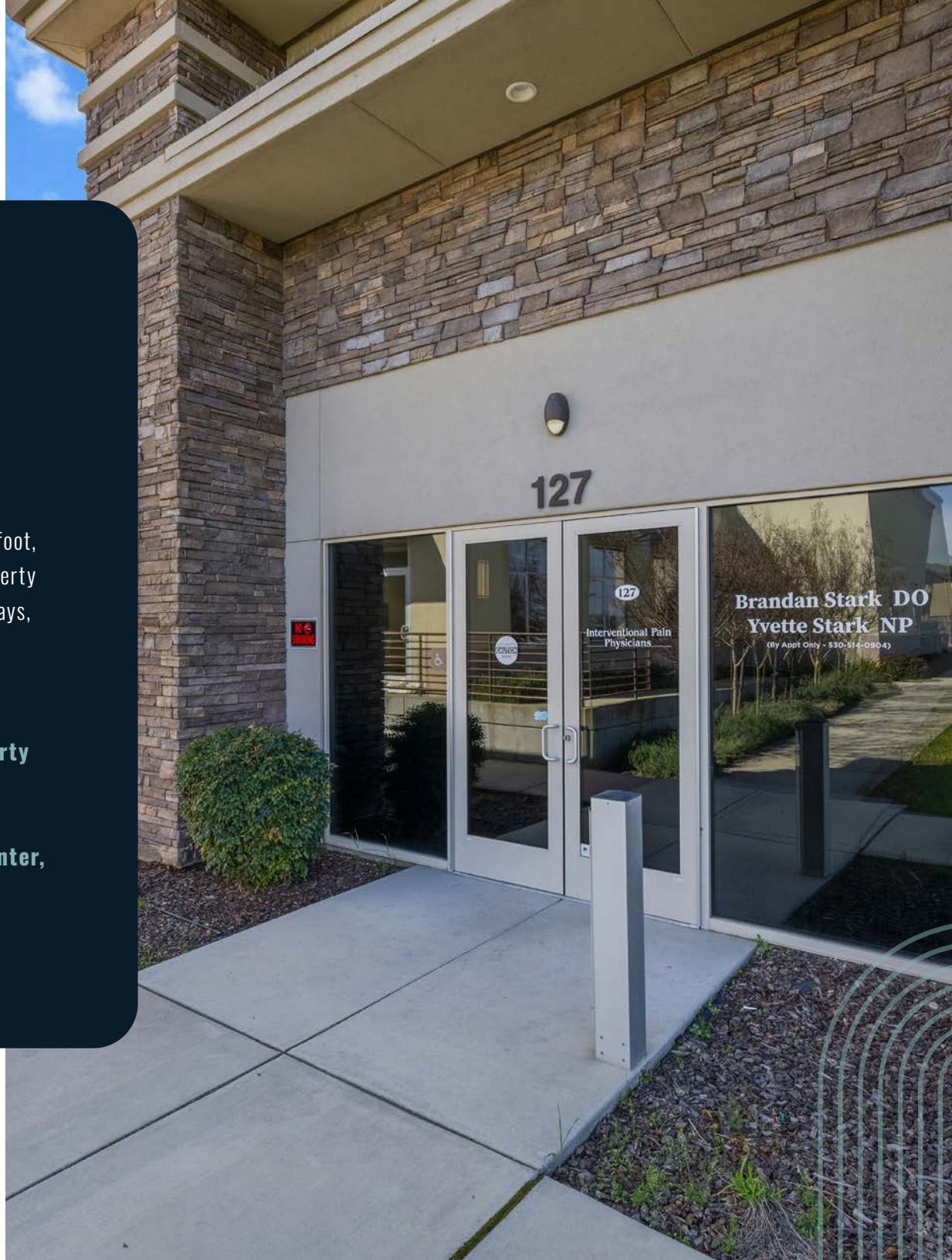
PRICE REDUCTION | \$2,300,000

Colliers

The Offering

Colliers is pleased to exclusively offer the opportunity to purchase or lease 127 Raley Blvd (the “Property”), a recently built, single story free standing, 5,829-square-foot, ambulatory surgery center (ASC). Built in 2017, the Property consists of 2-ORs, multiple exam rooms, four recovery bays, and equipment available for purchase.

Strategically located along the Skyway Medical Corridor and directly off Highway 99, the Property offers convenient access to Greater Chico and surrounding areas, including several prominent healthcare facilities including Enloe Medical Center, a comprehensive healthcare provider.





PRICE REDUCTION | \$2,300,000

Property Summary

Address: 127 Raley Boulevard, Chico, CA 95928

Reduced Price: \$2,300,000

Lease Rate: \$2.85/SF NNN

Gross Land Size: 20,908 SF (0.48 Acres)

Size: 5,829 SF

Year Built / Renovated: 2017

Investment Highlights



Certified
Ambulatory
Surgery Center



2- OR Surgery
Center



Recently Built



Strategically located
along the Skyway
Medical Corridor

Medical Corridor

127 Raley Boulevard is strategically located within Chico's established medical corridor, offering proximity to a network of healthcare providers, hospitals, and specialty clinics. This prime location enhances accessibility for medical professionals and patients alike, making it an ideal setting for healthcare-related businesses seeking synergy within a well-established medical community.

Adventist Health

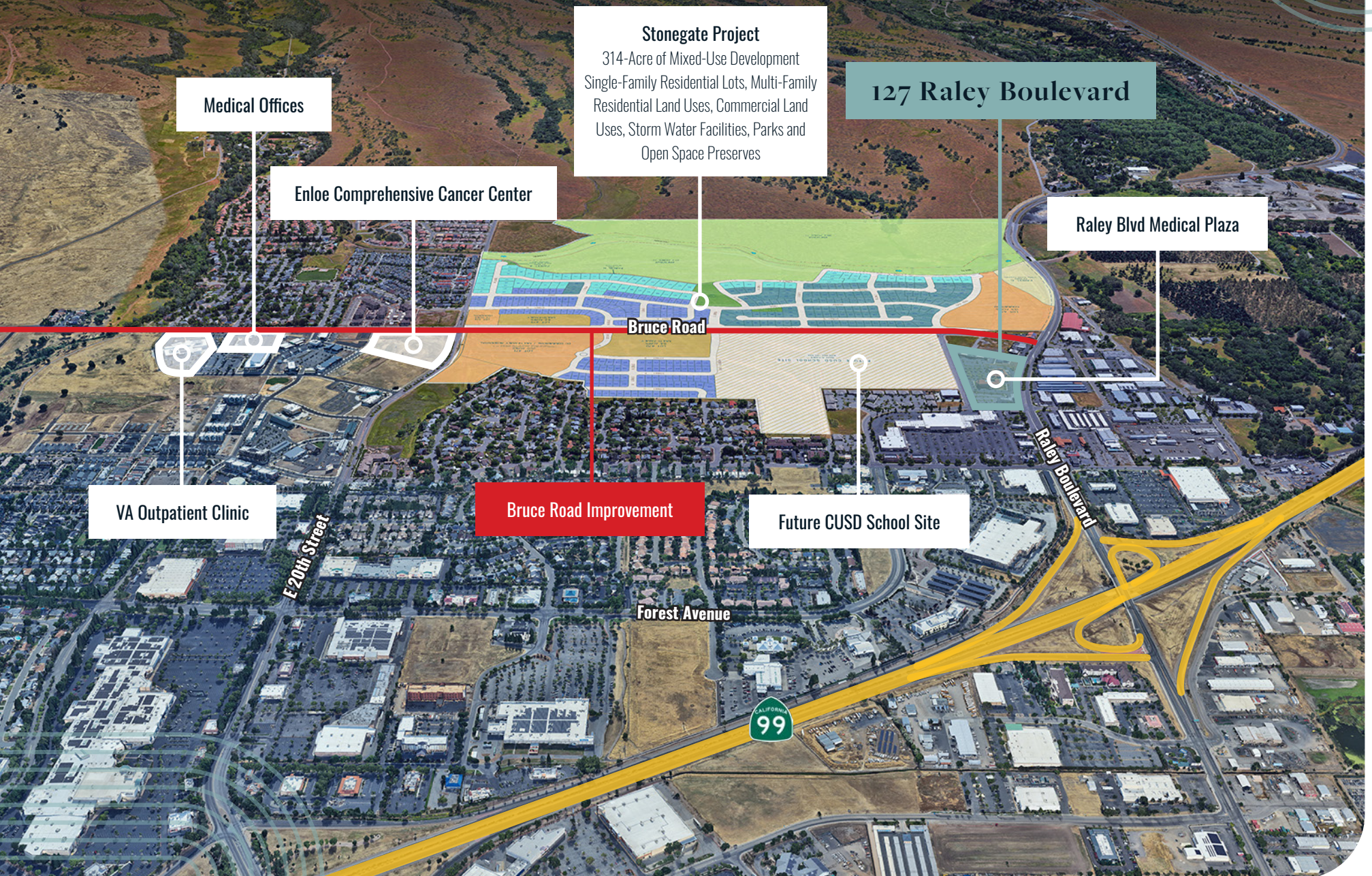
Skyway Surgery Center

127 Raley Boulevard

Butte Premier Physical Therapy
Chico Orthopaedic & Sports

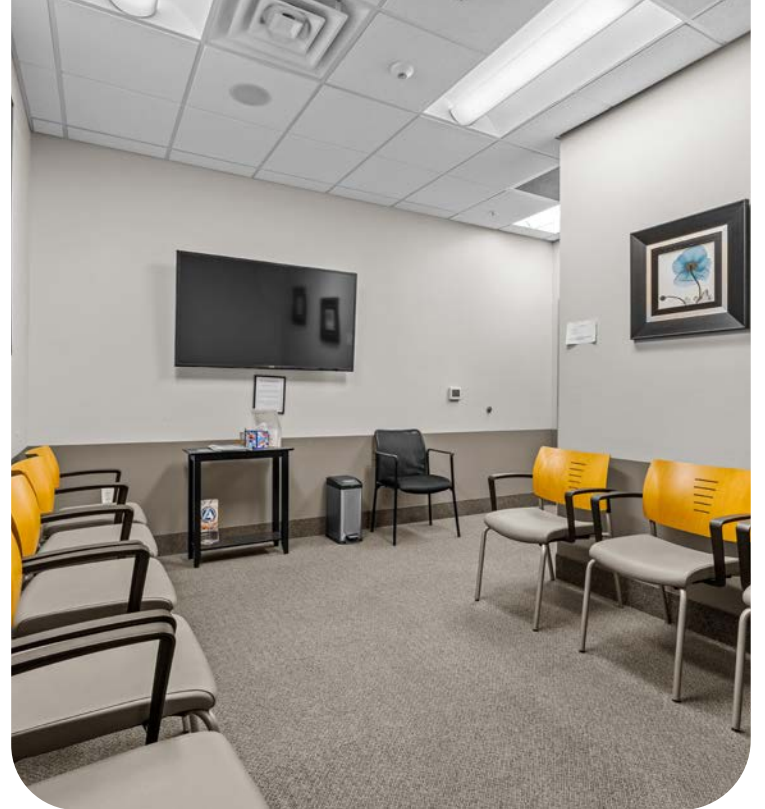
Orthopedic Associates of Northern California

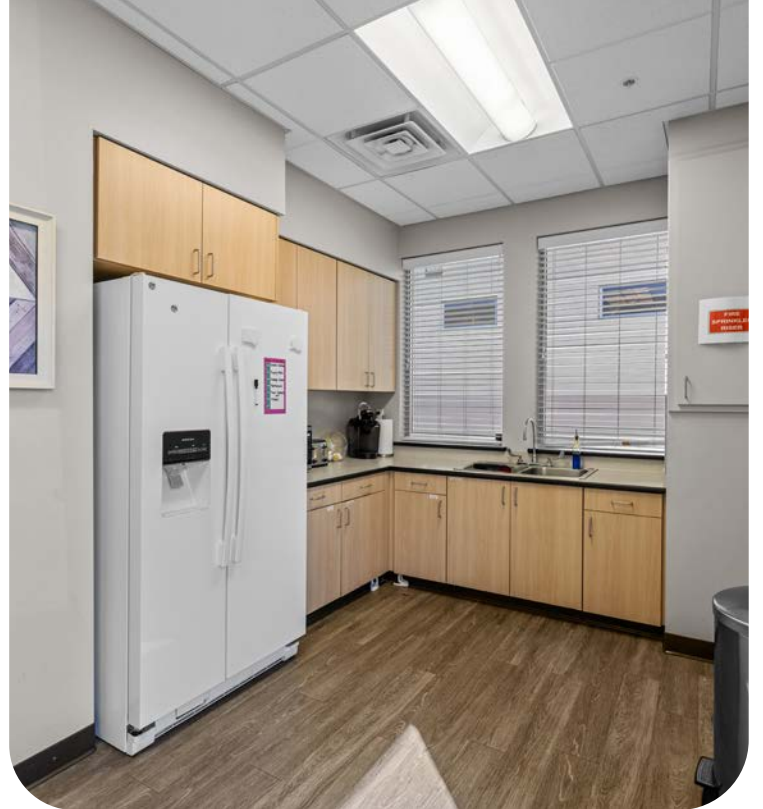
Location Overview



Floor Plan







Chico, CA

Chico, located in Butte County in Northern California, is a thriving regional center for education, healthcare, and business. With a population of 107,000, it is home to California State University, Chico, a key driver of the local economy, and Enloe Medical Center, the region's leading healthcare provider. The city offers a balance

of urban convenience and outdoor recreation, featuring Bidwell Park, one of the largest municipal parks in the U.S. Chico's economy is diverse, with strong sectors in education, healthcare, agriculture, and technology, making it an attractive market for growth and investment.





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