



OFFERED FOR SALE • BUSINESS AND REAL ESTATE

1339 Esplanade

CHICO, CALIFORNIA 95926

\$750,000

Real estate. Established law practice available separately under NDA.

2,618 SF • **Two** Stories • **0.23** AC Lot • **1910** Built • **Owner** User



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1339 Esplanade is a two story professional office building on the Esplanade, one block from Enloe Medical Center and minutes from Downtown Chico and California State University, Chico. The building has operated as a law office and is offered for sale with the practice available separately.

The layout is turnkey. Private offices, a conference room, a reception and waiting area and on site parking are already in place. An owner user can take possession and operate from day one, on an address that carries more than 22,000 vehicles a day and sits inside Chico's medical and professional core.

Investment Highlights

- Two story professional office building on the Esplanade, one of Chico's primary north to south arterials
- Established law practice available for purchase separately, with details released under a non-disclosure agreement
- One block from Enloe Medical Center, the region's largest hospital and daytime employment center
- Esplanade carries 22,791 to 23,093 vehicles per day at the nearest counted intersections
- 18,183 daytime employees within one mile of the property
- Turnkey professional layout with private offices, conference room and reception
- Chico submarket office vacancy of 3.2% against average asking rents of \$18.84 per square foot
- On site parking and mature landscaping on a 10,019 square foot parcel

PROPERTY FACTS

ADDRESS	1339 Esplanade, Chico, CA 95926
COUNTY	Butte
APN	003-034-007-000
BUILDING SIZE	2,618 SF
STORIES	Two
LOT SIZE	0.23 AC (10,019 SF)
YEAR BUILT	1910 (renovated 1999)
BUILDING CLASS	B
ZONING	RP (confirm with City of Chico)
CURRENT USE	Professional office, law practice
PARKING	On site, count not listed
SALE PRICE	\$750,000
PRICE PER SF	\$286.48
THE BUSINESS	Available separately under NDA

The Business Opportunity

An established law practice operating from the building is available for purchase separately. Financial performance, staffing, case mix and transition terms are released to qualified parties with an executed non-disclosure agreement. The real estate may be acquired with or without the practice. Contact Cam Iwasa to request the NDA package.





60

70

80

18,183

1.5 mi

3.2%	\$18.84	173,497	7.4
SUBMARKET VACANCY	ASKING RENT PSF	12 MO. LEASED SF	MONTHS ON MARKET



03 For More Information

CONTACT



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