

Rare Opportunity Surgery Center Available

127 Raley Boulevard, Chico, CA



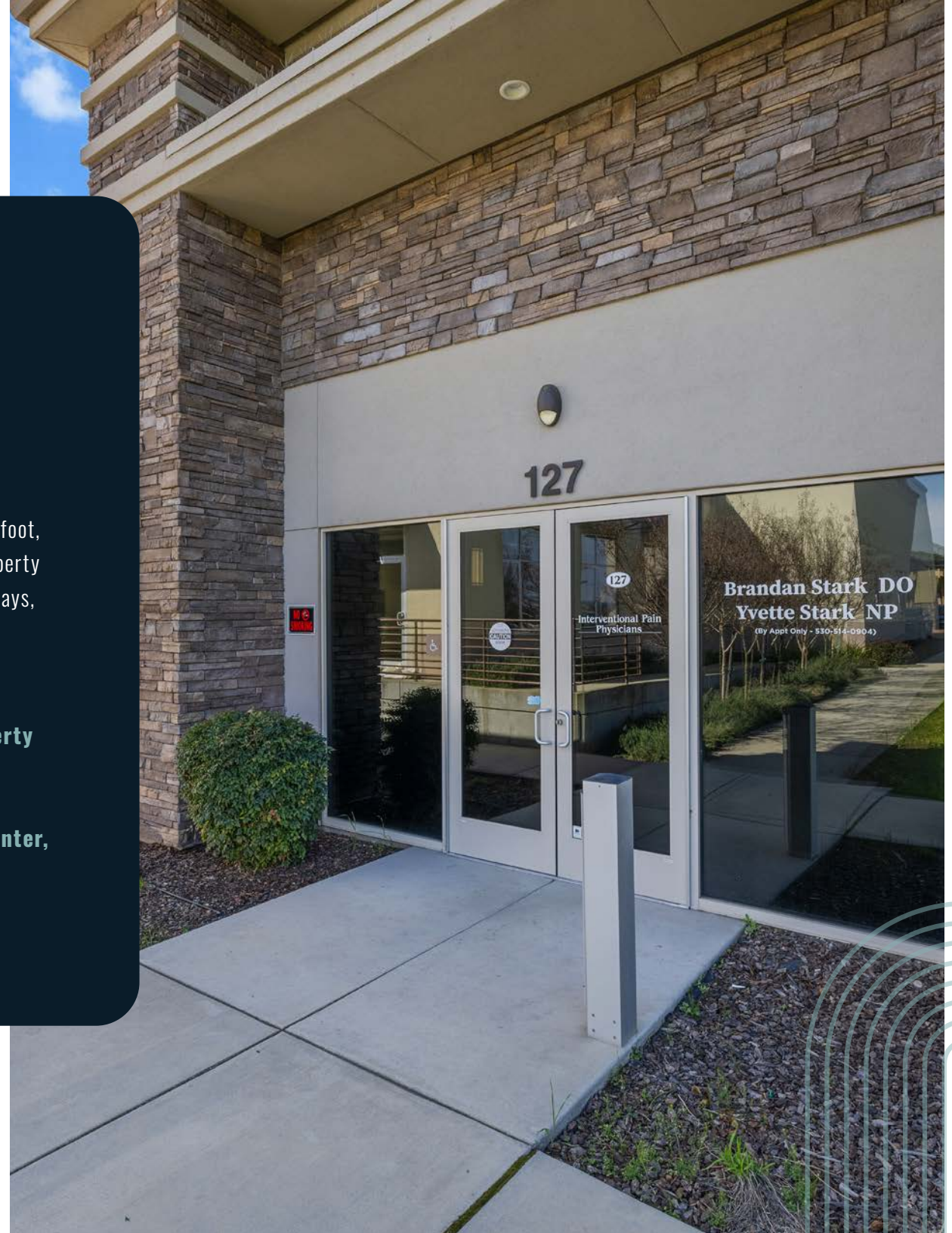
Offering Memorandum



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.





Property Summary

Address:	127 Raley Boulevard, Chico, CA 95928
Sale Price:	\$3,150,000
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



Medical Offices

Enloe Comprehensive Cancer Center

VA Outpatient Clinic

Stonegate Project
314-Acre of Mixed-Use Development
Single-Family Residential Lots, Multi-Family Residential Land Uses, Commercial Land Uses, Storm Water Facilities, Parks and Open Space Preserves

Bruce Road Improvement

Future CUSD School Site

127 Raley Boulevard

Raley Blvd Medical Plaza

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.





Colliers Sacramento Healthcare

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