

575 EAST AVENUE

CHICO, CA

FOR SALE

2,500 SF FREESTANDING RETAIL BUILDING

ETHAN CONRAD

PROPERTIES INC.



FULLY LEASED
RECENTLY REMODELED
NEW ROOF AS OF 5/1/26

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Ravjeet Basi

DRE: #02087094

basi@ethanconradprop.com

916.779.1000

FEATURES:

- 2,500 SF freestanding retail building with prominent exposure on East Ave
- Immediate access to Hwy 99
- Zoned CC - Community Commercial
- 20 parking spaces (8.37/1,000 SF parking ratio)
- 79' of frontage on East Avenue



PROPERTY DETAILS:

This freestanding Retail/Office building offers prime exposure on East Avenue with excellent access to Hwy 99 in Chico. Surrounded by strong residential population as well as many national retail tenants.

North Valley Plaza and New Earth Market shopping centers two blocks away which include: Trader Joe's, New Earth Market, DollarTree, Cinemark Theaters, Walgreens, Starbucks, and more.

PURCHASE PRICE:

\$369,000 (\$148.00 PSF)

9.5% cap rate on actual NOI.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	18,471	90,021	115,674
2024 Average HH Income:	\$94,243	\$95,413	\$101,717
Traffic Count @ East Avenue:	9,750		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OFFERING SUMMARY:

ADDRESS	575 East Street Chico, CA 95926
COUNTY	Butte
MARKET	Chico
APN	007-080-062-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY:

PRICE	\$369,000
OCCUPANCY	100%
NOI (CURRENT)	\$35,076
CAP RATE (CURRENT)	9.5%

PROPERTY DETAILS:

Prime Location: Nestled in the heart of a bustling commercial district, this retail property at 575 East Street offers an unbeatable location for savvy investors looking to capitalize on a bite size investment with maximum visibility. Situated in a vibrant and sought-after area, this property presents a golden opportunity for those seeking a lucrative return on investment.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

RENT ROLL:

Suite	Tenant	SF	Lease Start	Lease End	Monthly	PSF	Annual	Lease Type	Options/ Notes
A	Sharifa Cook	405	10/01/24	09/30/27	\$600	\$1.48	\$7,200	Gross	Specialty Hair Salon
B	Craig Blamer	455	02/01/25	01/31/28	\$715	\$1.58	\$8,580	Gross	E-commerce Business
C	J&R Phone Services	485	04/01/25	05/31/27	\$750	\$1.55	\$9,000	Gross	Phone Store
D	Arthur Torres-Sanchez	365	01/01/25	12/31/27	\$650	\$1.78	\$7,800	Gross	Tattoo Studio
E	Angel Laci Garcia	465	05/01/25	05/31/27	\$630	\$1.35	\$7,560	Gross	Nail Salon & Tanning
F	Bidwell Consulting	335	02/05/25	02/04/30	\$258	\$0.81	\$3,096	Gross	Business Office /Storage
	Totals:	2,500			\$3,603		\$43,236		

ETHAN CONRAD PROPERTIES, INC.

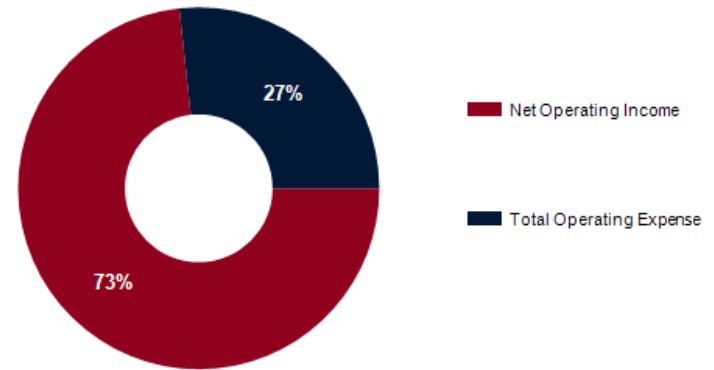
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

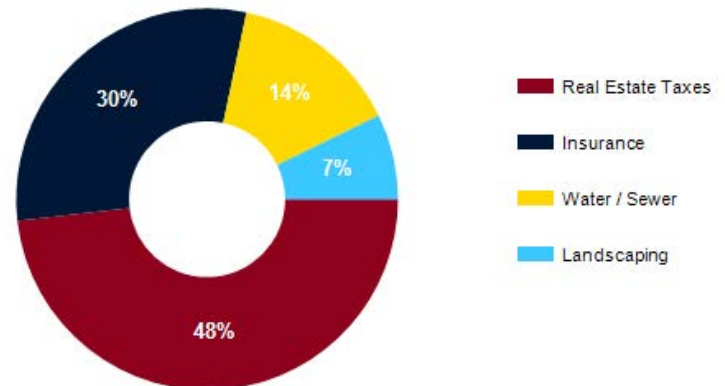
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INCOME & EXPENSE ANALYSIS:

INCOME	CURRENT
Gross Scheduled Rent	\$43,236
Total Gross Revenue	\$43,236
General Vacancy	0.00%
Effective Gross Income	\$43,236
Less Expenses	\$8,160
Net Operating Income	\$32,676



EXPENSES	CURRENT
Real Estate Taxes	\$3,000
Insurance	\$3,000
Water/Sewer	\$1,440
Landscaping	\$720
Total Operating Expense	\$8,160
% of EGI	21.72%



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.