

FOR SALE

2525 DOMINIC DRIVE

Chico, California 95928

ASKING PRICE

\$5,600,000

\$190 per Square Foot

BUILDING SIZE

29,476 SF

on 1.60 Acres (±)

SOLAR SYSTEM

140 kW

410-Panel — Fully Owned

GREAT CONDITION

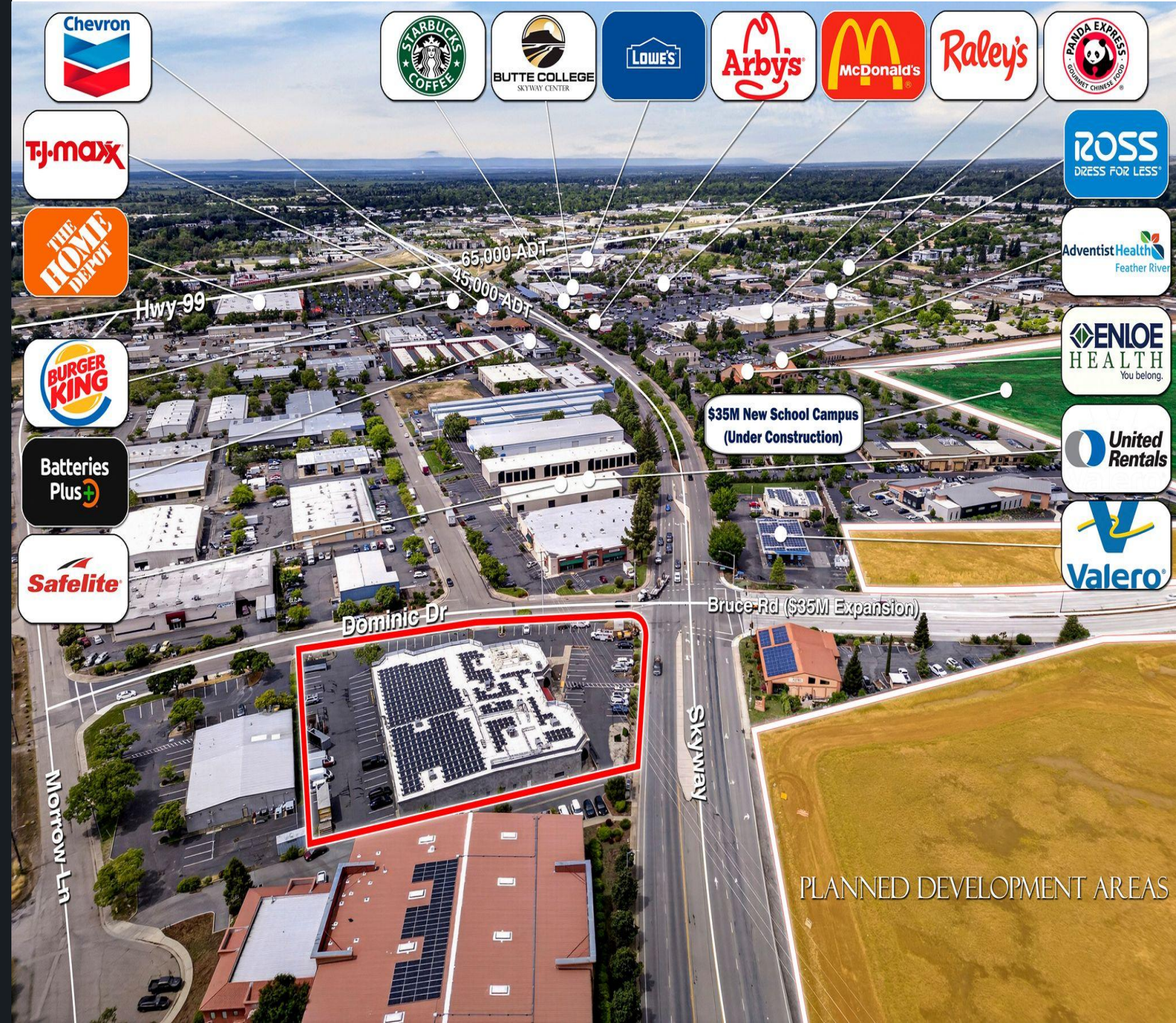
Fully Remodeled

New HVAC Units and Newer Roof (~8 Years)

Presented by Calen Chapman

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HARRIS COMMERCIAL REAL ESTATE



AERIAL + TRADE AREA CONTEXT

High Growth Area

Located on a prominent commercial corridor with significant planned development activity.

Surrounded by national retailers and service businesses serving the broader Chico market.

Direct access from Highway 99.

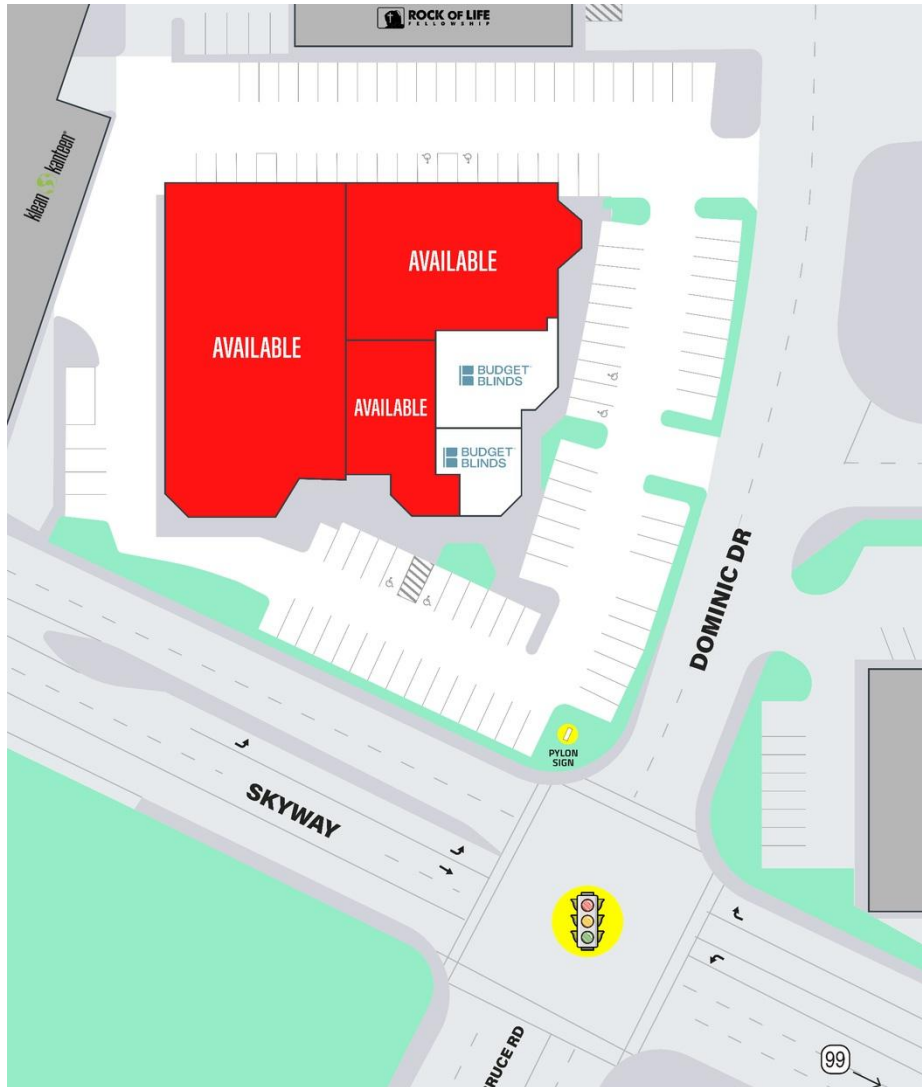
Strong visibility and prominent signage.



INTERIOR CONDITION + FUNCTIONALITY

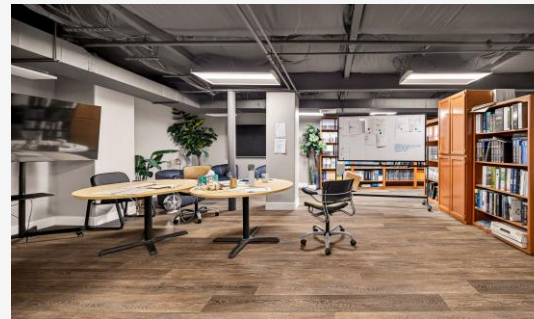


Open ceilings, quality finishes, showroom areas, offices, and back-of-house storage support a wide variety of business types.

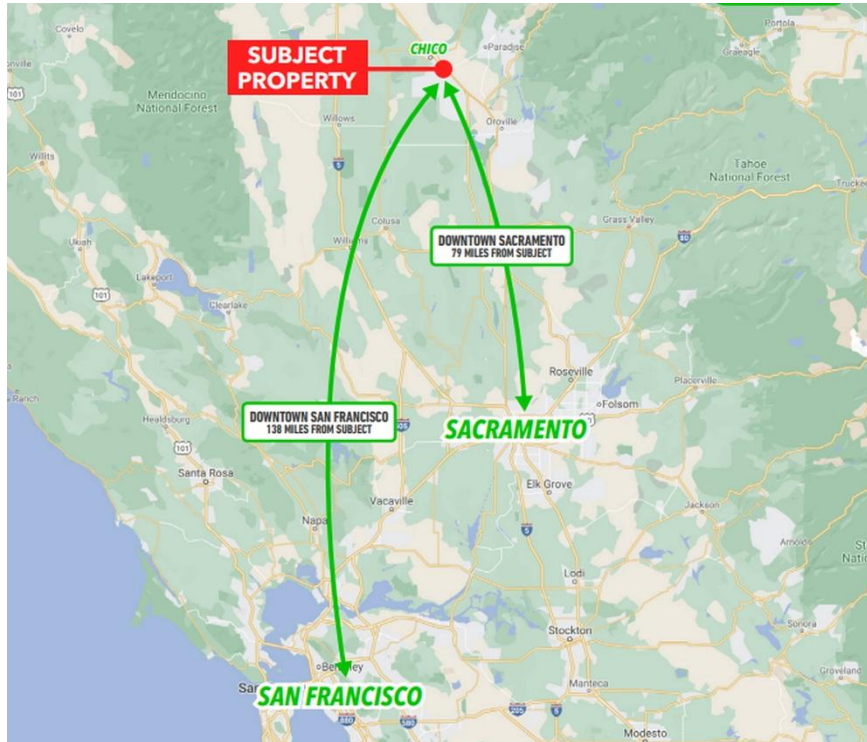


Configuration Advantages

- **7 PG&E meters** support multiple occupancy strategies.
- **Flexible existing lease** structure creates optionality for owner-user or investor scenarios.
- **Hard-corner** site at a signalized intersection provides intuitive ingress and egress.
- **Frontage and monument signage** increase user branding exposure.



CHICO MARKET OVERVIEW



110,000+

CHICO POPULATION

205,000+

BUTTE COUNTY POP.

#1

LARGEST CITY N. OF SACRAMENTO

Regional Hub

Chico is the most populous city in Butte County and the largest city north of Sacramento - the cultural, economic, and educational hub of the Northern Sacramento Valley.

Anchored Demand Drivers

Home to California State University–Chico, Bidwell Park (13th largest municipally-owned park in the nation), and Sierra Nevada Brewing Company, the 3rd largest craft brewery in the U.S.

Explosive Growth Corridor

The subject property sits at the nexus of Chico's fastest-growing corridor. Significant planned development along Bruce Road includes Meriam Park (3,200 homes under construction), Oak Valley Homes (1,324 units), Valley's Edge (2,770 homes), and the new \$35M Inspire School of Arts & Sciences campus.

Infrastructure Investment

The \$35M Bruce Road 4-lane expansion is underway, directly connecting new residential communities to established retail nodes - including the subject property's hard-corner location.

Northern Sacramento Valley Hub

Chico serves as a regional center for education, retail, healthcare, and services.