



**COMMERCIAL
BROKERS OF
CALIFORNIA**

Industrial chic Chico Flex Space - 2 Suites Available

195 Humboldt Avenue
Chico, CA 95928

FEATURES

- Located at the historical hub area where Humboldt Avenue meets Main Street, this chic space is where innovation meets design at an affordable price!
- Suite A - 5,713 Sq Ft.
- Suite B/C - 7,627 Sq Ft

AREA

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

**FOR
LEASE**



MIKE DONNELLY

Broker Associate

DRE# 01429436

530.828.0011

mike@cbcnorcal.com

BRIAN LITRELL

Broker Associate

DRE# 01350075

530.514.9035

blittrell@gmail.com



COMMERCIAL BROKERS OF CALIFORNIA
527 Flume Street, Suite 3
Chico CA 95928
DRE #02283650

PROPERTY DESCRIPTION

Located in the heart of Chico's Creative Zone! Industrial Chico Chic Flex space at the historical hub area where Humboldt Avenue meets Main Street. Open area warehouse commercial space with 2 suites available. Suites can be combined for a total of 13,340 sq. ft. Right next to the new Cloud Social Meeting Space. Zoned DS Downtown South. Many allowed uses.

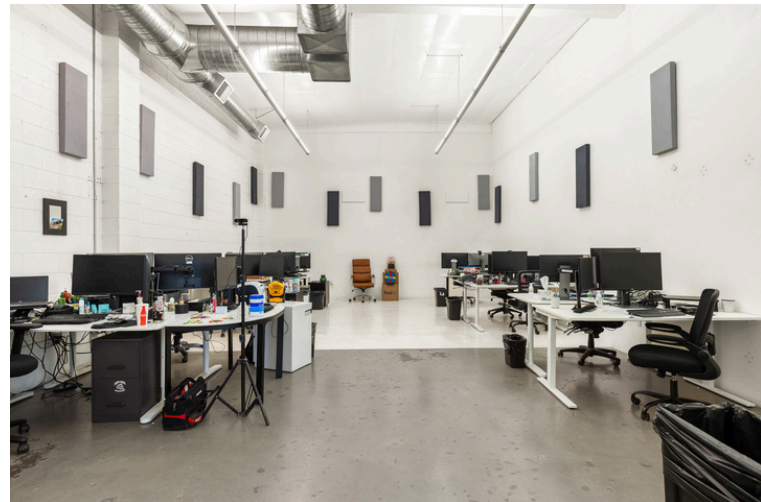
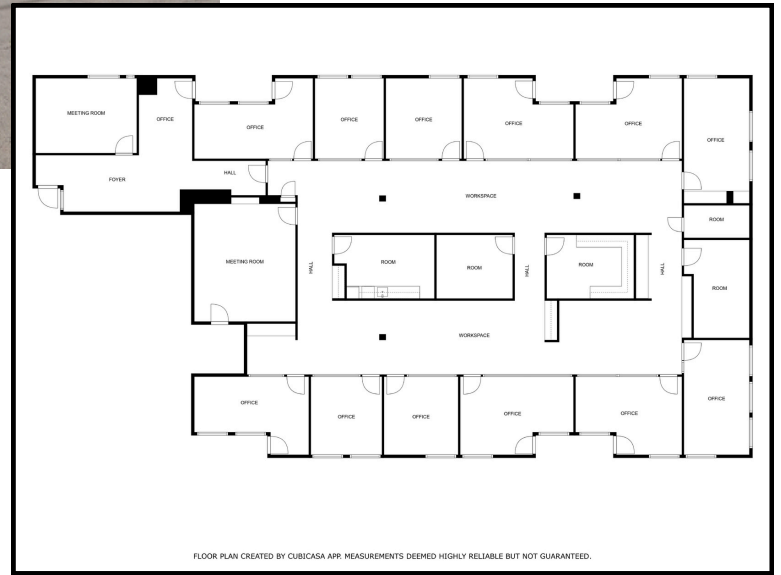
- 195 Humboldt Ave, Suite A - 5,713 Sq Ft.
Monthly Lease Rate: \$4,284.00 + NNN Charges
- 195 Humboldt Ave, Suite B/C - 7,627 Sq Ft.
Monthly Lease Rate: \$7,627.00 + NNN Charges



195 HUMBOLDT
RD, SUITE A



195 HUMBOLDT RD, SUITE B/C



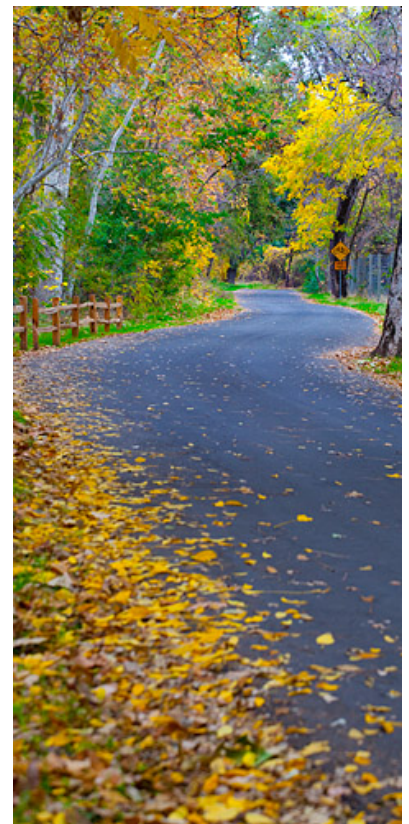
195 HUMBOLDT
RD, SUITE B/C



THE CHICO AREA

With a population of about 120,000 people in the Greater Chico Urban Area, this "university town" serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California. Chico is home to **California State University, Chico** and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning. Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine.

Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver. The population growth rate continues to rise by about 2% annually.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery





CONTACT



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