



**COMMERCIAL
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Opportunity at Stirling Junction

RESTAURANT | COFFEE HOUSE | BAR



In the heart of Chico's south commercial working district.



2490 Fair Street
Chico, CA 95928



Key Attributes

- Prominent Corner Hub
- 18,000+ ADT (Average Daily Traffic)
- Across from Silver Dollar Fairgrounds
- Gateway Location to S. Chico
- Easy Access to Hwy 99 & Downtown Chico
- Massive Meeting Center Opportunity

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The Meeting Hub for South Chico

STIRLING JUNCTION



Stirling Junction
2490 Fair Street
Chico, CA 95928



Prime opportunity for a restaurant, coffee house, bar, as well as many other hospitality and creative business services.

Two Signalized Hard Corners - Yes, you heard that right. Located at the edge of The Wedge - a business, beverage, and industrial strip, this is the gateway corner to South Chico, the Barber District, and Durham. Also capturing traffic from the Sliver Dollar Fairgrounds and their new amphitheatre across the street, visibility is significant. With heavy traffic and valuable exposure on three sides of the parcel, this property is seen by more than 18,000 vehicles per day!



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Parcel + Building Information

STIRLING JUNCTION



Impactful South Side Location with Huge Daytime Population

- This offering will redefine revitalization in the area, as Chico's Park Avenue corridor and "The Wedge" are redeveloped.
- The property includes a green area that is adjacent to Chico's premier bike path on the "Durham Loop" route, making it an ideal location for cool, outdoor dining and other activities.
- Hungry nearby workforce of nearly 10,000 workers within a one mile radius!

PROPERTY DETAILS:

- APN: 005-520-033
- Zoned CS - Commercial Services
- 0.81 Acre (35,283+/- SF) Parcel

ONE BUILDING ON PROPERTY:

- 10,262 SF
- Built in 1981
- 2-Story
- Ground Floor Leasable as 1 or 2 Units

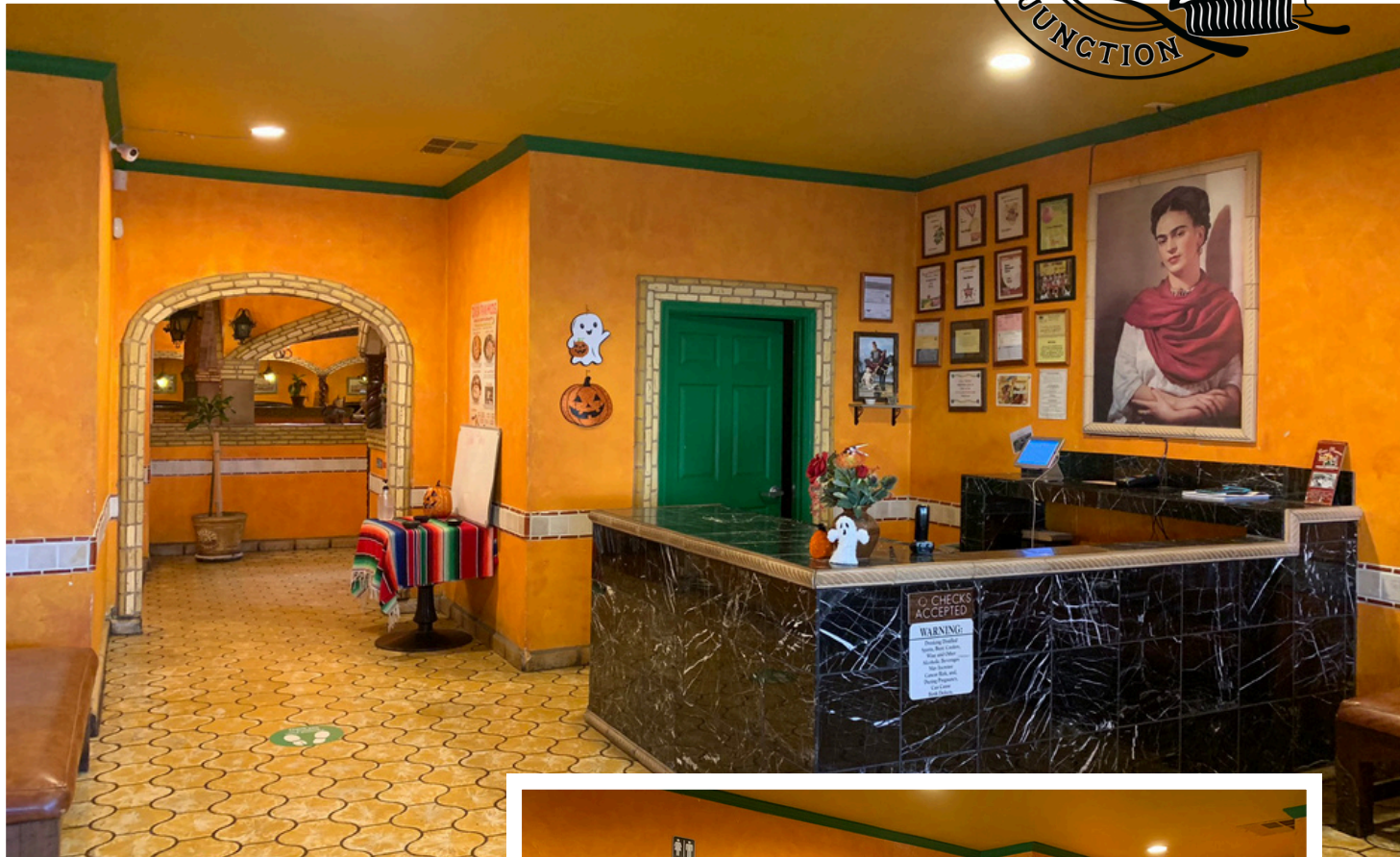




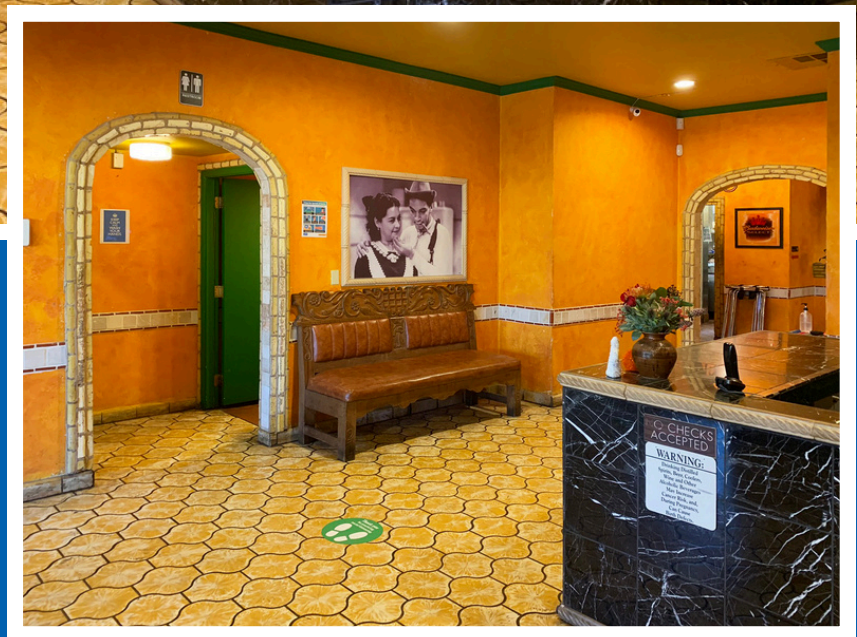
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Common Area: Lobby

RECEPTION | RETAIL | RESTROOMS



Perfect for coffee shop roaster, brew pub, bike shop, market, cafe, dancing, music, creative space, farm to fork, art and many other uses.



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Space A: Images

RESTAURANT | BANQUET AREA



Option to divide Space A from Space B for two different tenants.

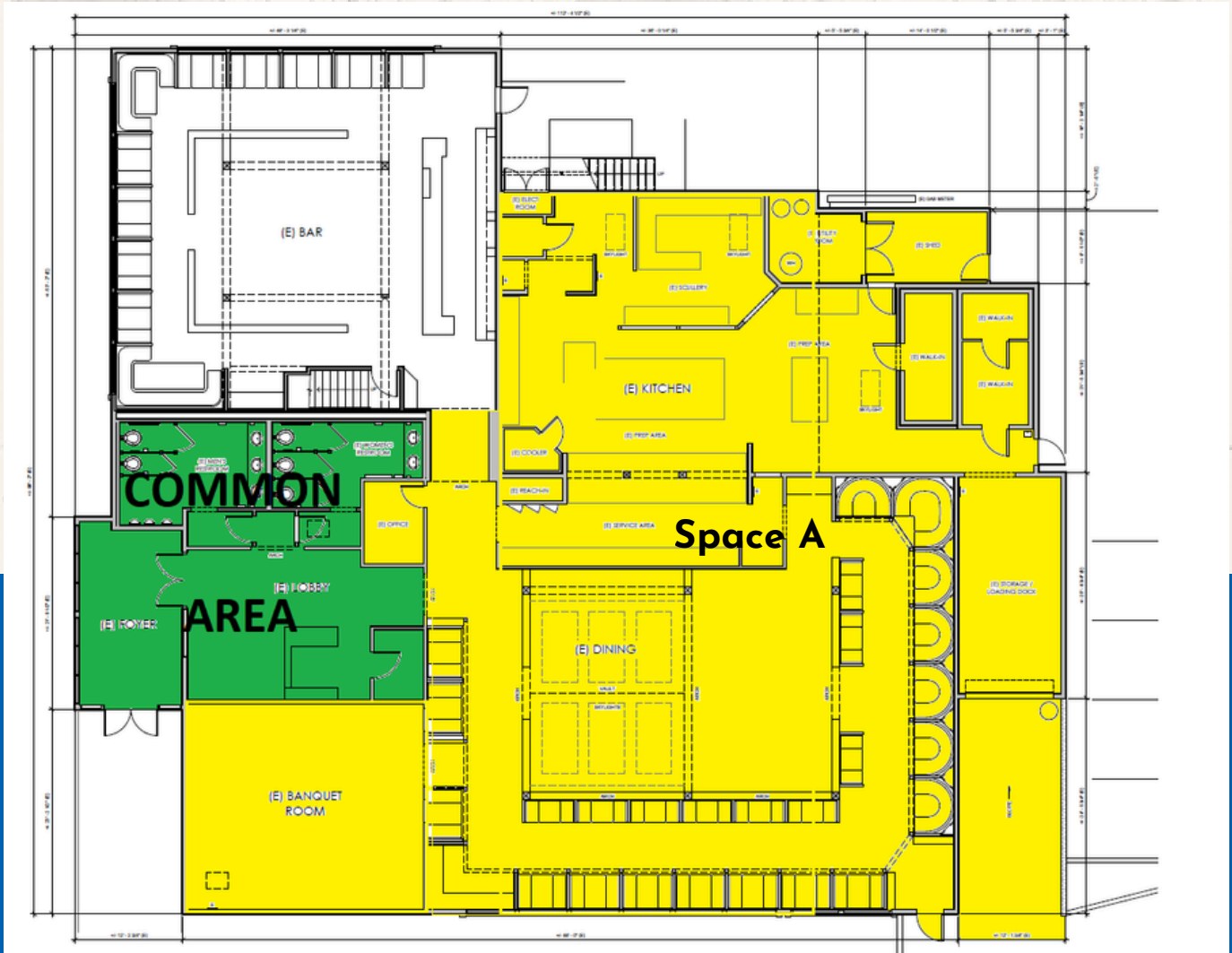


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Space A: Floor Plan

KITCHEN | RESTAURANT | BANQUET



- Space A: 7,241+- SF (not including Common Area)
- Potential for Outdoor Dining
- \$7,241 Monthly Lease
- Approx. \$2,172 Monthly Net Charges (\$0.50 per SF)
- Tenants Share Common Area Foyer, Lobby, and Bathrooms

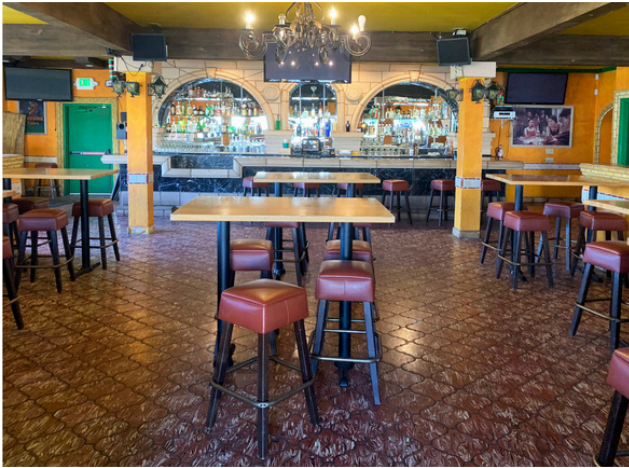




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Space B: Images

BAR | DINING



View of E. Park Ave.
and Park Ave.



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Space A: Images

KITCHEN



Kitchen setup and features are open for discussion depending on use case.



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Outdoors: EV Charging Station



- A Unique Feature
- Draws in a Greater Audience





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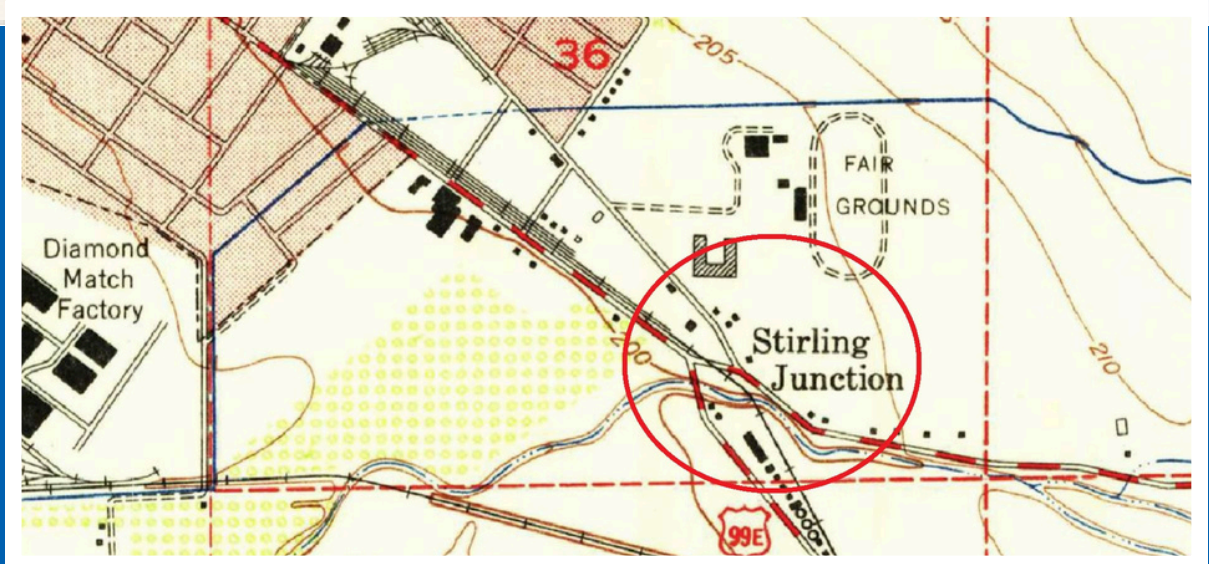
Stirling Junction

A HISTORICAL CROSSING



Stirling Junction began in 1912 as the crossing point between the Sacramento Northern Railway, linking Chico to San Francisco, and the Southern Pacific Railroad.

Today, this under-used corner in Chico's Park Avenue corridor is ready for a fresh new chapter!



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Chico Metropolitan Area California



Population: 120,000
Rising about 2% annually



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.



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Potential Tenants

BRING YOUR VISION TO LIFE!!



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Legal Terms

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Thank you!



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Lot size and Sq Ft taken from County records. Buyer advised to investigate to their satisfaction.