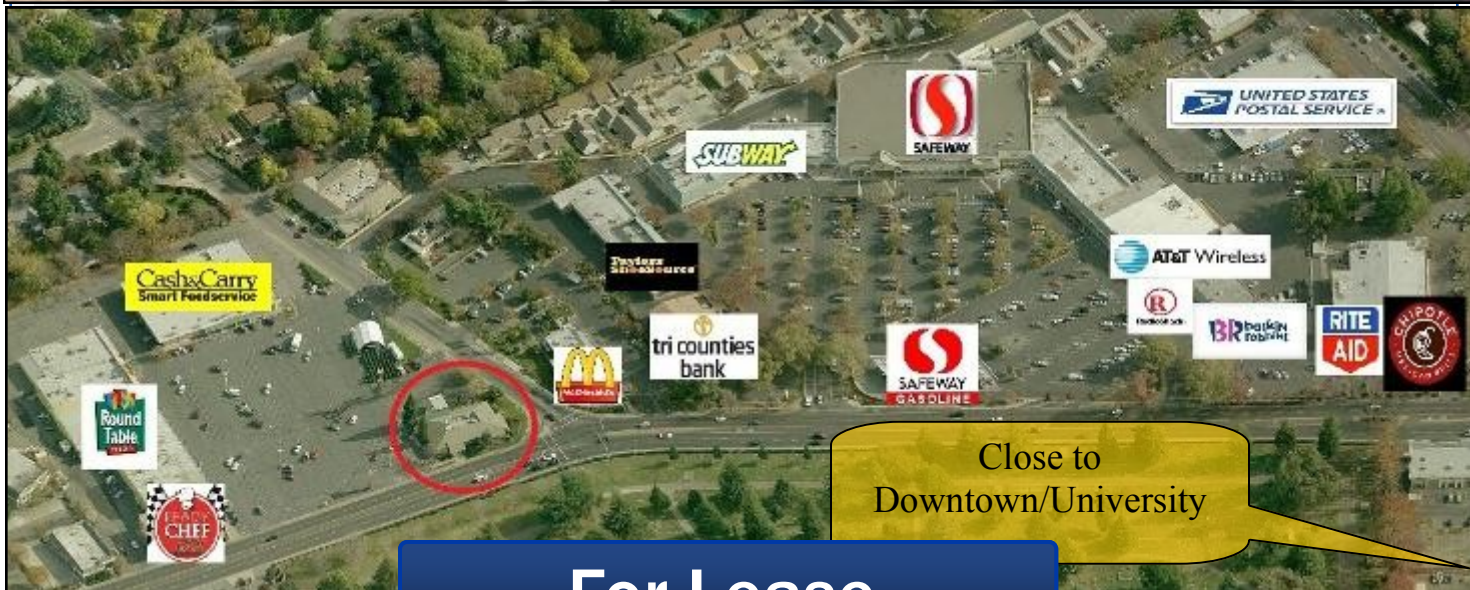


Corner Pad - Across From McDonalds 900 Mangrove Ave., Chico, California



For Lease

Prepared by:

Mike Donnelly
530-828-0011
mike@californianorthern.com

Rodney Krebs
530-896-3168
rkrebs@ccim.net



Mangrove Plaza

The Offering:

One of the best and only high quality corner pad location in all of Chico in Mangrove Plaza in the heart of central shopping district.

Great location and high traffic.
Good solid shopping center across from McDonalds.

Highlights:

- Close to Downtown
- Close to University
- Across from McDonalds
- High Traffic
- 22,142 AADT
- Excellent Tenant Mix

Neighbors:

- McDonalds
- Safeway
- Chipotle
- Round Table Pizza
- Payless Shoes
- La Comida Restaurant
- Rite Aid
- AT & T Wireless
- Cash & Carry
- Subway
- Jersey Mike's
- Tri Counties Bank

Executive Summary



The Property

900 Mangrove Ave., Chico, CA

Downtown/University Market Place

Property Specifications

Property Type:	Retail - Corner Pad Location
Building Size:	4,500 sq. ft. +
Unit Size:	.45 Acres
Anchor Tenants:	Round Table Pizza, Cash & Carry,
Location:	Central Business District - Close to Downtown
Traffic:	22,142 + Cars Per Day (AADT)
Drive Through:	Existing - Former Rabobank Drive Through

Price

Lease Rate:	Inquire
Type of Lease:	Ground Lease or Build to Suit.

Additional Information

The Mangrove Plaza is one of the best located commercial centers strategically situated near the gateway to the urban core of Chico. This property offers a strong national, junior or local tenant a rare opportunity to break into the thriving **Downtown/University Market Place**.

Mike Donnelly
530-828-0011
mike@californianorthern.com

Mangrove Plaza Shopping Center



DuFour Realty

Contact Information

ZONING ANALYSIS:
 PHYSICAL LOCATION: 900 MANGROVE AVE
 COUNTY: BUTTE
 APN: 003-28-061-000
 PARCEL SIZE: .45 ACRES, 19,602 SQ. FT.
 ZONING: CC - COMMUNITY COMMERCIAL
 USE: COMMERCIAL BUILDING

SETBACK REQUIREMENTS:
 ACCORDING TO TABLE 4-7, TITLE 18, CITY OF CHICO, STRUCTURES ZONED "CC" MUST MEET THE FOLLOWING SETBACK REQUIREMENTS:
FRONT: NONE REQUIRED, EXCEPT WHERE THE BLOCK IS PARTLY WITHIN AN R ZONING DISTRICT. THE FRONT SETBACK SHALL BE REQUIRED AS IN AN R DISTRICT.
SIDES & STREET SIDE: 10 FEET WHERE THE SIDE OF THE PARCEL ABUTS AN R DISTRICT, NONE ELSEWHERE.
REAR: 10 FEET WHERE THE REAR OF THE PARCEL ABUTS AN R DISTRICT, NONE ELSEWHERE.

PARKING ANALYSIS:
 TOTAL BUILDING AREA: 4800 SQ. FEET
 REQUIRED PARKING: SHOPPING @ 4800 SQ. FT. / 275 = 18 SPACES REQUIRED
 PARKING SPACES PROVIDED: 21 SPACES IN IMMEDIATE AREA.

900 MANGROVE AVE.

Mangrove Plaza Shopping Center



DuFour Realty

Contact Information

Contact Info

For more information, please contact:

Mike Donnelly

1350 E. Lassen Ave. Suite 1
Chico, CA 95973

Phone: (314) 206-4668

Fax: (530) 828-0011

mike@californianorthern.com

Rodney Krebs CCIM

1350 E. Lassen Ave., Suite 1
Chico CA 95973

Phone: (530)896-3168

rkrebs@ccim.net