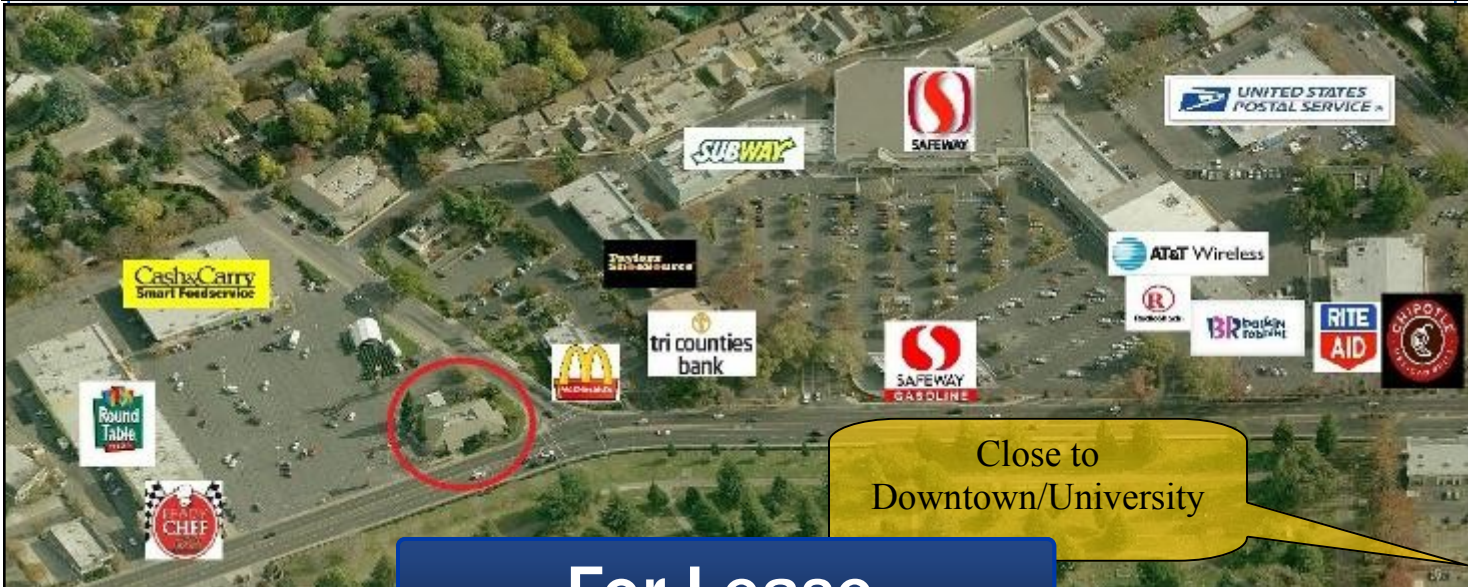


Corner Pad - Across From McDonalds 900 Mangrove Ave., Chico, California



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

SETBACK REQUIREMENTS:

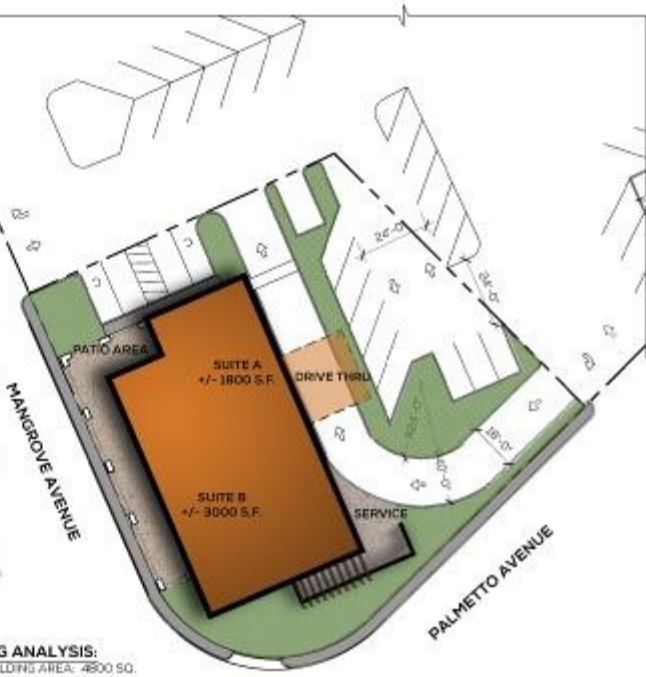
ACCORDING TO TABLE 4-7, TITLE 19,
CITY OF CHICO, STRUCTURES ZONED
'CC' MUST MEET THE FOLLOWING
SETBACK REQUIREMENTS:
FRONT: NONE REQUIRED, EXCEPT
WHERE THE BLOCK IS PARTLY
WITHIN AN R ZONING DISTRICT,
THE FRONT SETBACK SHALL
BE REQUIRED AS IN AN R
DISTRICT.
SIDES & STREET SIDE: 10 FEET
WHERE THE SIDE 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:

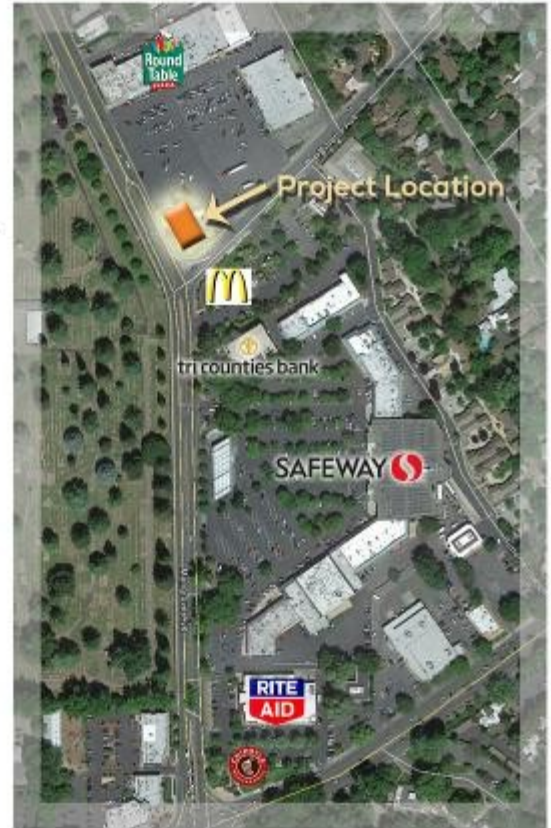
TOTAL BUILDING AREA: 4800 SQ.
FEET
REQUIRED PARKING: SHOPPING @
4800 SQ. FT. / 275 = 18 SPACES
REQUIRED
PARKING SPACES PROVIDED: 21
SPACES IN IMMEDIATE AREA.



r · g · a
architectura + engineering



0 15' 30' 60'
SCALE: 1" = 30'-0"



900 MANGROVE AVE.

Mangrove Plaza Shopping Center



DuFour Realty

Contact Information

Contact Info

For more information, please contact:

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