

1351
MANGROVE
CHICO | CA

For Sale

±5,038 SF Building

Flexible office building
with frontage, parking, and
visibility in Chico, CA

- ±5,038 SF office building with two suites or single-tenant use.
- On-site parking available for employees, clients, and visitors.
- Convenient access to Hwy 99, downtown Chico, and nearby neighborhoods.

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

1351 Mangrove Avenue in Chico, CA is a $\pm 5,038$ SF commercial building with approximately 75 feet of frontage along Mangrove Avenue. The property is currently configured into two suites but can easily be utilized as a single-tenant building, offering flexibility for a range of uses. Suite A includes 11 private offices, a break room, two restrooms, and a storage room, while Suite B features a reception area, 8 private offices, two restrooms, and a storage room. On-site parking provides added convenience for employees and visitors.

The property is located on Mangrove Avenue, one of Chico's busiest commercial corridors with strong traffic counts and excellent visibility. Surrounding businesses include retail, restaurants, and professional services, creating an active environment that supports daily business needs. The site offers convenient access to downtown Chico, Hwy 99, and surrounding neighborhoods, making it well-positioned for both clients and employees.

OFFERING SUMMARY

Property Size: $\pm 5,038$ square feet

Year Built: 1980

Listing Price: \$650,000



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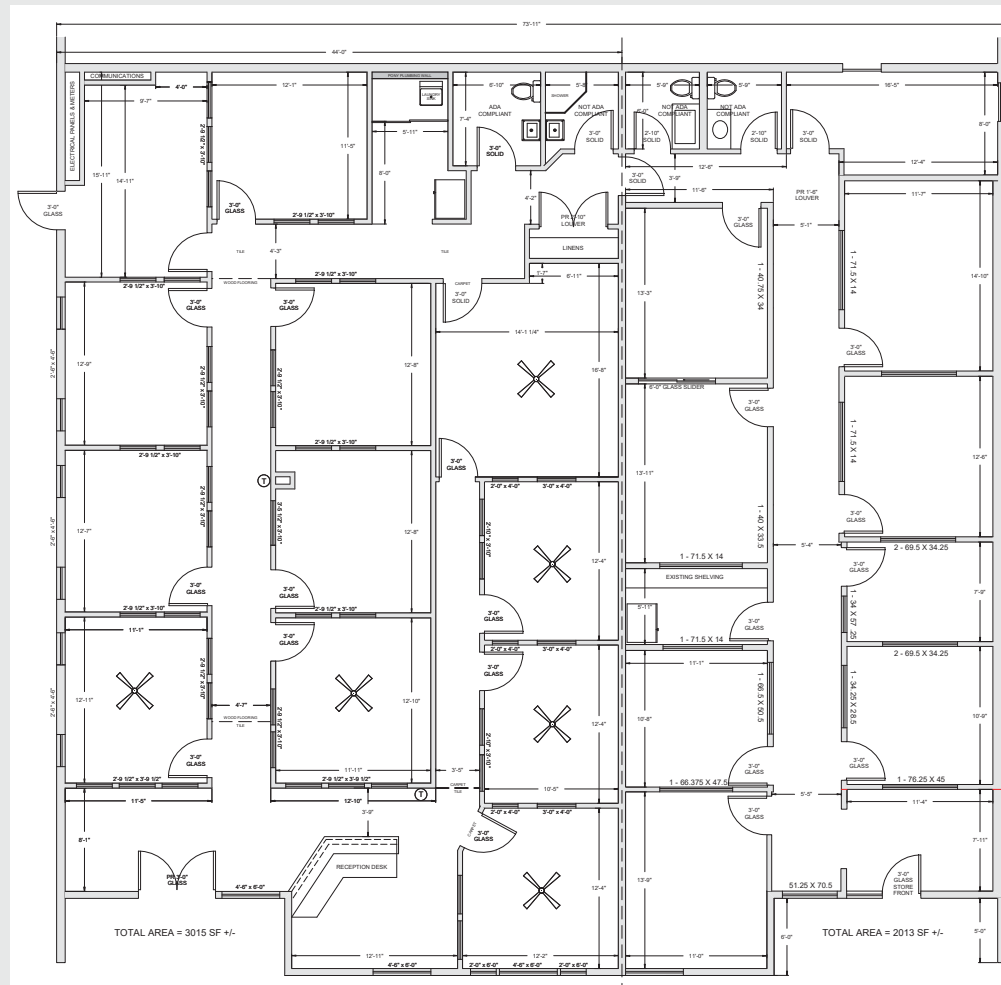
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FLOOR PLAN



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EXTERIOR PHOTO

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INTERIOR PHOTOS

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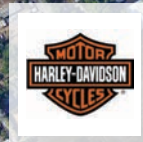
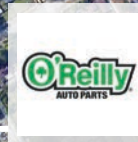
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LOCAL AREA

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ABOUT CHICO, CA



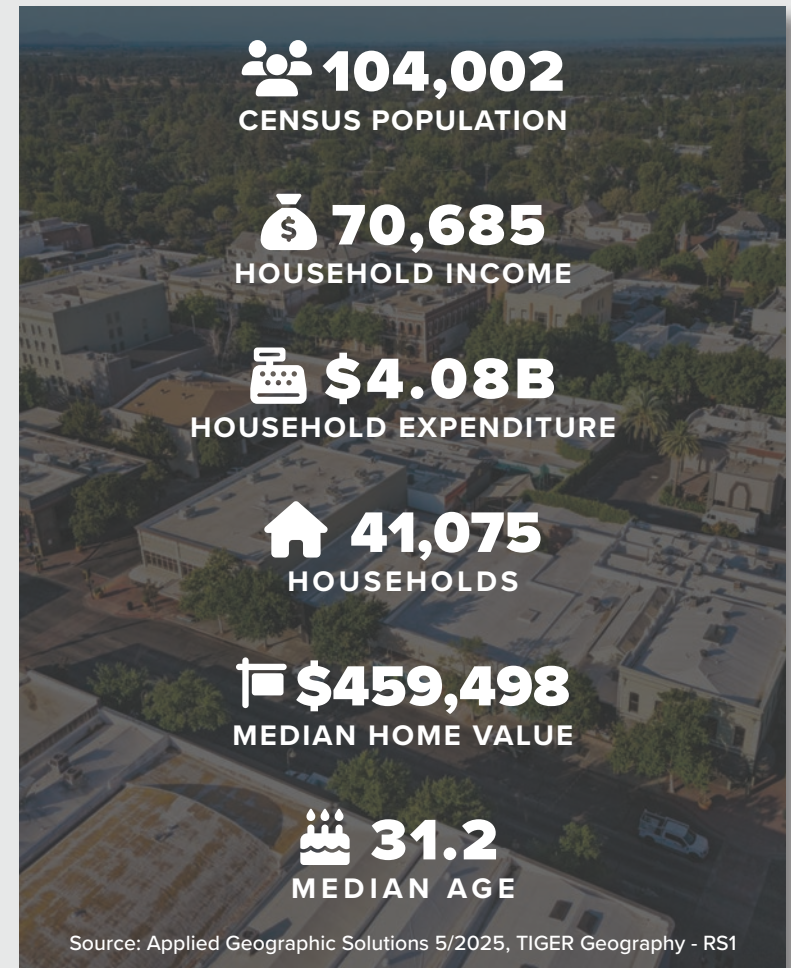
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,002 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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REGIONAL DEMOGRAPHICS

1351
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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2025 Estimated Population	14,735	94,188	109,916
2030 Projected Population	14,384	93,019	109,624
2020 Census Population	15,489	99,014	113,240
2010 Census Population	14,351	89,925	100,457
2025 Median Age	33.4	33.6	34.4

HOUSEHOLDS

2025 Estimated Households	6,006	38,384	44,581
2030 Projected Households	6,076	39,247	46,013
2020 Census Households	6,461	40,740	46,457
2010 Census Households	5,914	36,331	40,459

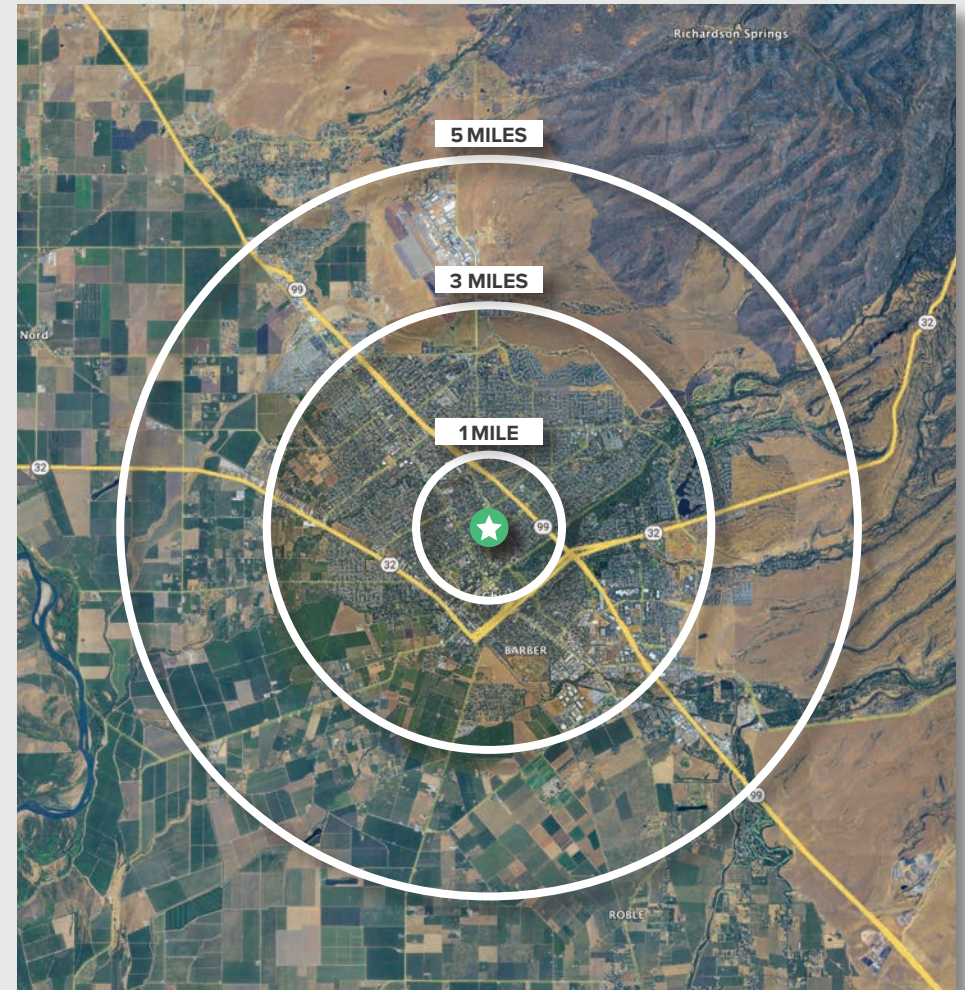
INCOME

2025 Estimated Average Household Income	\$90,041	\$97,578	\$105,402
2025 Estimated Median Household Income	\$62,694	\$72,902	\$78,304
2025 Estimated Per Capita Income	\$37,571	\$40,083	\$43,031

BUSINESS

2025 Estimated Total Businesses	1,146	4,197	4,962
2025 Estimated Total Employees	9,876	37,216	43,869

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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