

3276 RODEO AVENUE | CHICO, CA

±10 Acre Residential Development Opportunity For Sale



3276 Rodeo Avenue in Chico, CA is a ±10 acre parcel zoned Low Density Residential allowing one-acre home sites. The level property offers flexibility for residential subdivision or long-term investment and may be purchased with or separately from an adjacent 9± acre parcel.

Positioned near East Avenue with convenient access to Highway 32, the site connects to downtown Chico and surrounding neighborhoods. Nearby schools, shopping, and everyday services enhance its residential appeal, combining a rural setting with close proximity to city amenities.

- **Asking \$1,600,000**
- ±10 acre parcel zoned Low Density Residential allowing one-acre lots.
- Level topography suitable for subdivision and development.
- Convenient access to East Avenue and Highway 32.
- Optional purchase with adjacent ±9 acre parcel for larger project potential.

© Capital Rivers Commercial | DRE #01522447

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

OFFICE:

250 Vallombrosa Avenue
Suite 450
Chico, CA 95926
capitalrivers.com

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

3276 RODEO AVENUE | CHICO, CA

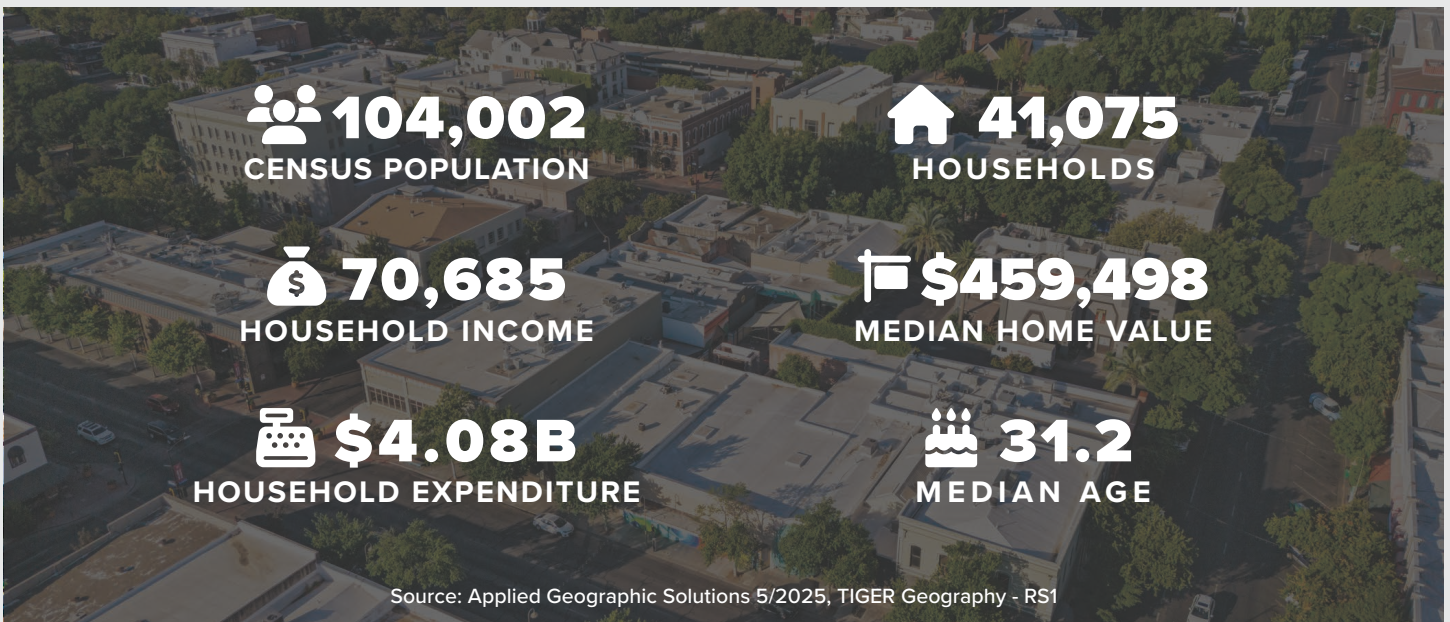
±10 Acre Residential Development Opportunity For Sale



STREET FRONT VIEW



ABOUT CHICO, CA



© Capital Rivers Commercial | DRE #01522447

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

OFFICE:

250 Vallombrosa Avenue
Suite 450
Chico, CA 95926
capitalrivers.com

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244