

618

RANCHERIA

CHICO | CA

For Sale

±3,060 SF Multifamily

Four-unit income
property near CSU Chico
in Chico, CA

- Four spacious two-bedroom, one-bathroom units with strong rental appeal.
- Well-maintained four-unit asset offering stable in-place income potential.
- Established university market with consistent demand and strong occupancy fundamentals.

MATT DEPA, CCIM

Director of Multifamily Sales

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DRE #01861484



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EXECUTIVE SUMMARY



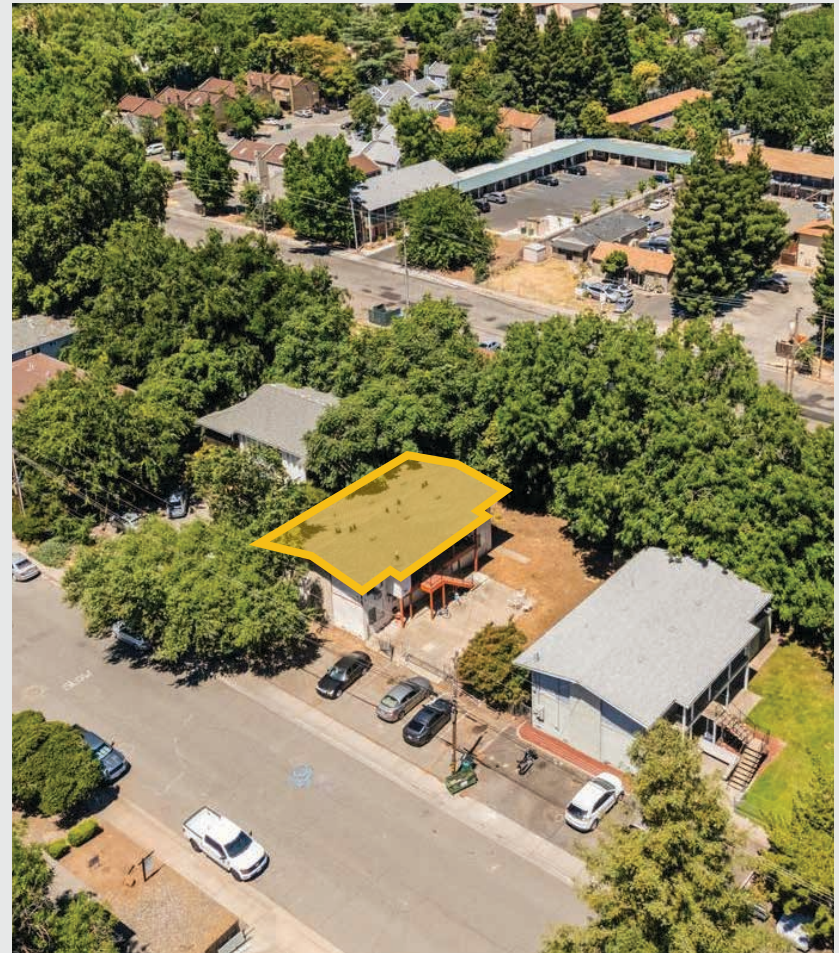
PROPERTY OVERVIEW

618 Rancheria Drive, Chico, CA, is a four-unit multifamily investment opportunity featuring a highly sought-after unit mix in one of Northern California's established university markets. The property includes four spacious two-bedroom, one-bathroom units, each comprising approximately ± 765 square feet for a combined building size of approximately $\pm 3,060$ square feet. The efficient layout and consistent demand for two-bedroom housing support long-term occupancy and stable income potential. The property's proximity to major educational institutions and neighborhood amenities positions it well for both student and conventional rental demand.

Situated in the heart of Chico, the property is located approximately 0.2 miles from California State University, Chico and approximately 0.8 miles from Chico High School. The surrounding area provides convenient access to downtown Chico's dining, retail, and entertainment amenities, as well as nearby parks and community services. Convenient access to State Route 99 enhances connectivity throughout the greater Chico area. The property's central location within an established residential neighborhood supports consistent tenant demand and long-term investment potential.

OFFERING

Price: \$650,000



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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RETAIL AREA

618
RANCHERIA
CHICO | CA

ENIOE
HEALTH







Red Tavern
Distro bar patio

CHICO HIGH SCHOOL

618
RANCHERIA
CHICO | CA

SAFeway


California State
University Chico

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ABOUT CHICO, CA



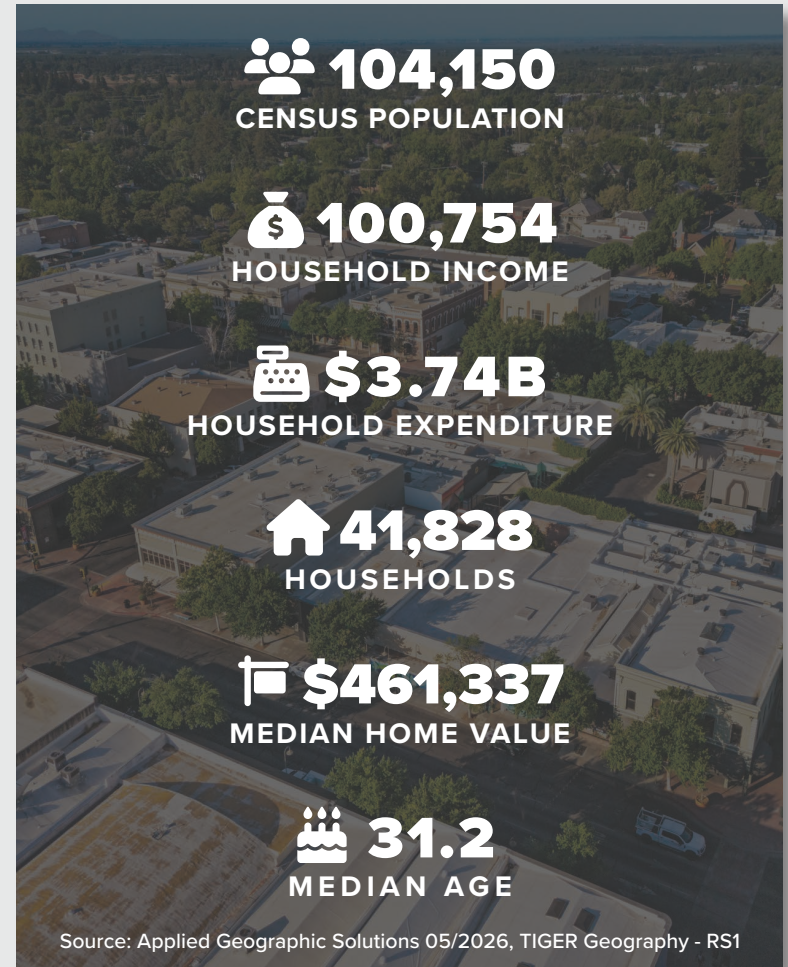
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved 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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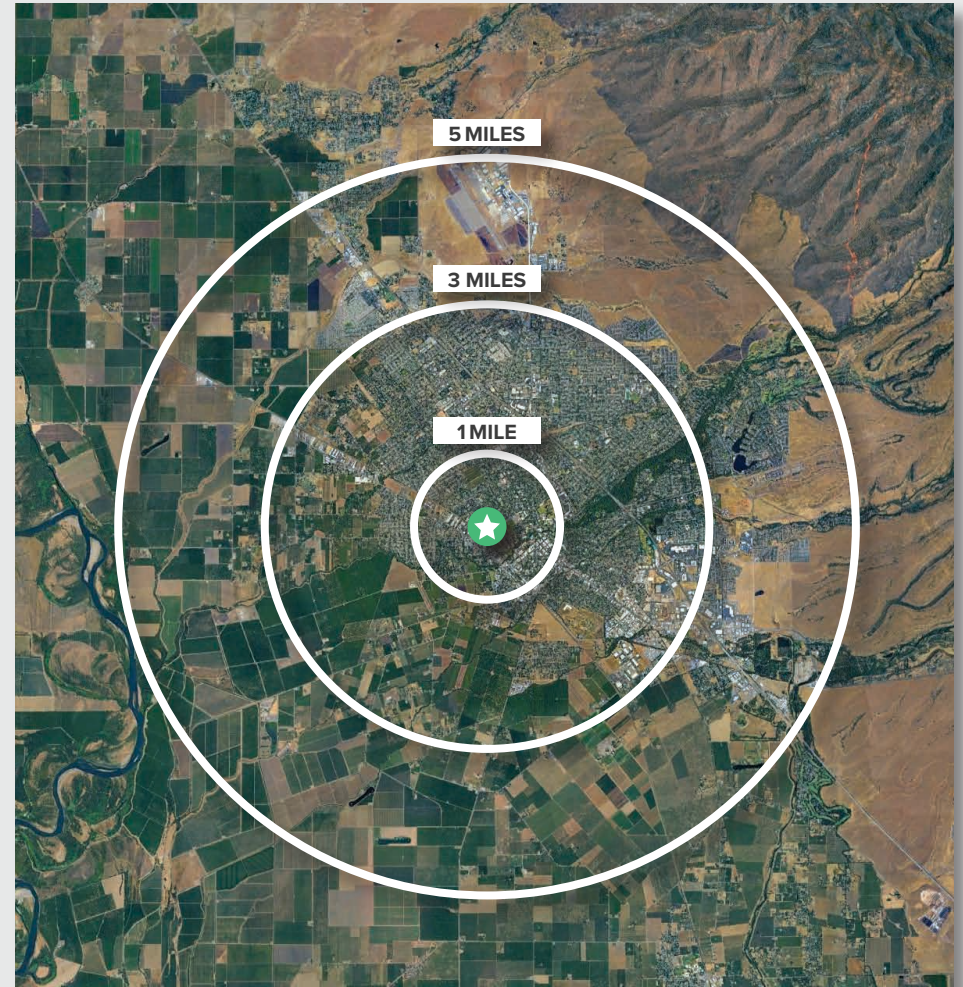


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REGIONAL DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|-----------|
| POPULATION | | | |
| 2026 Estimated Population | 21,152 | 84,208 | 109,528 |
| 2020 Census Population | 23,593 | 89,211 | 112,429 |
| 2010 Census Population | 21,271 | 81,859 | 99,755 |
| 2026 Median Age | 25.4 | 33.1 | 34.6 |
| HOUSEHOLDS | | | |
| 2026 Estimated Households | 8,105 | 34,791 | 45,089 |
| 2020 Census Households | 9,051 | 36,800 | 46,154 |
| 2010 Census Households | 8,111 | 33,128 | 40,200 |
| INCOME | | | |
| 2026 Estimated Average Household Income | \$68,819 | \$92,683 | \$104,192 |
| 2026 Estimated Median Household Income | \$50,078 | \$71,563 | \$79,173 |
| BUSINESS | | | |
| 2026 Estimated Total Businesses | 755 | 3,832 | 4,835 |
| 2026 Estimated Total Employees | 7,566 | 35,810 | 44,331 |



Source: Applied Geographic Solutions 05/2026, 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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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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