

35 HERITAGE LANE, SUITE 7 | CHICO, CA

±170 Square Feet Second Floor Office Suite For Lease



35 Heritage Lane offers a second floor office suite within a professional building setting. The space features a simple, functional layout suitable for office or service-oriented uses. Rent includes common area cleaning and stocking, and the tenant is responsible for a proportional share of PG&E.

The property is located near the Highway 99 interchange at Cohasset Road and Mangrove Avenue, providing convenient regional access. The surrounding area includes established businesses in a well-maintained, professionally managed environment with shared parking for tenants and visitors.

- **\$425 per month modified gross**
- Functional layout suitable for a variety of office or service uses
- Rent includes common area cleaning and supply stocking
- Access to Highway 99 via Cohasset and Mangrove corridors



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

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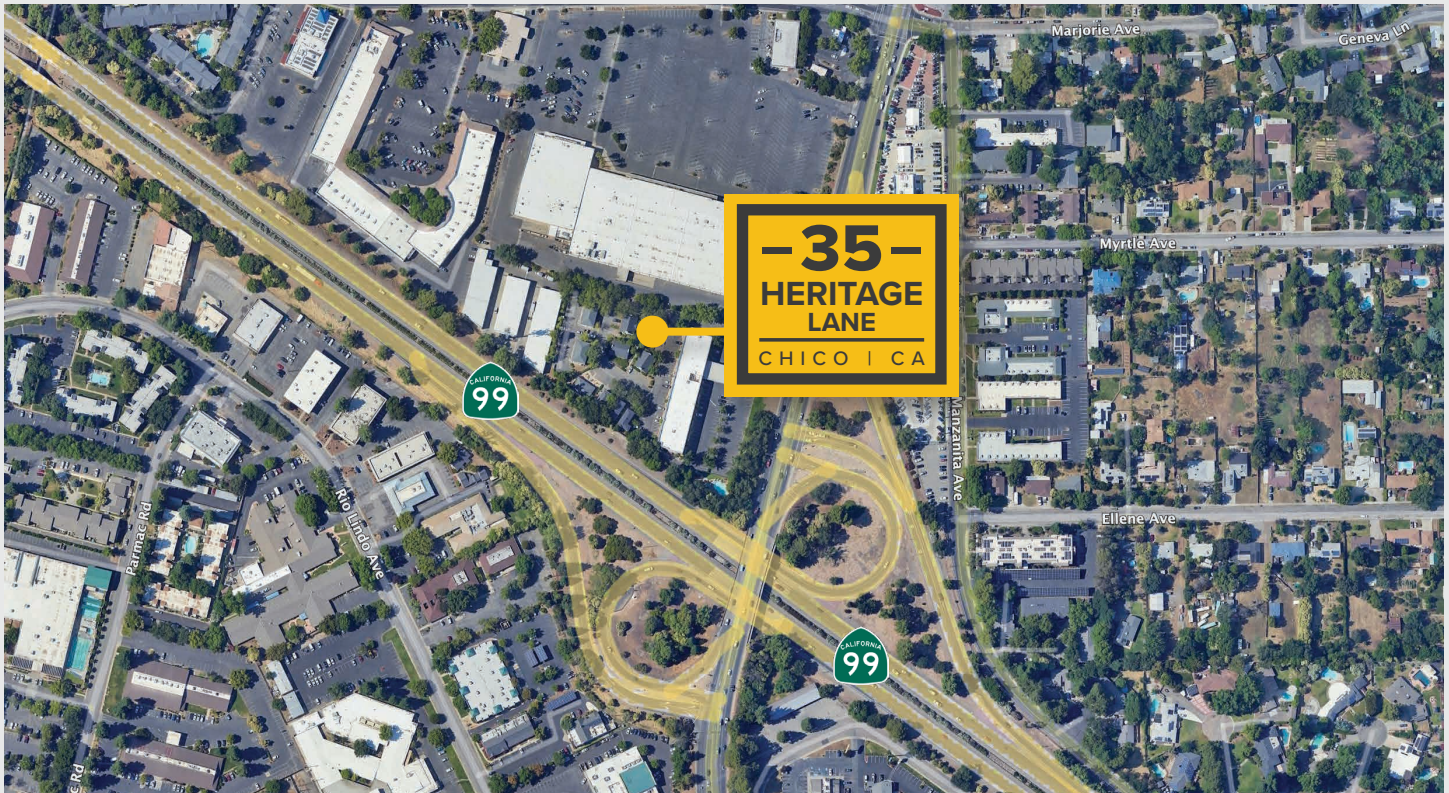
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LOCATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Estimated Population	15,648	93,557	111,008
2026 Estimated Households	7,131	38,322	45,631
2026 Estimated Average Household Income	\$98,411	\$96,767	\$105,302
2026 Estimated Median Household Income	\$72,927	\$75,896	\$79,930
2026 Median Age	38.4	33.4	34.7

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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