

MEDICAL/PROFESSIONAL OFFICE SUITE FOR LEASE

1560 Humboldt Rd Suite 2
Chico, CA 95928

PRESENTED BY



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PROPERTY SUMMARY

- Property Name: Chico Creek Professional Park
- Address: 1560 Humboldt Rd Suite 2, Chico, CA 95928
- Lease Rate: \$1,311/mo
- Property Type: Office
- Total SF: +/- 1000
- Year Built: 1990
- Building Height: 1 Story
- Number of Units: 1
- Zoning: OC
- Parking: 35 surface parking spaces



1560 Humboldt Road, Suite 2 is a +/-1,000-square-foot professional office suite located within Chico Creek Professional Park in Chico, California. Previously used as a medical clinic, the space offers a versatile layout featuring five private offices or exam rooms, three with sinks, along with a reception area, spacious open work area, two restrooms, and ample parking. The suite is offered at \$1,311 per month.

The property is situated in a well-maintained, park-like professional complex consisting of five separate buildings and occupied by a mix of law firms, medical providers, consultants, and other professional businesses. Convenient access to Highways 99 and 32 enhances accessibility, while the flexible configuration makes the suite well suited for medical or wellness services, counseling, or traditional professional office use.

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OVERVIEW

Chico Creek Professional Park offers an inviting setting designed to accommodate businesses seeking a balance of privacy, functionality, and client accessibility. The suite's interior arrangement supports efficient daily operations, with dedicated areas for client interaction, individual consultations, and administrative activities. Its existing improvements provide an opportunity for businesses to establish or expand their operations while potentially minimizing initial build-out requirements.

The property's location provides convenient access to Chico's commercial services, shopping, dining, and surrounding residential neighborhoods. Proximity to downtown Chico, California State University, Chico, and nearby recreational amenities adds to its appeal. This combination of an established business setting and access to the surrounding community offers prospective tenants an attractive location for their long-term operations.



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HIGHLIGHTS

- Affordable \$1,311 monthly rent provides a cost-effective option for professional users.
- Established professional park creates opportunities for synergy with neighboring medical, legal, and consulting businesses.
- Three sink-equipped rooms offer added functionality for businesses requiring specialized workspace.



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KEY FEATURES

- +/-1,000 SF professional office suite with a flexible, efficient layout.
- Five private offices or exam rooms accommodate a variety of professional uses.
- Reception area, open workspace, two restrooms, and ample on-site parking.
- Convenient Chico location with easy access to Highways 99 and 32.



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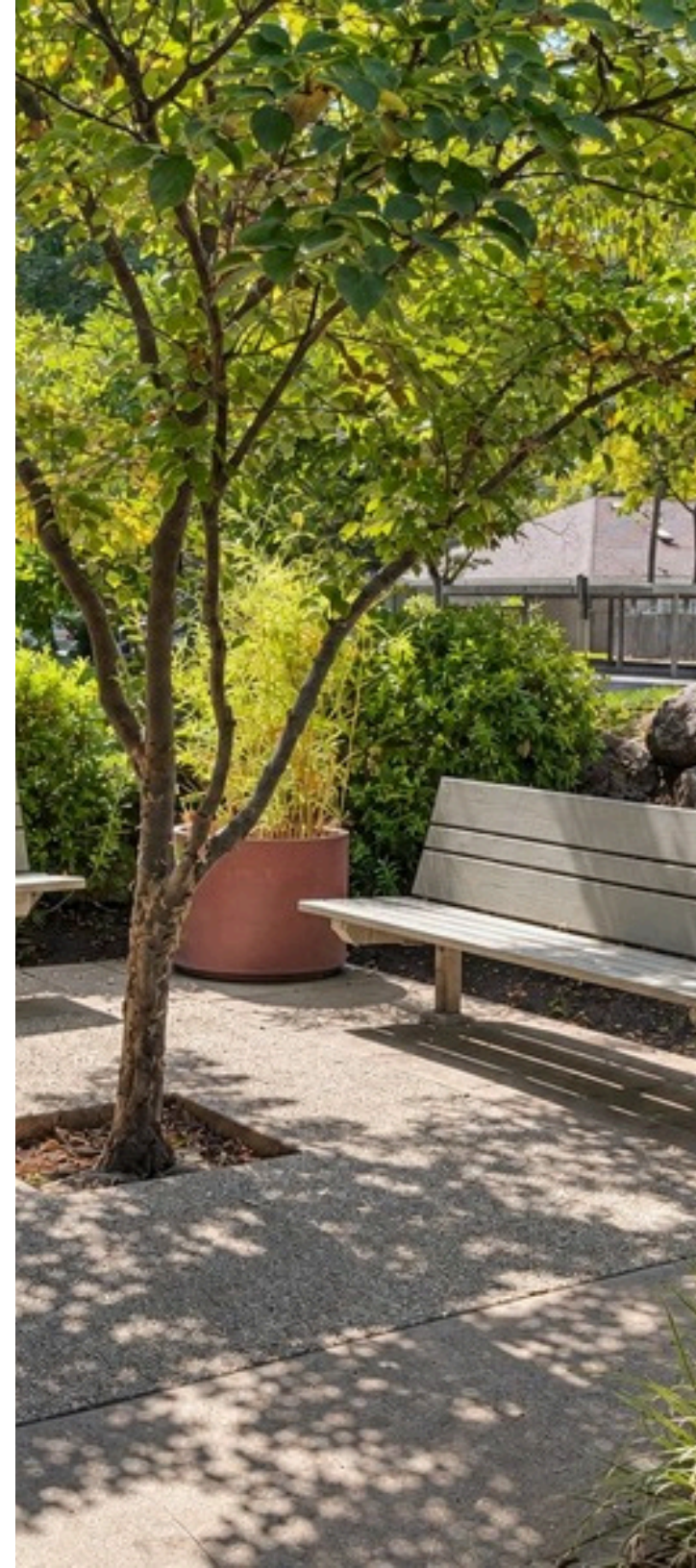
FLOOR PLAN



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DEMOGRAPHICS

- Population: 100,795 residents within 5 miles, providing a substantial customer base.
- Median Age: 37 years, supporting a diverse mix of professional and personal service needs.
- Household Income: \$67,637 median household income, representing an established consumer market.
- Population Trends: Projected 1.9% decline from 2025–2030, with a sizable existing residential market.
- Education: 42.3% of ZIP Code 95928 residents have at least a college degree, offering access to educated consumers and a potential skilled workforce.
- Household Composition: 41,185 households within 5 miles, averaging 2.3 residents per household.
- Renters vs. Owners: 57.6% renter-occupied and 42.4% owner-occupied housing in ZIP Code 95928, representing varied consumer and service needs.





CONTACT ME

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