



FOR SALE

La Dolce Piazza—Chico, CA



PROPERTY OVERVIEW

- La Dolce Piazza package offering that includes three buildings—Restaurants, Retail Space, and Offices with ornate Italian style architecture and charming common areas.
- Thirteen Tenants. Key tenants are Butte County offices, Burger Hut, Pho C&C, and Mekkala Thai Cuisine
- ~\$363,000.00 Gross Scheduled Rent
- Three parcels totaling 84,071 S.F. (1.93 Ac.)

DETAILS

PRICE: \$4,200,000.00

SF: 21,199

YEAR BUILT: 2005

ADDRESS: 1196 E Lassen & 3211/3221 Cohasset Rd.
Chico, CA 95973

AREA DESCRIPTION: Located near executive park, Chico Municipal Airport and vibrant NE Chico neighborhoods.

FOR MORE DETAILS CONTACT:

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La Dolce Piazza

Site overview

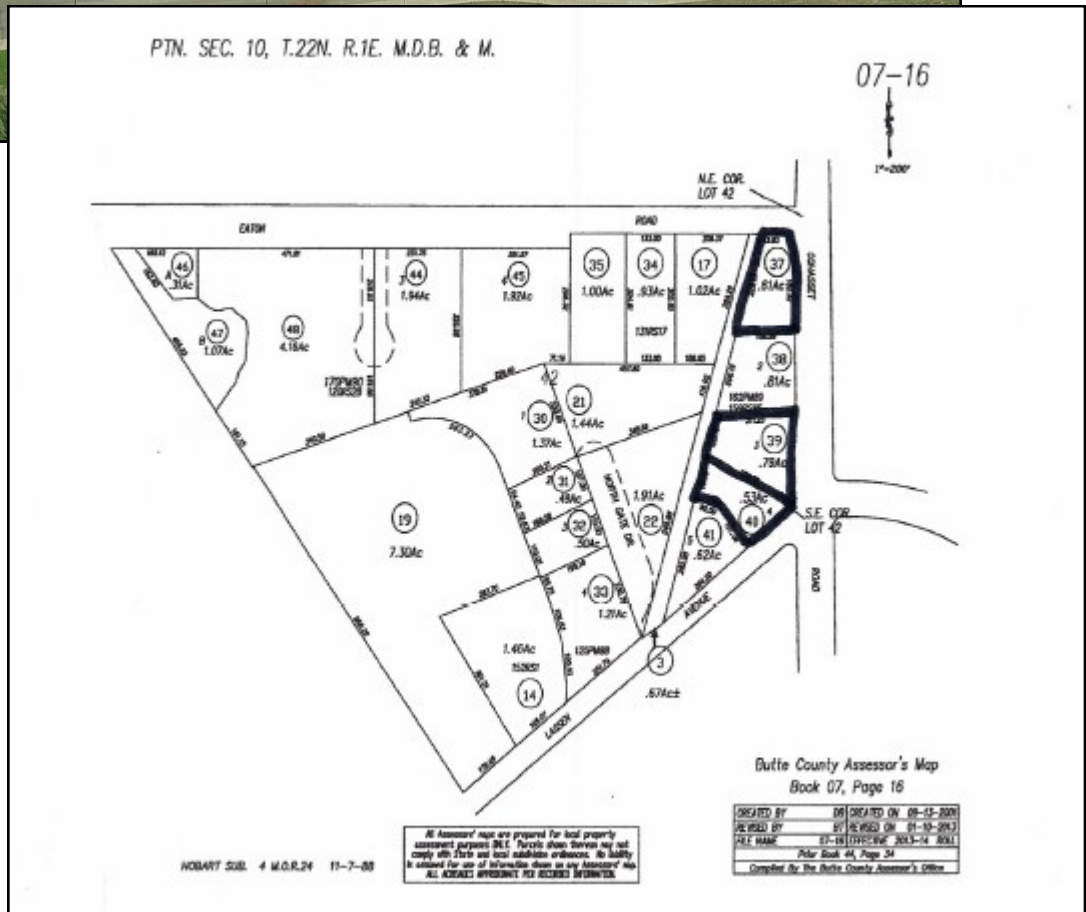


APN's:

1196 E Lassen: 007-160-040

3211 Cohasset: 007-160-039

3221 Cohasset: 007-160-037





La Dolce Piazza





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Area Information

Business's located within 1/2 mile to subject property:

- Coldwell Banker DuFour Realty & Coldwell Banker DuFour Commercial
- InterWest Insurance
- Social Security Administration
- IRS
- Northern CA School of Law
- Enloe—Home Medical Care
- 5-Star Bank

Business's located within 2 miles of subject property:

- Chico Municipal Airport and Industrial Business Park
 - ⇒ Digital Path
 - ⇒ Lares Research
 - ⇒ Milestone Tech
 - ⇒ Lifetouch
 - ⇒ Hydro Organics Wholesale
 - ⇒ Chico Bag Co
 - ⇒ Stott Outdoor
 - ⇒ BiTech
 - ⇒ Tri Counties Bank Operations Center
 - ⇒ FedEx



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Area Map





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List of Tenants:

<u>3211 Cohasset</u>	<u>Square Footage</u>
Burger Hut, Suite 140	2474
Pleasant Nail, Suite 130	922
Butte County, Suite 120	1427
Pho C & C—Suite 110	1435
Butte County—Suite 100	1764

<u>3221 Cohasset</u>	<u>Square Footage</u>
Suite 100—vacant	2915
Urban Medspa—Suite 120	1906
PB & J Boutique—Suite 130 & 150	2,067
Chico Optical, Suite 140	1058

<u>1196 E Lassen</u>	<u>Square Footage</u>
Mekkala Thai Cuisine—Suite 110	2158
Butte County—Suite 120	2396
Butte County—Suite 130	1456