

# CENTURY 21 COMMERCIAL<sup>®</sup>

Select Real Estate

**AVAILABLE MOVE-IN DATE**  
JAN, 1ST 2025



## **1065 MARAUDER ST, CHICO CA 95973**

### **AVAILABLE FOR LEASE**

Office building: 14,000 SF +/-  
Warehouse building: 69,750 SF +/-  
Total building area: 83,750 SF +/-



<https://bizandland.com/1065>





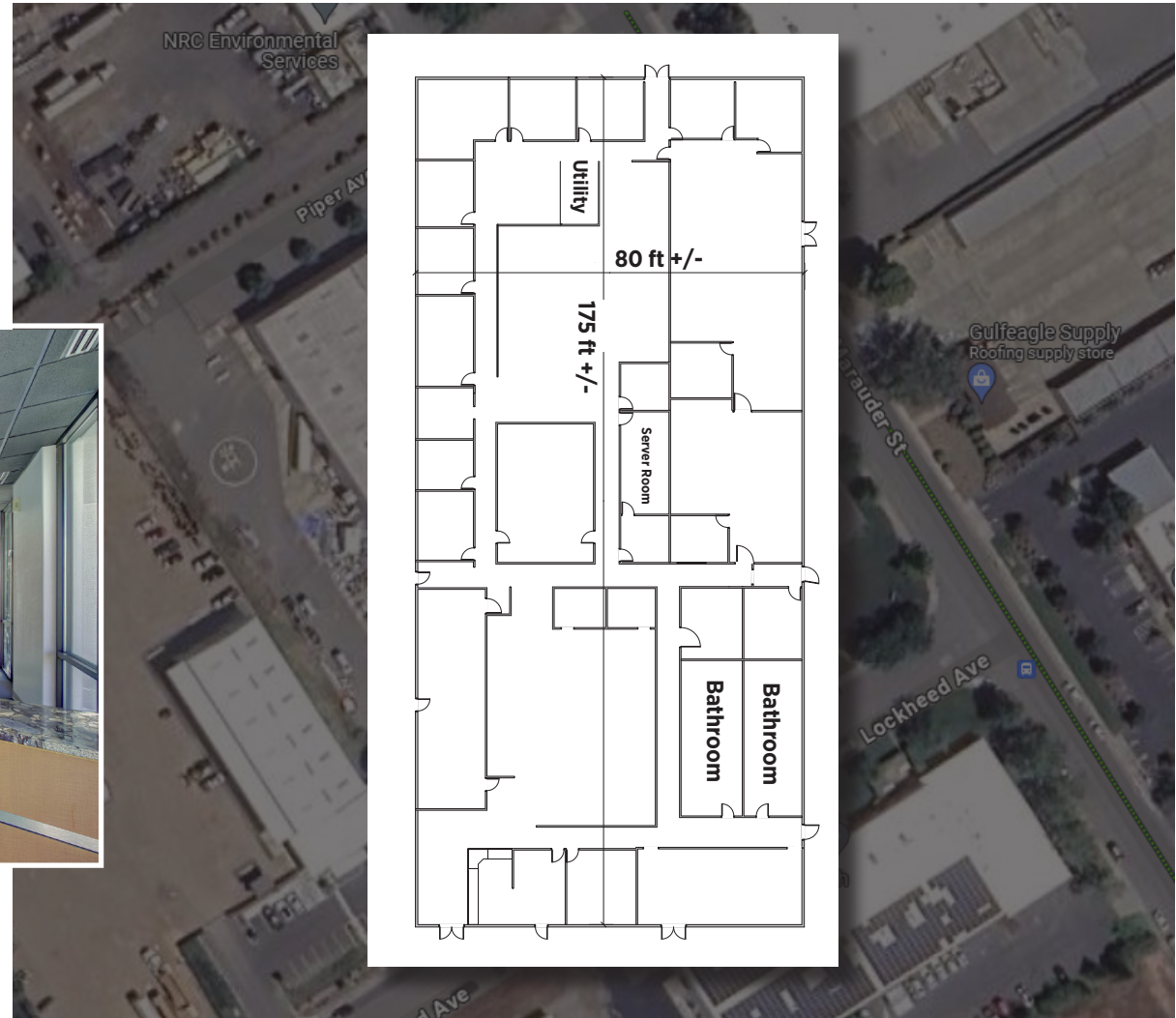
# 1065 MARAUDER ST | CHICO, CA

OFFICE BUILDING: 14,000 SF +/-



## OFFICE

- Reception
- Multiple Offices
- Conference rooms
- ADA compliance bathrooms



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# 1065 MARAUDER ST | CHICO, CA

WAREHOUSE: 69,750 SF +/-



## WAREHOUSE

- 3 Docking sites
- 4 doors 13' high
- 4th door for the Helicopter
- Ceiling height 24' (22' up to the eaves)
- Heliport on the back side of the building with easy access to store/park the building.



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WAREHOUSE: 69,750 SF +/-



Pad for specific helicopter size; new tenant may have to apply for own permit.

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# Executive Summary

## PROPERTY OVERVIEW



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### PROPERTY OVERVIEW

This commercial property features a combined office and warehouse space totaling approximately 83,750 square feet. The layout is designed to support a range of business operations with distinct areas for office and warehouse functionalities.

#### Office

Size: 14,000 SF (approximately)

Amenities:

Reception area

Multiple offices

Conference rooms

ADA-compliant bathrooms

#### Warehouse

Size: 69,750 SF (approximately)

Specifications:

3 docking sites

4 doors, each 13 feet high

A 4th door specifically designed for helicopter access

Ceiling height: 24 feet (22 feet up to the eaves)

A heliport located on the back side of the building for convenient helicopter storage and parking

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# DEMOGRAPHICS / AMENITIES

## CHICO



## CITY OF CHICO

As of 2024, Chico, California, has a diverse demographic profile. The city has an estimated population of around 101,299, reflecting a slight decrease from previous years. The racial and ethnic composition is predominantly White at 75.1%, followed by Hispanic or Latino at 19.2%, Asian at 5.2%, and Black or African American at 2.1%.

The age distribution indicates that 18.7% of the population is under 18 years old, and 13.5% are 65 years and older. The median age in Chico is relatively young compared to the state average, driven by the presence of California State University, Chico, which significantly impacts the city's demographics.

Economically, Chico has a median household income of approximately \$65,021, which is below the California state average. About 21.8% of the population lives below the poverty line, higher than the state average of 12.2%. Educationally, Chico boasts a high level of educational attainment, with 93.2% of residents having at least a high school diploma and 41.3% holding a bachelor's degree or higher.

## AMENITIES



1.2 MILES



1.8 MILES



1.5 MILES



1.6 MILES



0.8 MILES



1.7 MILES



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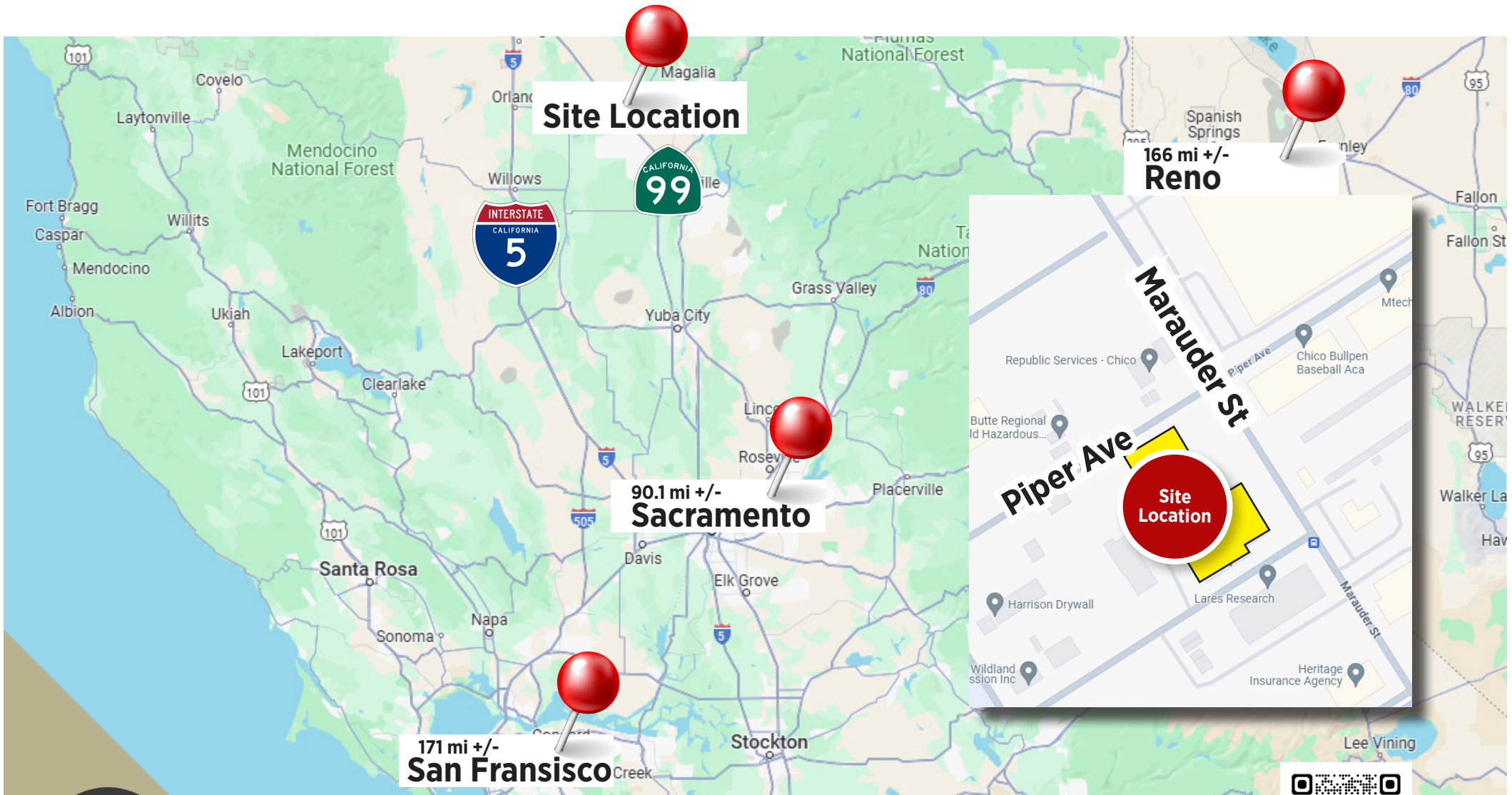


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# Executive Summery

## REGIONAL MAP



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