

RALEY BOULEVARD MEDICAL PLAZA

Chico, Ca

123 RALEY BLVD
APN 002-210-083

NOW AVAILABLE
16,671 SF
SHOVEL READY
MEDICAL
BUILDING PARCEL

**Finished Site Impvt's
Pad Ready Bldg Site
Permit Ready Building
Plans**



Contact Bill Brouhard
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DRE#01023004

**GUILLON BROUHARD**
BROKERAGE | DEVELOPMENT | CONSTRUCTION | MANAGEMENT

SKYWAY MEDICAL CLUSTER

Chico, Ca

**PAD READY
PERMIT READY
ARCHITECTURAL PLANS**

➤ 123 RALEY BLVD

ESTABLISHED MEDICAL AREA

Orthopedic Associates of Northern California ~ Butte Premiere Physical Therapy ~ Skyway Professional Plaza ~ Feather River Physical Therapy ~ Skyway Endodontics ~ OB/GYN & Midwifery Services ~ Image Orthodontics ~ Skyway Pediatric Dentistry ~ Enloe Medical Center ~ Digestive Disease Associates ~ Feather River Hospital ~ Skyway Primary Care & Wellness Center Lab Draw Station ~ Skyway Surgery Center



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PAD READY BUILDING PARCEL

Raley Blvd
Medical Plaza

High Identity Location
Master Planned for Medical
Site Work Completed
Pad Ready
Permit Ready Architectural
Drawings

3,400 to 4,000 SF Pad

HIGH VISIBILITY LOCATION

- Area of established Medical services - Skyway Medical Cluster
- Prime frontage for Buyer seeking high identity location
- High visibility along Skyway – 25,000 ADT's

MASTER PLANNED FOR MEDICAL USERS

- A smart and efficient Master Plan tailored toward Medical users
- Architecturally controlled building design to preserve values
- Parking ratios suited for high demand Medical & related uses
- Safe & convenient pedestrian & vehicular movements

GREAT VALUE IN SHOVEL READY/PERMIT READY SITE

- Fully engineered and installed site improvements: parking areas, travel lanes, curb & gutter, landscape islands complete with water, sewer, storm drain and utility conduits stubbed to the site.
- Building pad compacted to rough grade, ready for building construction.
- A Shovel ready site increases certainty and efficiency, eliminating off-site improvements, simplifying and streamlining Buyer's building design, plan check, permits, approvals, financing and construction.



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