

— 10 —
**GOVERNORS
LANE**
CHICO | CA

For Lease

±3,577 Square Feet

Two-level professional or medical office in established complex located in Chico, CA

- Six exam rooms with sinks and multiple private offices throughout.
- Functional reception, waiting area, open workspaces, and storage areas.
- Convenient access to CA-99, East Avenue, and surrounding commercial services.

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

10 Governors Lane in Chico consists of a ±3,577 square foot medical or professional office located within a well-established professional complex. The two-level building features a functional layout designed for a range of office or clinical users. The ground floor includes six exam rooms with sinks, three private offices, reception area, waiting room, open work area, storage, and two private restrooms. The second floor offers two additional private offices including one with a sink, three open workstations, a restroom, and additional storage, supporting efficient daily operations and future flexibility.

The property is centrally located in Chico with convenient access to CA-99 and East Avenue, providing strong connectivity for employees and clients. The surrounding area includes a mix of professional offices, retail services, dining options, and nearby medical facilities that support business needs. High traffic counts, nearby shopping centers, and ample on-site parking contribute to a practical and accessible office environment within an established commercial corridor.

OFFERING SUMMARY

Pricing: \$3,800/Mo Modified Gross



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FLOOR PLAN

First Floor

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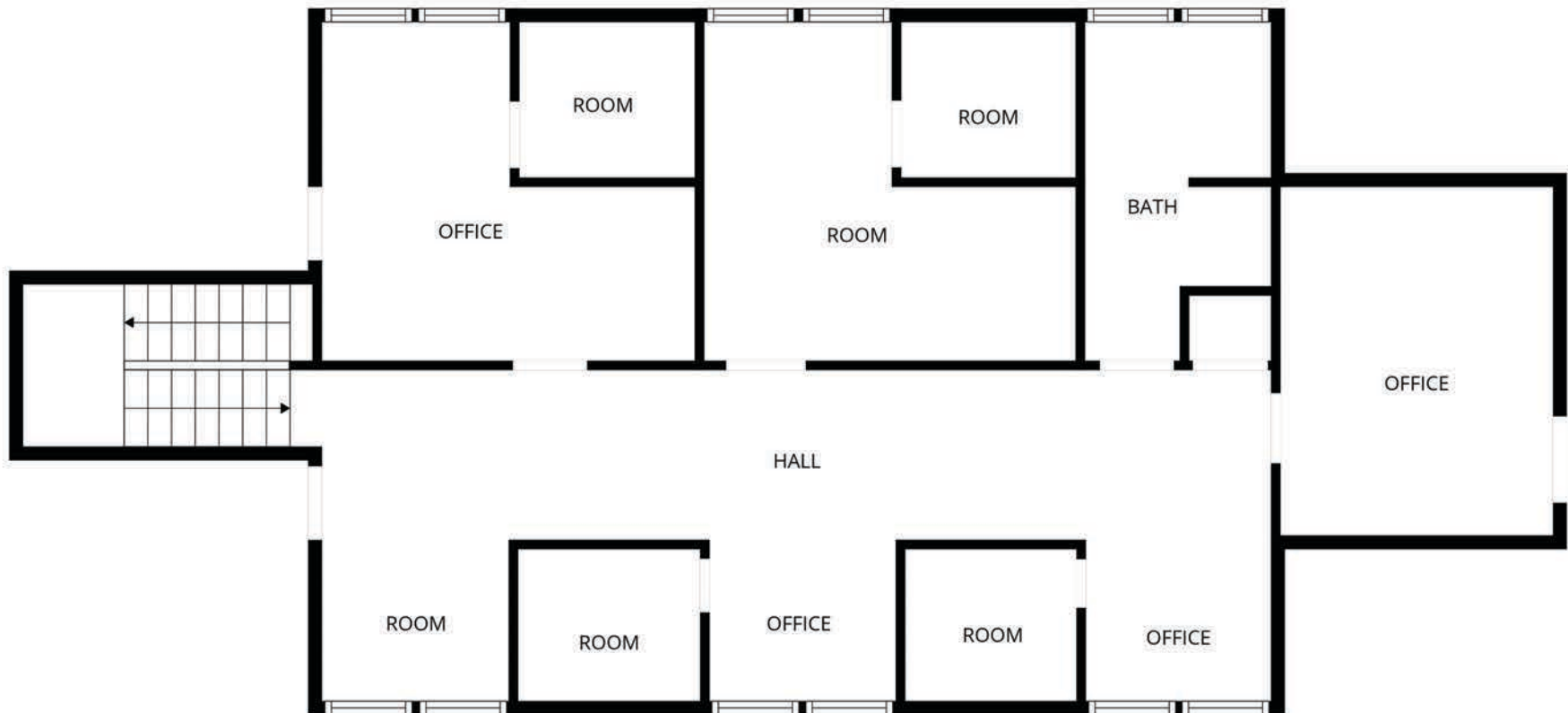


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FLOOR PLAN

Second Floor

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INTERIOR PHOTOS

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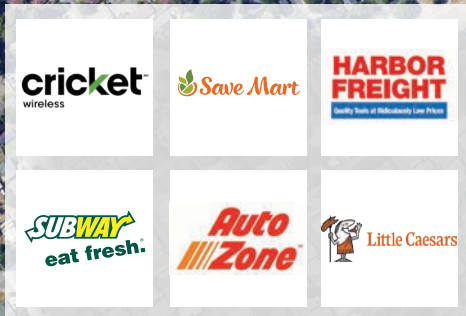
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LOCAL AREA

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ABOUT CHICO, CA

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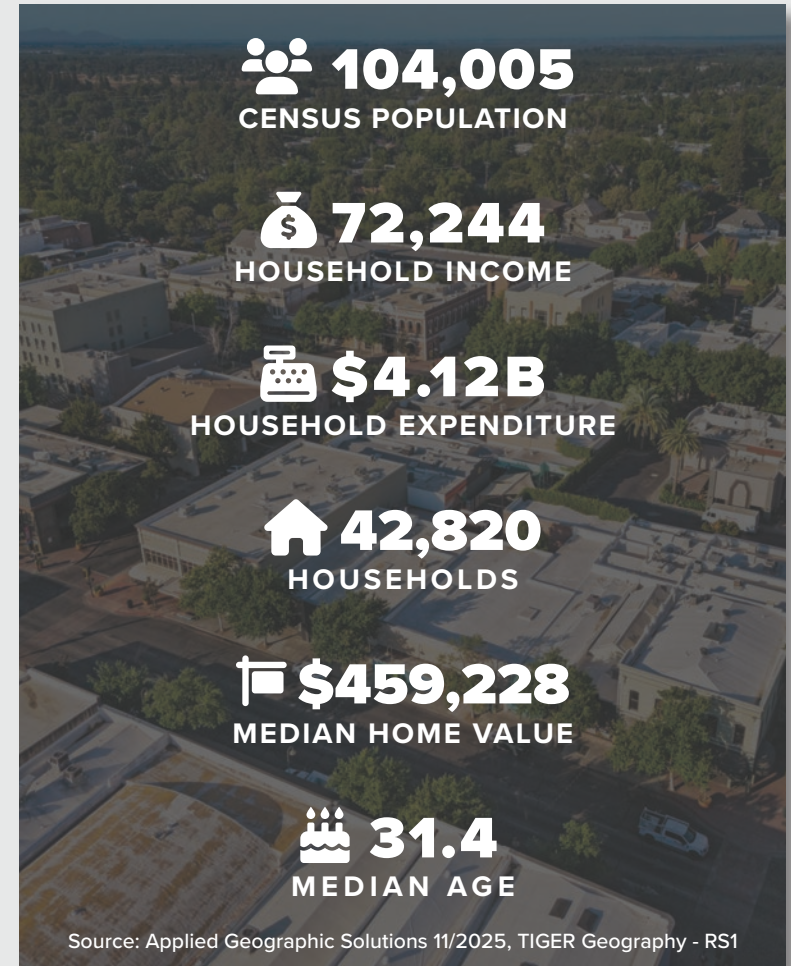
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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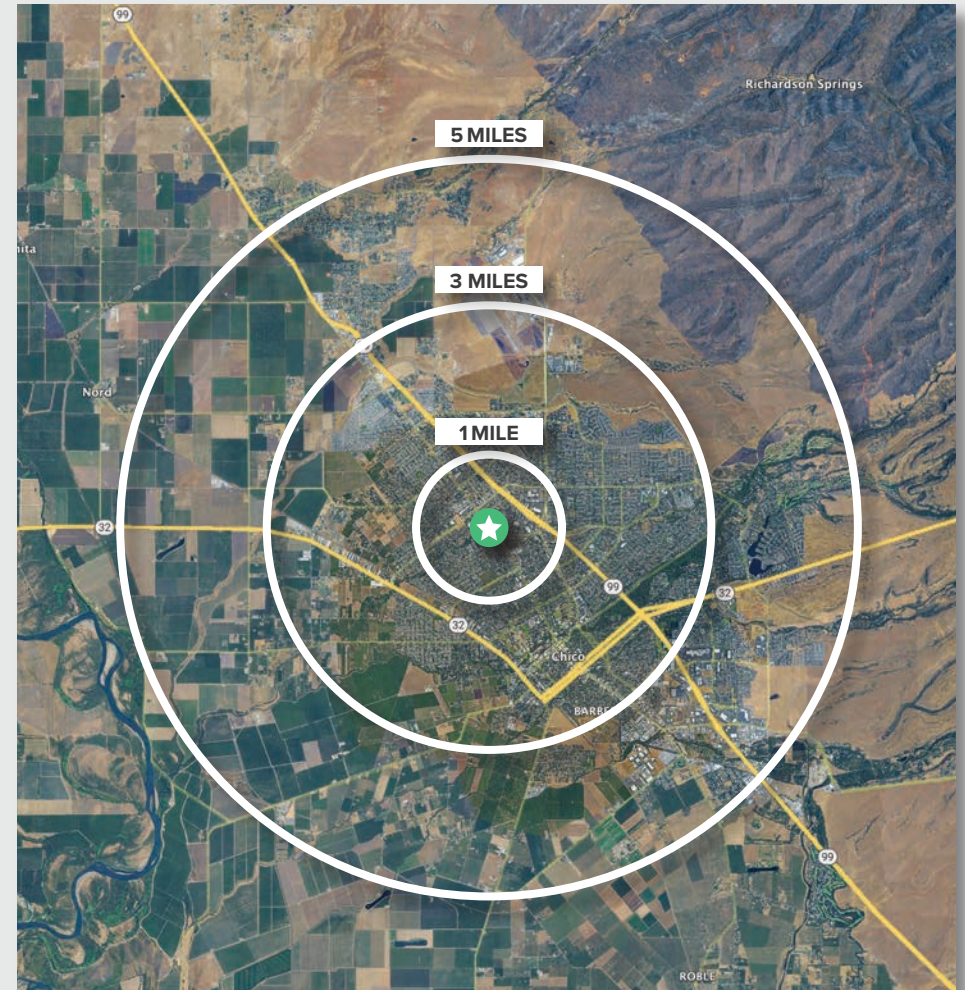
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	15,342	86,926	111,314
2030 Projected Population	15,121	85,603	111,046
2020 Census Population	16,102	90,401	114,444
2010 Census Population	15,084	79,975	101,587
2025 Median Age	38.3	33.4	34.6
HOUSEHOLDS			
2025 Estimated Households	6,904	34,876	45,003
2030 Projected Households	7,057	35,594	46,539
2020 Census Households	7,254	36,953	46,870
2010 Census Households	6,585	32,180	40,847
INCOME			
2025 Estimated Average Household Income	\$98,999	\$99,601	\$107,316
2025 Estimated Median Household Income	\$72,246	\$75,761	\$80,046
2025 Estimated Per Capita Income	\$44,815	\$40,282	\$43,666
BUSINESS			
2025 Estimated Total Businesses	929	3,631	4,942
2025 Estimated Total Employees	7,571	30,757	43,519

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



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Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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