–2– GOVERNORS LANE

CHICO | CA

For Sale

±3,408 SF Building

Fully leased medical office investment with NNN income in Chico, CA

- Medical layout includes exam rooms, offices, reception, and work areas.
- Located within a professional office complex with on-site parking.
- Convenient access to CA-99, East Avenue, and nearby services.



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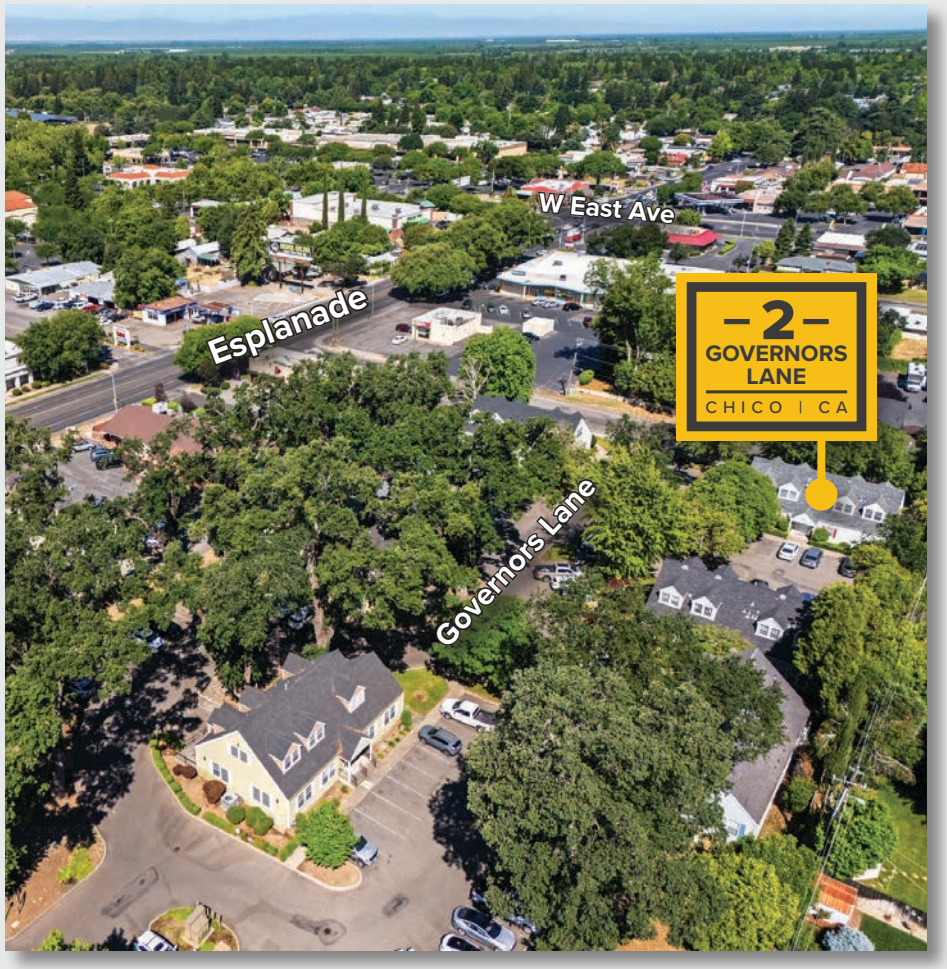
EXECUTIVE SUMMARY

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GOVERNORS LANE
CHICO | CA

PROPERTY OVERVIEW

2 Governors Lane is a fully leased medical office building offering ±3,408 square feet across two stories on a ±12,343 square foot lot in Chico, California. The property is leased to Enloe Health under a full NNN lease, providing stable, passive income. Interior features include four exam rooms, four private offices, five restrooms, a reception area, waiting room, three large work areas, and a break room. The building is situated within a well-maintained professional office complex and includes on-site parking, supporting continued medical office use.

Located in Chico's established commercial corridor, the property offers convenient access to CA-99 and East Avenue, allowing efficient travel for employees and patients. The surrounding area includes a mix of professional offices, retail businesses, dining options, shopping centers, and medical services that support daily operations. Its position within a professional complex provides a cohesive business environment with accessible parking, while proximity to major thoroughfares supports connectivity throughout the Chico area.



OFFERING

Pricing: $566,250.00

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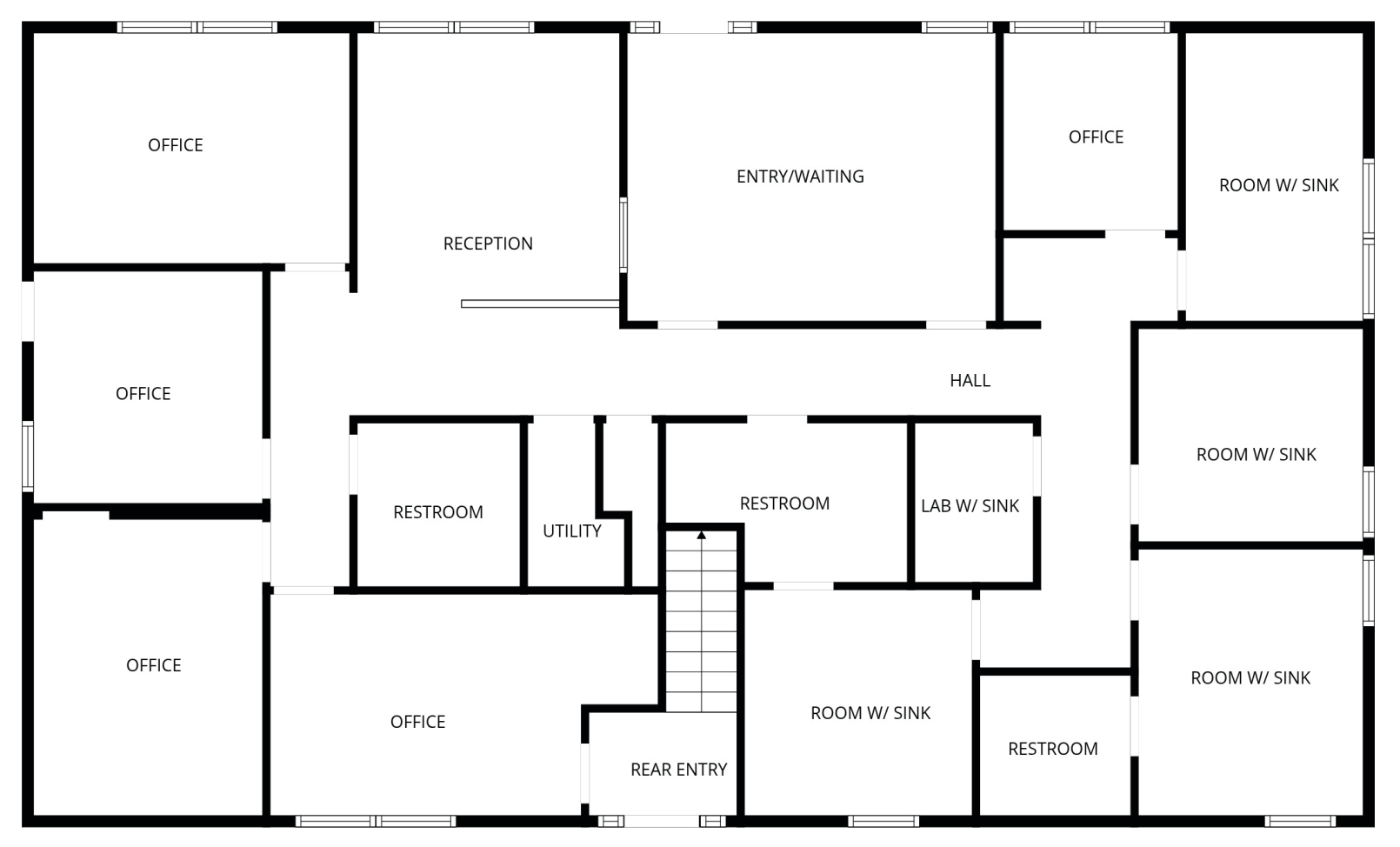
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FLOOR PLAN

First Floor

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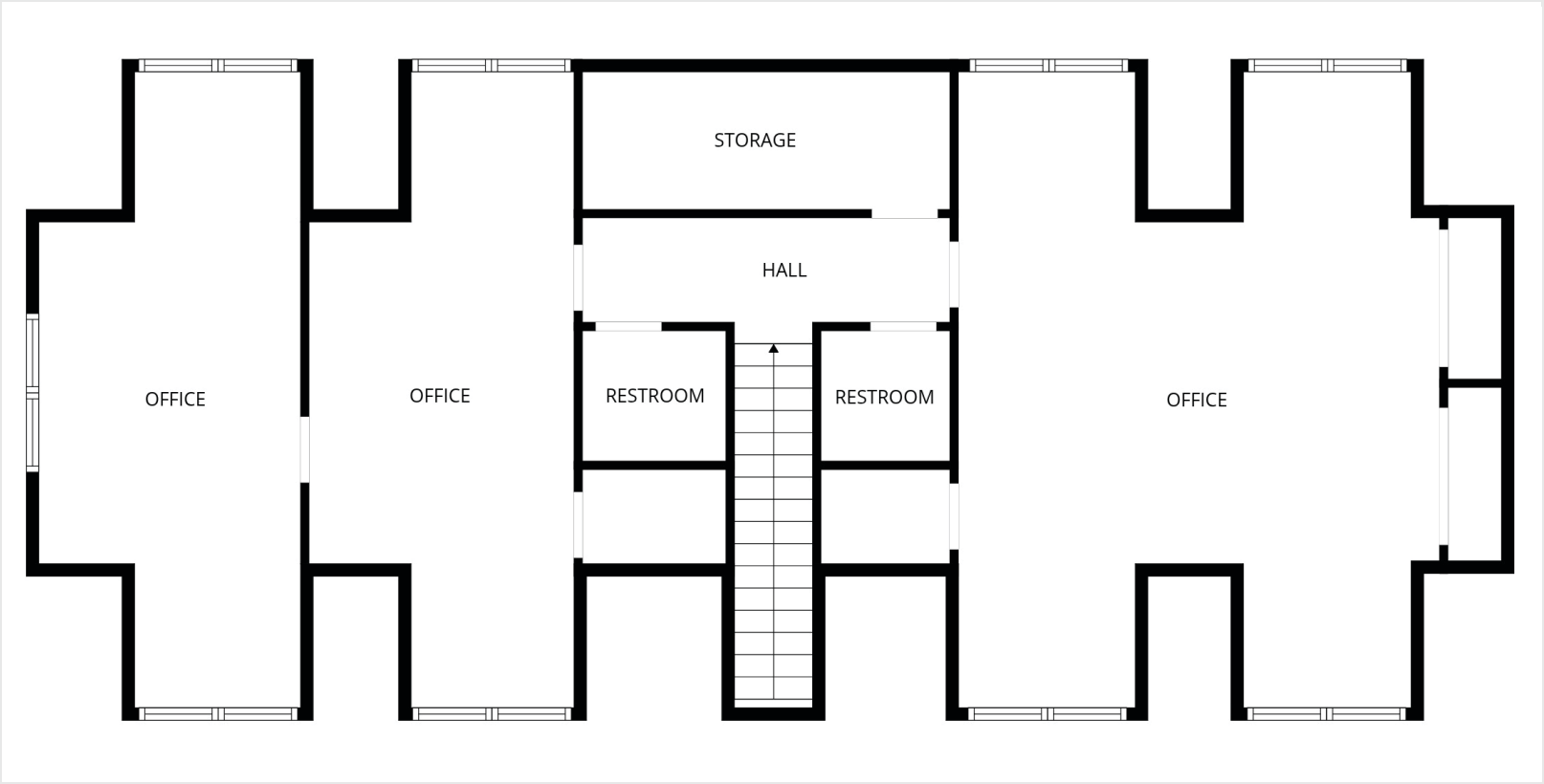
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FLOOR PLAN

Second Floor

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INTERIOR PHOTOS

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LOCAL AREA



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ABOUT CHICO, CA

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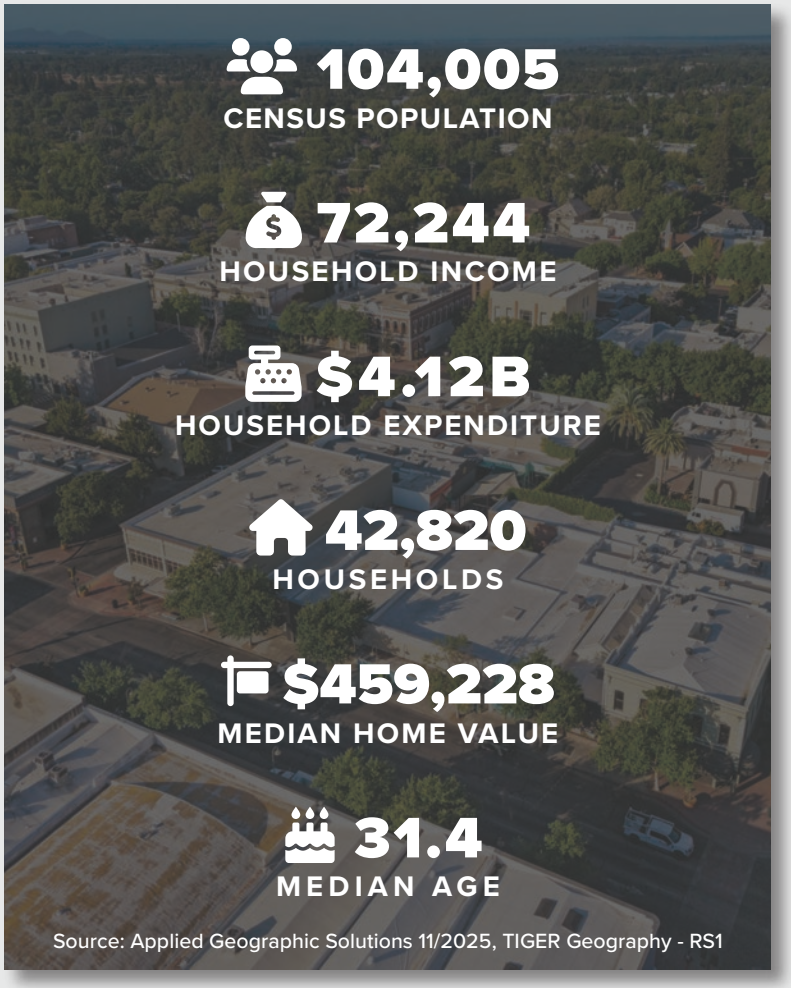
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved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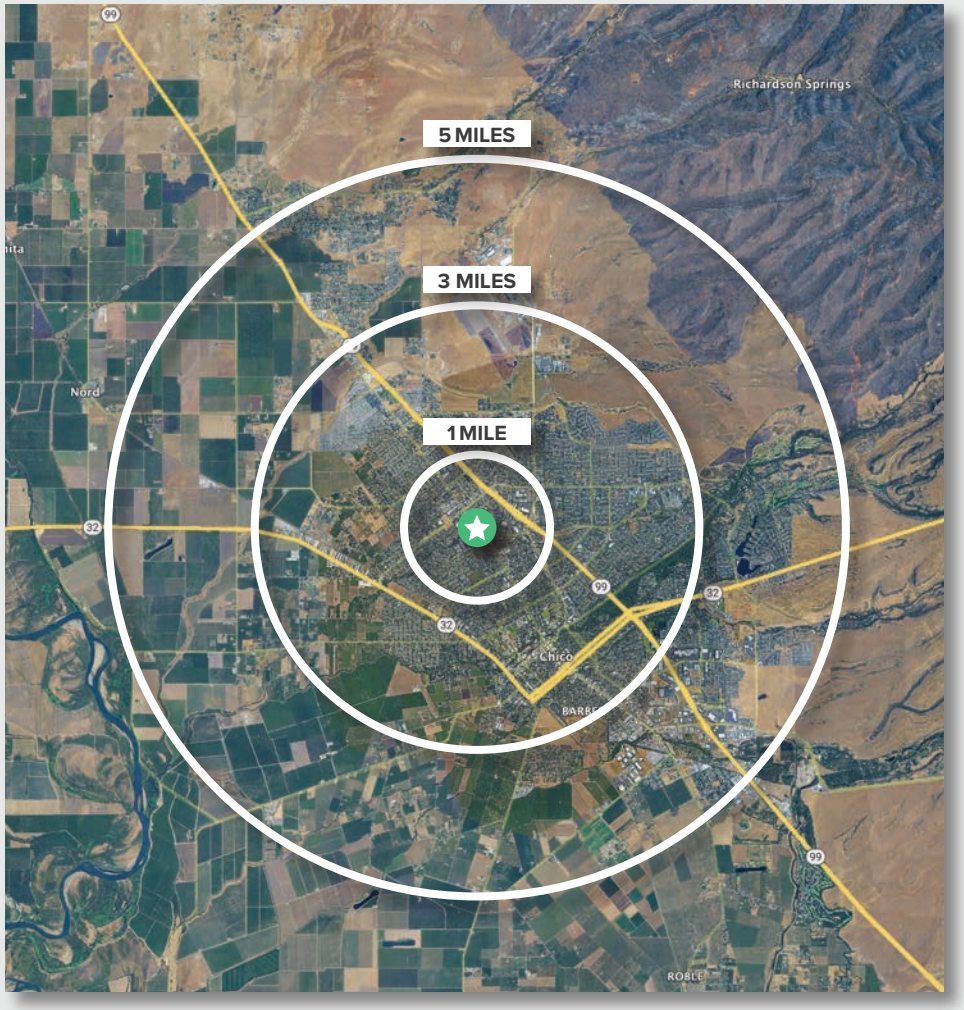
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REGIONAL DEMOGRAPHICS

– 2 –
GOVERNORS LANE
CHICO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	14,783	87,842	111,135
2020 Census Population	15,449	91,487	114,252
2010 Census Population	14,575	81,092	101,420
2025 Median Age	39.0	33.3	34.6
HOUSEHOLDS			
2025 Estimated Households	6,595	35,268	44,931
2020 Census Households	6,900	37,375	46,793
2010 Census Households	6,306	32,602	40,782
INCOME			
2025 Estimated Average Household Income	$104,982	$99,066	$107,137
2025 Estimated Median Household Income	$74,146	$75,152	$79,981
BUSINESS			
2025 Estimated Total Businesses	904	3,605	4,937
2025 Estimated Total Employees	7,524	30,511	43,500

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



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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

PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.
Learn more about Property Management

COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.
Learn more about Commercial Brokerage

DEVELOPMENT

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Learn more about Development

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