

479 EAST AVENUE, SUITE 150 | CHICO, CA

±2,685 SF Medical or Professional Office For Lease



479 East Avenue is a ±2,685 SF medical or professional office that offers a functional layout that includes multiple exam rooms or private offices, a reception and waiting area, and convenient on-site parking. The space was formerly a veterinary clinic and is suited for a range of medical or administrative users.

The property is positioned along a well-traveled Chico thoroughfare near the Highway 99 interchange, providing strong visibility and easy regional access. Nearby commercial services, established neighborhoods, and consistent traffic activity support both destination and daily-use operations.

- **\$4,028 per month | Modified Gross**
- Multiple exam rooms or private offices and reception area
- Strong visibility along a key Chico thoroughfare
- On-site parking for patients and staff



© Capital Rivers Commercial | DRE #01522447

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

OFFICE:

250 Vallombrosa Avenue
Suite 450
Chico, CA 95926
capitalrivers.com

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

479 EAST AVENUE, SUITE 150 | CHICO, CA

±2,685 SF Medical or Professional Office For Lease



FLOOR PLAN



ADDITIONAL PHOTOS



© Capital Rivers Commercial | DRE #01522447

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

OFFICE:

250 Vallombrosa Avenue
Suite 450
Chico, CA 95926
capitalrivers.com

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244