



**Available For Sale—NNN leased Coffee Drive thru**

**MEAGHER & TOMLINSON**

**Prime signalized corner near Chico State University in Chico, CA**

**6 unit operator with strong financials**

**Strong site performance with high sales**

**-6.01% CAP rate-    -Asking Price \$989,000-    -NOI of \$60,000 -**

**ZAC REPKA** CELL(530)870-7778  
DRE:# 01451649

**ZAC@WMMT.COM**

**SHOWINGS PERMITTED THRU BROKER ONLY—DO NOT** interfere with tenant or business operations. Please direct all sale related questions thru Broker.

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



**1055 Mangrove Ave. Chico, CA**



Hard Corner. Signalized intersection.

HIGH traffic location.

Easy access to the Highway 99 on ramp/off ramp (0.39 mi.)

0.27 Acre

350 square foot Double drive thru coffee kiosk

NNN leased investment at an attractive 6.01% cap rate

Tenant will sign a new long term lease

High performing store with strong sales

Nearby retailers include: Chevron, Cash n Carry, Rabobank, Round Table Pizza, Safeway, UPS store, Rite Aid, McDonalds, Chipotle and more. See Page 3 for an aerial map.

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Property lines are approximate. Buyer to confirm location of lines to buyers satisfaction

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