

# **HISTORIC BARBER YARD** FORMER DIAMOND MATCH COMPANY **±136.9 ACRES**

## **CHICO, CALIFORNIA**

### **A ONCE IN A LIFETIME REDEVELOPMENT OPPORTUNITY**

# **FOR SALE**

(INCLUDES A QUALITY CONSTRUCTED ±103,000 SQUARE FOOT WAREHOUSE)



**BARBER YARD**  
**CHICO, CALIFORNIA**



**CALIFORNIA STATE  
UNIVERSITY, CHICO**

**DOWNTOWN  
CHICO**



**PARK AVENUE**

**SIERRA NEVADA  
BREWERY**

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**BARBER YARD**  
**CHICO, CALIFORNIA**

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**NEWCASTLE  
PROPERTIES  
GROUP**

# BARBER YARD CHICO, CALIFORNIA

FORMER  
DIAMOND  
MATCH COMPANY  
PLANT



**±136.9  
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CALIFORNIA STATE  
UNIVERSITY, CHICO

DOWNTOWN  
CHICO

PARK AVENUE



DIAMOND AVENUE

UNION PACIFIC RAILROAD

WEST 16TH STREET

PARK AVENUE

BARBER YARD  
CHICO, CALIFORNIA

NORMAL AVENUE



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**BARBER YARD**  
CHICO, CALIFORNIA



# Choose Chico We're Going Places

Chico maintains a special sense of community and small-town living as it has developed into a vibrant regional center for business, recreation and cultural activities. It's a magnet to individuals seeking an environment where you can live and work while enjoying unparalleled access to outdoor recreation, and the social spirit of an involved community.



Barber Yard is once in a lifetime opportunity to create a legacy community

## CHICO HAS BEEN RECOGNIZED AS:

- “#14 in Job Growth” – Forbes Magazine (2019)
- “Best Towns” – Outside Magazine (2011)
- “Best Places to Live in America” – Men’s Journal (2010)
- “#1 Cycling Community in America” – Cycling Magazine (1997)
- “#7 Cities where Outdoor Lovers Can Actually Afford to Live” - Realtor.com 2017
- California State University, Chico, Best U.S. Colleges 2019 - Money Magazine
- California State University, Chico, Top Public Schools in the West 2019 - US News & World Report

## PROPERTY ATTRIBUTES

1. Inside Chico’s City Limits
2. Chico was the Fastest Growing City in California in 2018 and continued growing in 2019 (cities above 30,000 population, CA Dept. of Finance May 2019)
3. Decades of Environmental Remediation Completed
4. Walking Distance to Downtown Chico, Chico State, and the Sierra Nevada Brewery
5. Major Utilities to the Site
6. Great Place to Live (family neighborhoods, great college town, and an excellent retirement community)
7. Economies of Scale (Barber Yard is larger than the entire Chico State campus)
8. Established Neighborhood (surrounded by the desirable Barber neighborhood)
9. Quality Built ±103,000 Clear Span Warehouse
10. Bay Area Influx Anticipated (relative affordability and quality of life)



IMAGE SOURCE: DOWNTOWNCHICO.COM

## THE HISTORY

The Barber Yard property is the former location of the Diamond Match Company production plant founded by “America’s Match King,” industrialist and philanthropist, “OC” Barber. The plant operated from about 1906 to 1975, with the Barber Yard property as the location of the plant itself, while the surrounding “Barber” neighborhood was the home of many employees. The Barber community included a social hall, a swimming pool, and stores. Many identifiable “Diamond Match” houses remain in South Chico today, and the Barber neighborhood is one of Chico’s most sought-after places to live. Louisiana Pacific Lumber Company bought the property in 1984, and operated until 1989.



In the mid-1970s a large warehouse was built on the north end of the property, and in 1999 the property was sold to local entrepreneur, Jeff Greening. Greening used the warehouse for a prune packing operation, and later as “Storage at the Yard,” an indoor boat and recreation vehicle storage facility which is still in operation.

Today there is only one original Diamond Match Company building remaining, which is the steel and brick “engineering building” located mid-property.



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## THE OPPORTUNITY

Barber Yard truly is a historic opportunity. The City of Chico literally grew around the old company town of Barber, which today is available for redevelopment for the first time ever. If not for Barber Yard's unique history, and Chico becoming such a desirable community, this once in a life time opportunity would not exist. Fittingly, the entire property falls within a federal "Opportunity Zone" (Census Tract #6007001300) and is eligible for all associated reinvestment and tax advantages.

## MAJOR UTILITIES

**SEWER** – City of Chico (10" line to the east and 33" lines on both east and south sides).

**WATER** – Cal Water (serves all of Chico).



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## Barber Yard's benefits:

- Entirely within Chico's City limits.
- Chico is a highly desirable community for all ages.
- Chico State University offers the vibrancy of a college town.
- Downtown Chico, the Farmers Market and other activities are within walking distance.
- The surrounding Barber neighborhood is highly desirable.
- Brownfield remediation is believed complete after years of clean-up.
- Greenfield constraints are minimized by the sites previous uses.
- The existing street grid is at the edge of the property.
- Includes a valuable warehouse building and related income.
- Utilities have previously served the site.
- Single ownership, critical mass, and economies of scale.



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## “STORAGE AT THE YARD”

“Storage at The Yard” is located within an impressive ±103,000 square foot warehouse at the north end of the property. This “L” shaped warehouse, built around 1975, is reported to have an 18 foot concrete slab floor, full insulation throughout, 480 volts of power, fire sprinklered, 120 foot clear span, and eaves that peak at 24 feet.

“Storage at The Yard” is now leased to a third party that continues to operate the business.

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SOUTH SIDE INTERIOR PICTURE

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Barber Yard is designated as a “Special Planning Area” (SPA) according to the City of Chico General Plan and is addressed in “Appendix C” of same (text below)

## Barber Yard Special Planning Area

### Existing Conditions

The Barber Yard Special Planning Area (SPA), formally the Barber Yard of Diamond Match Company, is an important site, not only because of its size and location but also because of its historic significance to the community and adjacent Barber Neighborhood. Named for O.C. Barber, the president of the Diamond Match Company at the time the company ventured to the west, the adjacent neighborhood at one time primarily house Diamond Match employees. The approximately 150-acre (gross) site is bounded by the Union Pacific Railroad tracks to the south and west, Chestnut Street and Normal Avenue to the northeast, and Estes Road to the east. Surrounding land uses include the established residential Barber Neighborhood to the north and east, and agricultural and rural residential areas to the south and west across the railroad.

This SPA is predominantly vacant but contains two historic buildings, as well as a newer building occupied by the Chico Packing Company. The remediation of soil contamination resulting from past use of the site was completed in 1997, and the Department of Toxic Substance Control provided the site remediation certification in 1999. This makes the site both a redevelopment and a Brownfield opportunity.

### Conceptual Land Use Plan

The Barber Yard SPA will include a mix of residentially designated land, including low, medium, and high density residential, and residential mixed-use, with an overall average density of approximately 6 to 15 units per acre. Residential areas will be developed as an interconnected series of walkable neighborhoods served by a village center and parks. Additionally, land uses in the SPA will include office, light industrial and public uses.

Planning for this SPA will include adaptive reuse of existing buildings. The Barber Yard site will be physically reconnected to the adjacent neighborhood by extending existing streets into the site and improving connectivity to the south in order to disperse traffic impacts on the existing residential neighborhood. Design guidelines to be developed as part of future land use planning will integrate themes of the site’s historical use, as well as the architecture from the adjacent neighborhood. Public transit will serve this SPA with a connection to the mixed-use village center.

Note: This information is approximately ten years old. The prior owner is believed to have floated a development plan around 2003, but nothing formal has ever been submitted to the City of Chico.

- One of the two older buildings has since burned down.
- It is unclear why the text refers to 112 acres, that is possibly a net acreage figure.

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Special Planning Area	Acreage	Dwelling Units	Non-Residential Square Footage
Barber Yard SPA	±112 Acres	1,096	403,882



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## ENVIRONMENTAL

Diamond Match Company ceased operations in 1975 and Louisiana Pacific Lumber shut down in 1989. For the better part of three decades the property has been undergoing environmental remediation and monitoring. By all accounts Louisiana Pacific did an extremely thorough job of excavating contaminated soils and areas of suspected industrial activities. These soils are now sealed properly under an approximately three-acre concrete cap at the south end of the property.

Groundwater extraction, treatment and monitoring occurred over a period of many years. Today it is believed that only 1 of 14 monitoring wells remains, and that last well should be nearing closure.

As a result of the devastating Camp Fire in Paradise, CA, the United States Army Corps of Engineers in coordination with the Federal Emergency Management Agency (FEMA) completed an Environmental Assessment of Barber Yard for consideration as a temporary debris handling facility. The report, dated December 4, 2018, detailed the environmental history of Barber Yard, and concluded the site was fully remediated. Ultimately, Barber Yard was not selected for the handling facility; however, the report clearly documents the environmental history, successful clean-up and current status of the property.



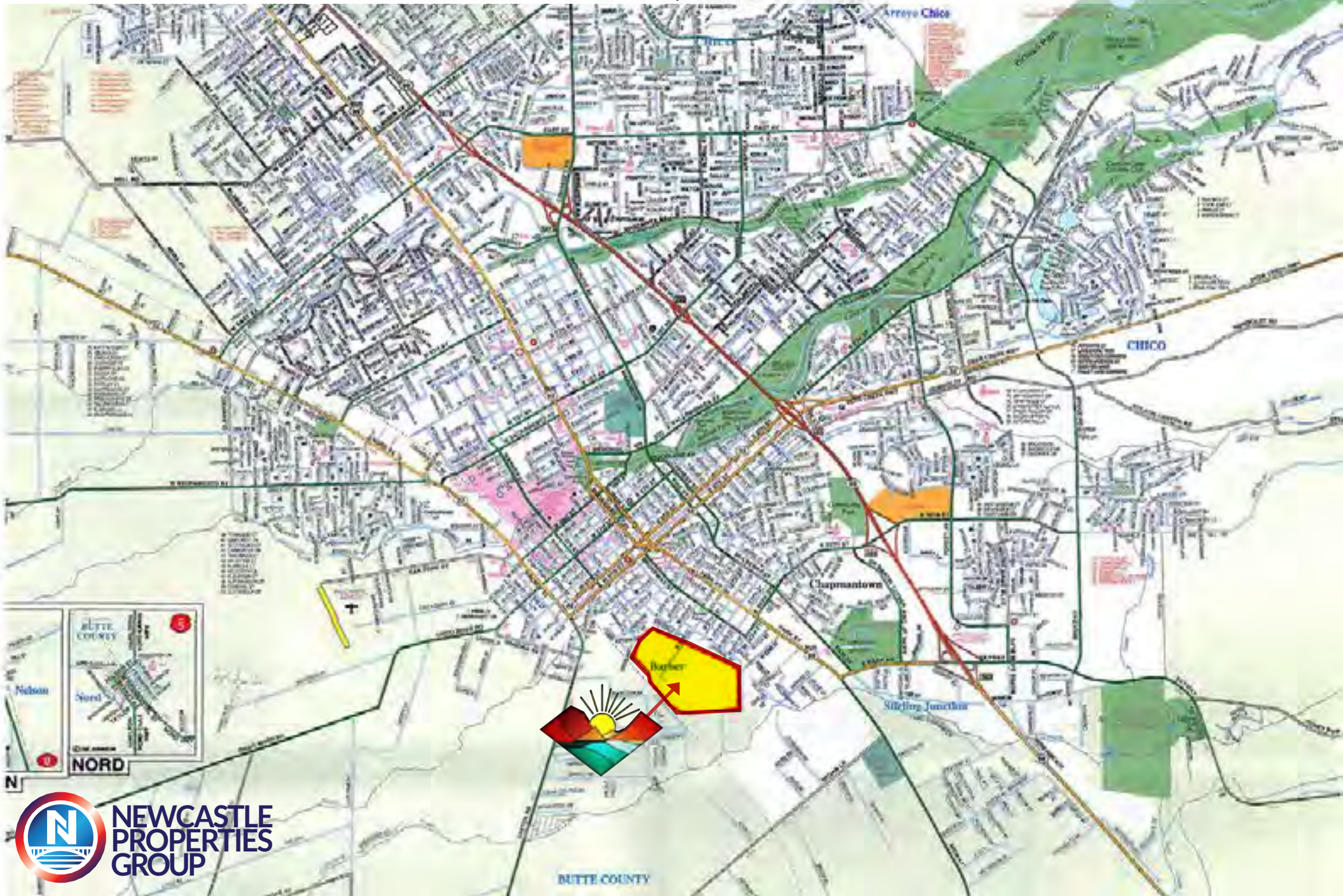
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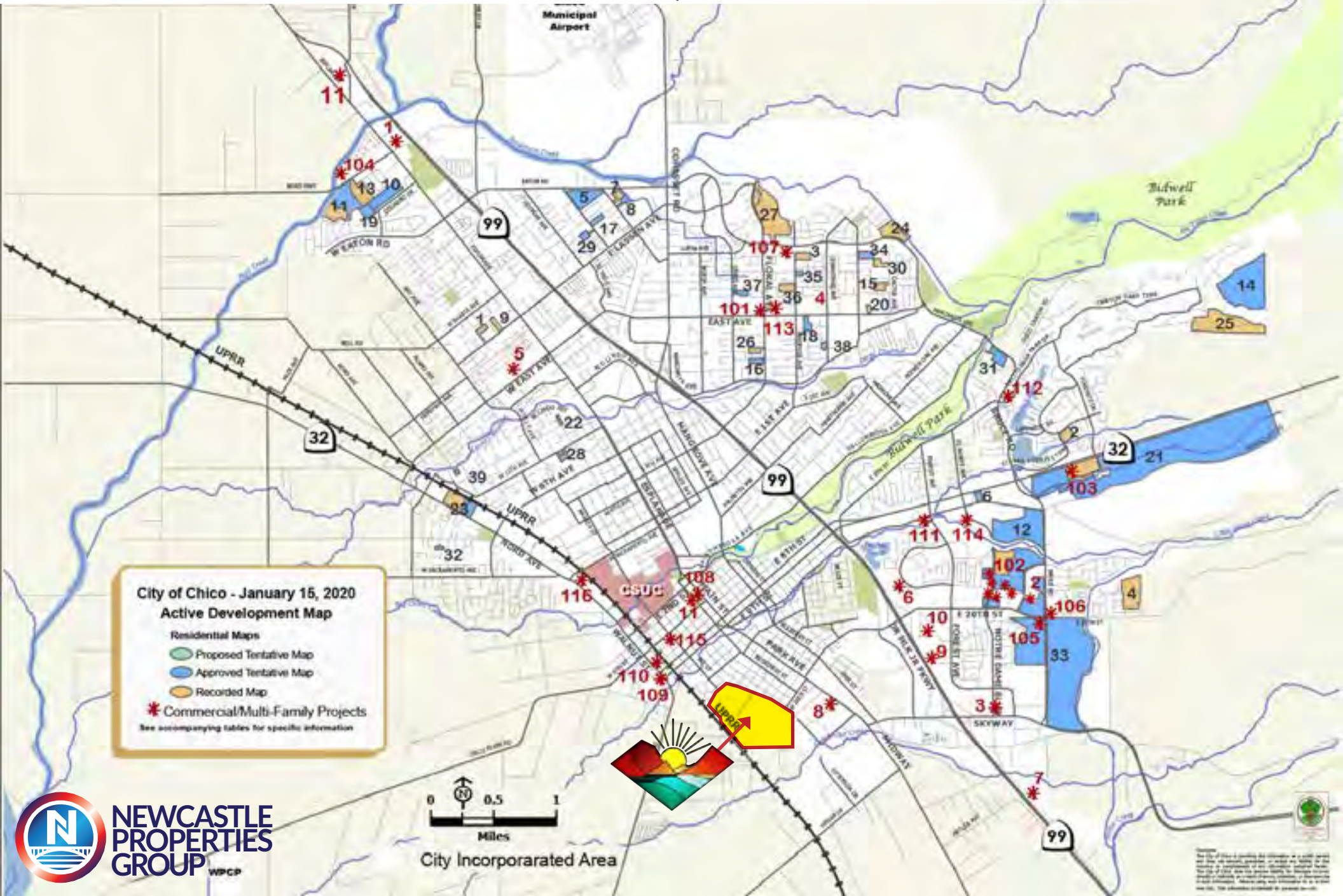


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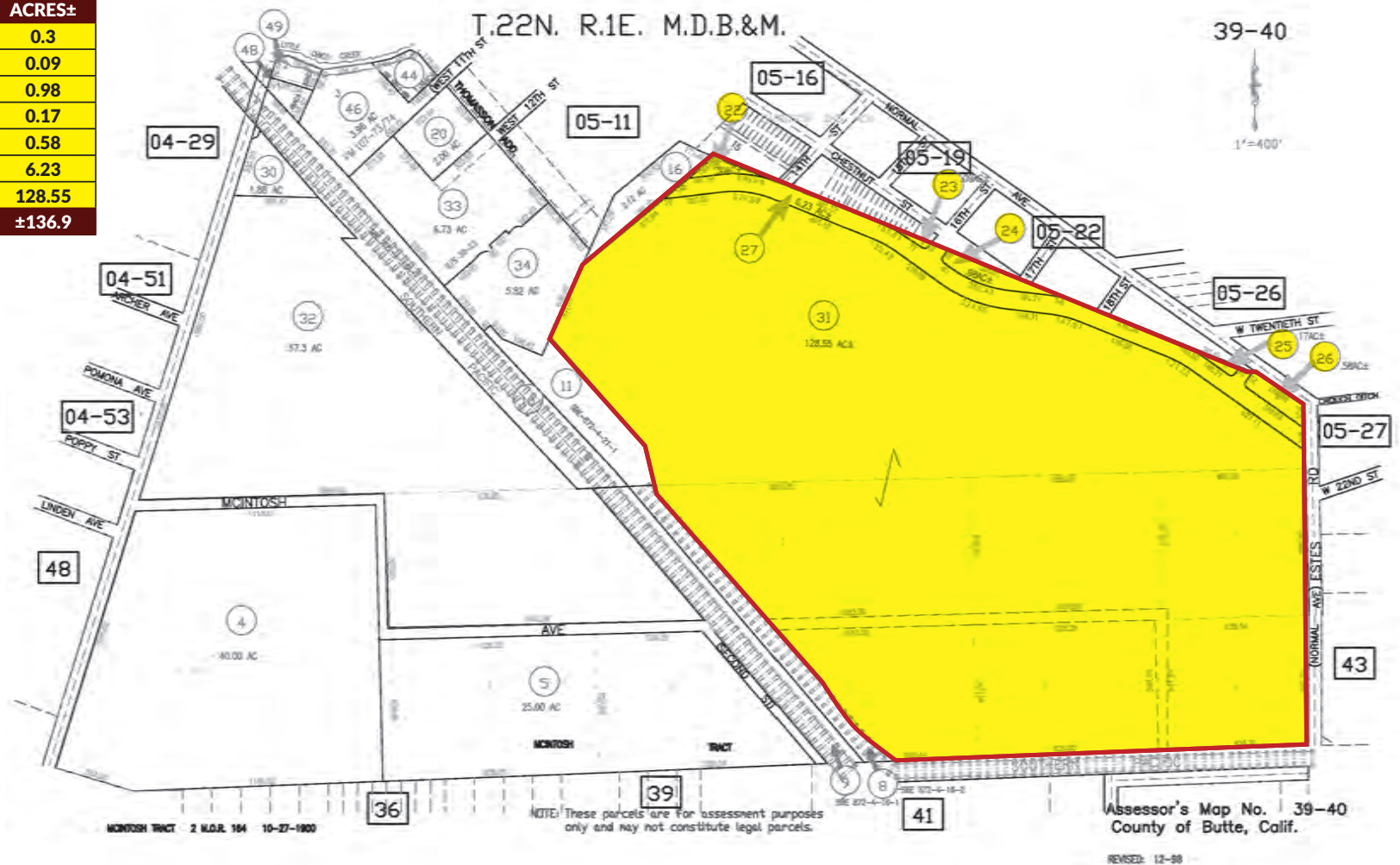
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## PARCEL MAP

BUTTE COUNTY PARCEL NUMBER	ACRES±
039-400-022	0.3
039-400-023	0.09
039-400-024	0.98
039-400-025	0.17
039-400-026	0.58
039-400-027	6.23
039-400-031	128.55
<b>TOTAL ACRES ±</b>	<b>±136.9</b>



Note: Use of tax assessor acreage does not indicate that a survey or more accurately measured acreage does not exist elsewhere, and the actual acreage could be more or less. Tax assessor acreage is an estimate only, and are typically not accurate.

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WEST 9TH STREET

IVY STREET

CHESTNUT STREET

WEST 16TH STREET

SALEM STREET

PARK AVENUE

EAST 20TH STREET

NORMAL AVENUE

WEST 22ND STREET

UNION PACIFIC RAILROAD

MCINTOSH AVENUE

DIAMOND AVENUE

ESTES ROAD

NORMAL AVENUE

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