

CHICO TOWN & COUNTRY SHOPPING CENTER

220 W EAST AVE

CHICO, CA

FOR LEASE

19,129 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED

YOUR NAME HERE

FOR MORE INFORMATION CONTACT:

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ADJACENT TO THE FUTURE
120,000 SF MEDICAL FACILITY

 **ENLOE**
HEALTH

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart, Harbor Freight and Holbrooks furniture store
- Tenants include Autozone, Casa Ramos and Subway
- Abundant parking
- Convenient access to Hwy 99
- Pylon signage available
- Built out dental suite available



PROPERTY DETAILS:

Chico Town & Country Shopping Center is the most well positioned shopping center in the North State. The project is situated on the northeast corner of East Ave. & The Esplanade, one of the most active intersection in Butte County. Directly next to the future 120,000 SF Enloe Health facility.

Town & Country has a unique anchor tenant mix, providing a neighborhood shopping environment as well as the larger draw of a regional center.

The neighborhood surrounding Town & Country provides additional traffic generators in the form of major medical buildings, satellite campuses and a who's who of nationally recognized major retailers.

LEASE RATE:

19,129 SF \$22,746.00 (\$1.19 PSF, NNN)

NNN costs are approximately \$0.45 PSF. Available with 30 days' notice.

DEMOGRAPHICS:

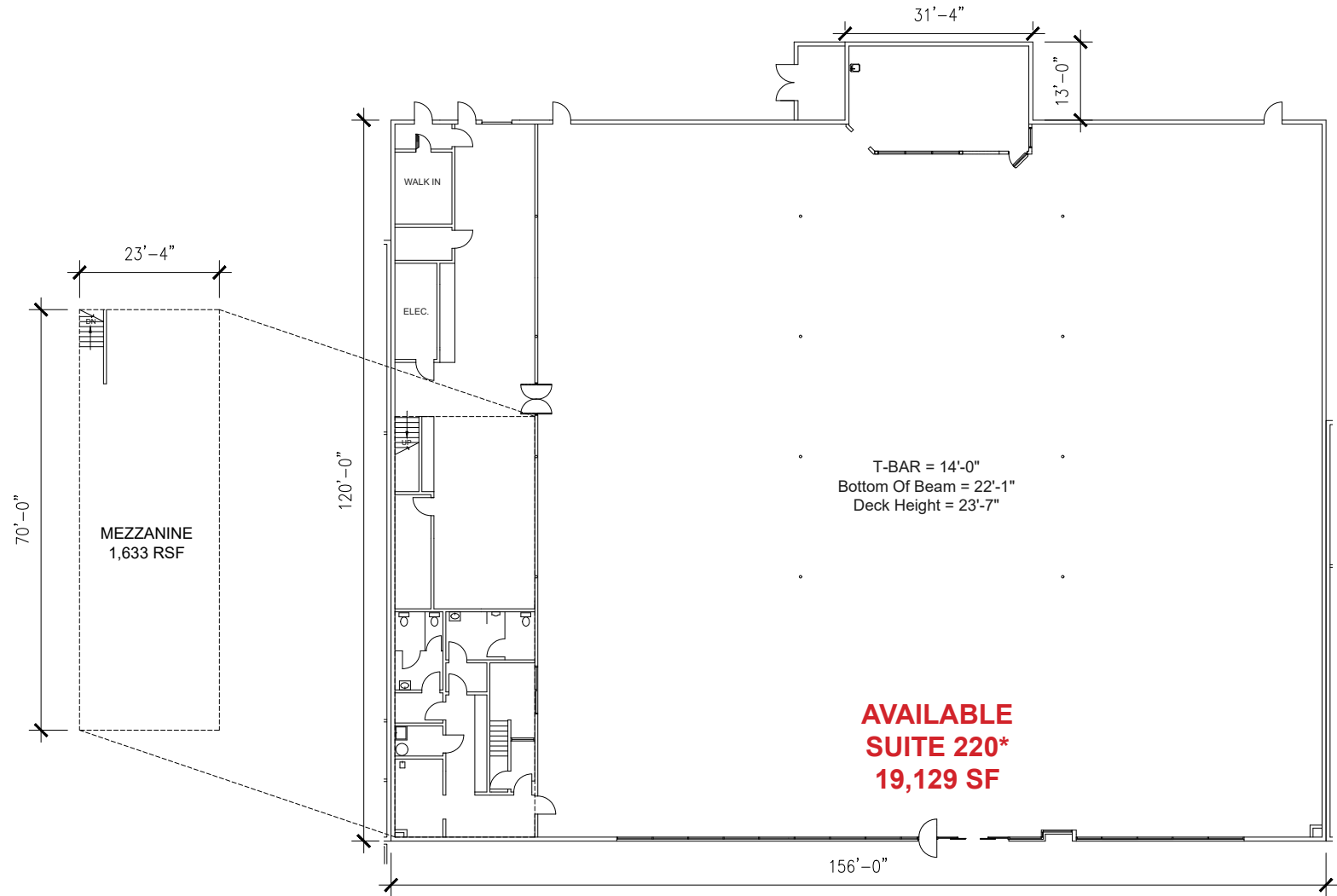
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,467	85,537	114,463
2023 Average HH Income:	\$98,731	\$91,908	\$97,738
Traffic Count @ East Ave & Esplanade:		±35,000	

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FLOOR PLANS



Suite	SF	Lease Rate	Monthly Rent
220*	19,129	\$1.19 PSF, NNN	\$22,764.00
NNN costs are approximately \$0.45 PSF.			

*Available with 30 days' notice.

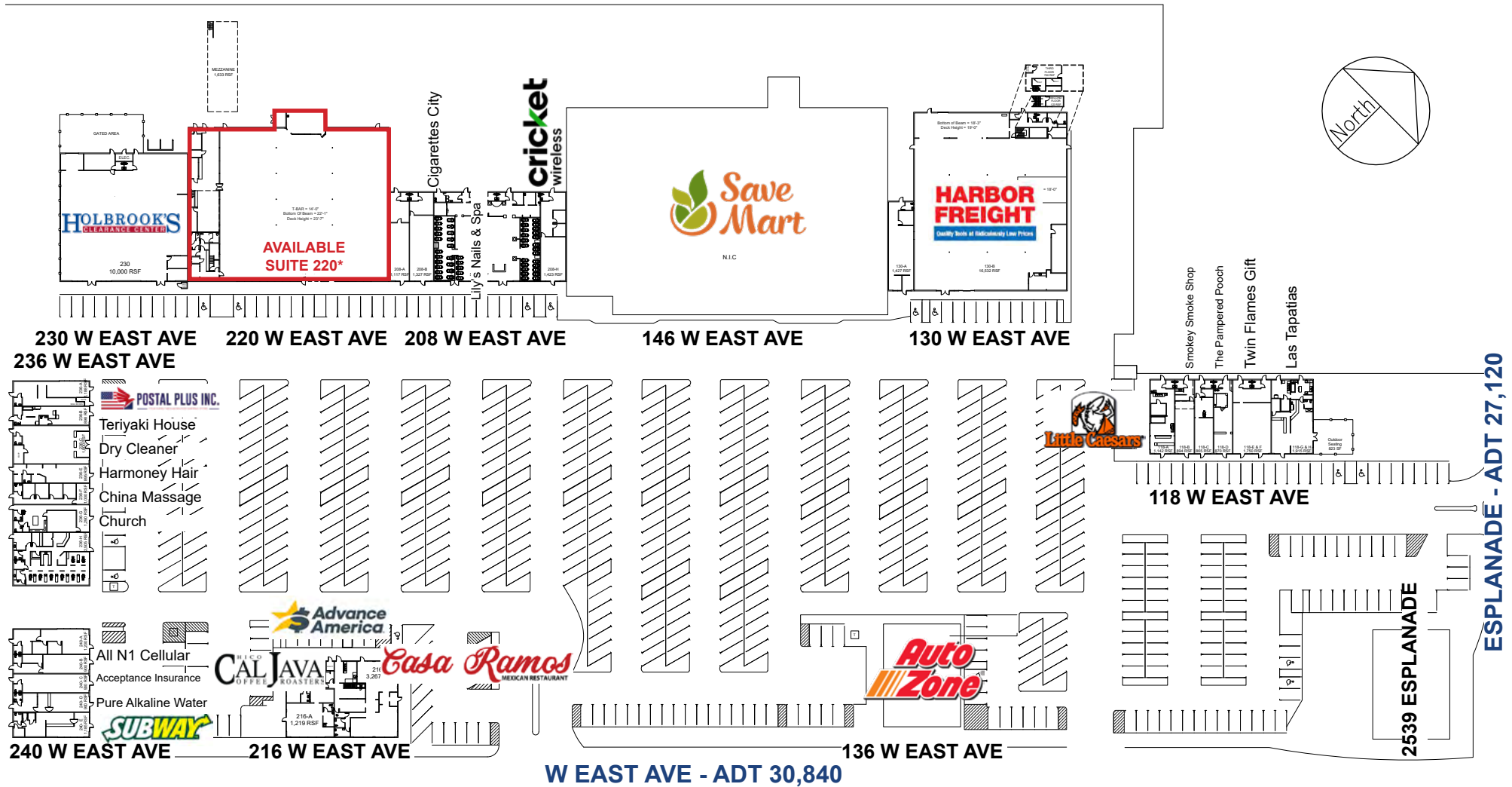
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN



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