

CHICO TOWN & COUNTRY SHOPPING CENTER

236 W EAST AVE

CHICO, CA

FOR LEASE

2,520 SF DENTAL OFFICE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



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

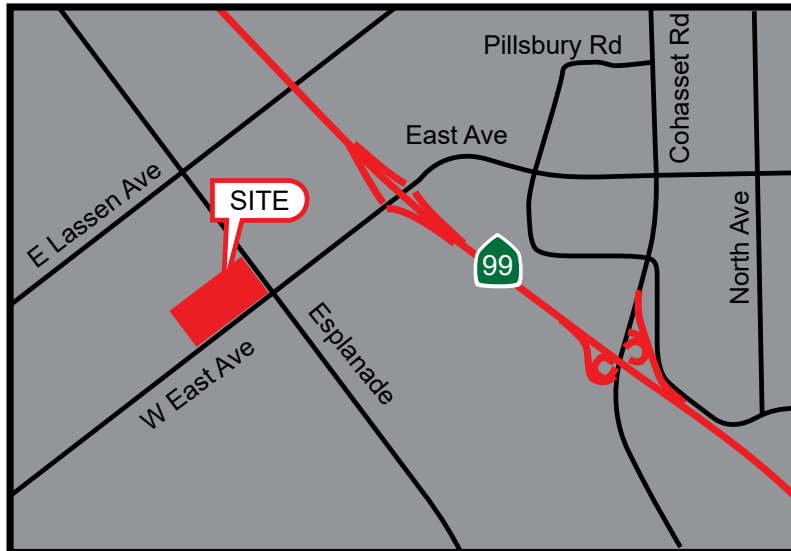
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FEATURES:

- 2nd generation dental office available
- 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



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:

Suite 236-H: 2,520 SF \$4,511.00 (\$1.79 PSF, NNN)
-2nd Generation Dental Suite

NNN costs are approximately \$0.45 PSF.

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		

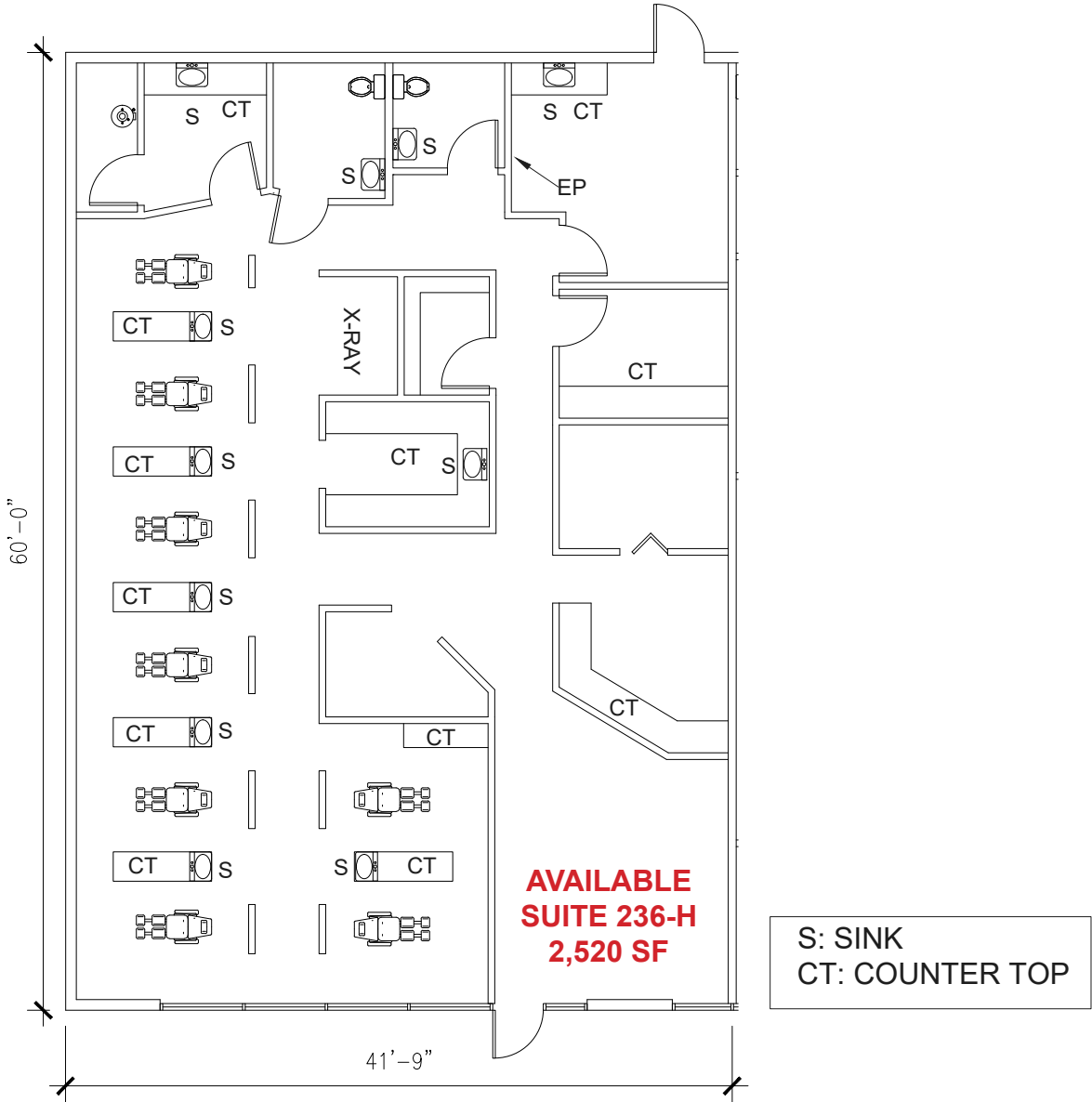
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FLOOR PLANS



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