CHICO TOWN & COUNTRY
SHOPPING CENTER | PAD
118 - 240 W EAST AVE
CHICO, CA
FOR LEASE

5,400 SF RETAIL PAD

ETHAN CONRAD

PROPERTIES

ADJACENT TO THE FUTURE 120,000 SF MEDICAL FACILITY



## NOW BEING REMODELED

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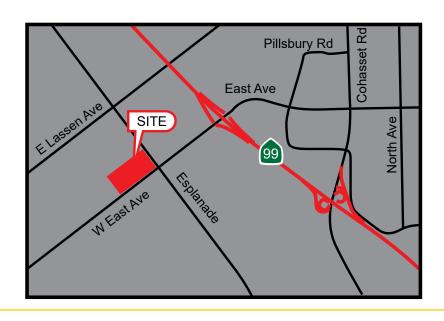
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000 www.ethanconradprop.com

# CHICO TOWN & COUNTRY SHOPPING CENTER | PAD 118 - 240 W EAST AVE

CHICO, CA

#### **FEATURES:**

- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart, Rite Aid, Harbor Freight and Holbrooks furniture store
- Tenants include Autozone, Casa Ramos and Subway
- 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.

### **GROUND LEASE RATE:**

Pad: 5,400 SF \$17.50 PSF/Annual \$94,500 Ground Lease

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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#### **SITE PLAN**



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CHICO, CA

ADJACENT TO THE FUTURE 120,000 SF MEDICAL FACILITY







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