

**CHICO TOWN & COUNTRY  
SHOPPING CENTER | PAD  
118 - 240 W EAST AVE  
CHICO, CA  
FOR LEASE  
5,400 SF RETAIL PAD**

**ETHAN CONRAD**  
PROPERTIES INC.

ADJACENT TO THE FUTURE  
120,000 SF MEDICAL FACILITY

**ENLOE**  
HEALTH

**NOW BEING REMODELED**

FOR MORE INFORMATION CONTACT:

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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, 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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