



**1982 E 20TH STREET
CHICO, CA**

40,000 SF - 85,154 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

Burlington

BOOT BARN

five BELOW



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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PROPERTY HIGHLIGHT VIDEO



**PYLON SIGN
FACING HWY 99**

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

FOR SALE OR LEASE

CHICO MARKETPLACE SALES

Tenant sales for Chico Marketplace have increased significantly over the past three years and we are excited to report the following strong sales figures:

Chico Marketplace 2025 Inline Tenant Sales are very strong at \$451 PSF.

CHICO MARKETPLACE INFORMATION

- Chico Marketplace is California's largest retail property north of Sacramento and the only enclosed regional mall within a 45-mile radius. The center is ideally located, with excellent visibility and access from Highway 99.
- California State University, Chico offers bachelor's and master's degree programs to over 15,421 student and Butte-Glenn Community College District enrolls over 9,335 students, with options for career technical training as well as university transfer.
- Chico is one of the fastest growing cities in California ranking in the top 10 cities under 300,000 population. Paradise is now the fastest growing city in California with a 16% increase in 2023 as they rebuild from the Camp Fire. This information sourced from California's Department of Finance (Source: May 1, 2024)

CHICO MARKETPLACE NEW TENANTS SUMMARY

Total SF leased since 2020 is over 210,000 SF

- | | |
|--|-----------|
| • H&M - Opened September 2020 | 15,130 SF |
| • HomeGoods - Opened March 2021 | 24,420 SF |
| • Petco - Opened June 2021 | 14,378 SF |
| • Burlington - Opened July 2021 | 25,000 SF |
| • Black Bear Diner - Opened October 2022 | 6,000 SF |
| • Boot Barn - Opened February 2023 | 16,142 SF |

- | | |
|--|-----------|
| • At Home - Opened February 2023 | 85,154 SF |
| • Box Lunch - Opened November 2023 | 4,182 SF |
| • Shoe Palace - Opened August 2024 | 5,373 SF |
| • MiniSo - Opened August 2024 | 3,108 SF |
| • Five Below - Opened September 2024 | 12,126 SF |
| • Raising Cane's - Slated to open January 2025 | 3,026 SF |

CHICO MARKETPLACE | ANCHOR

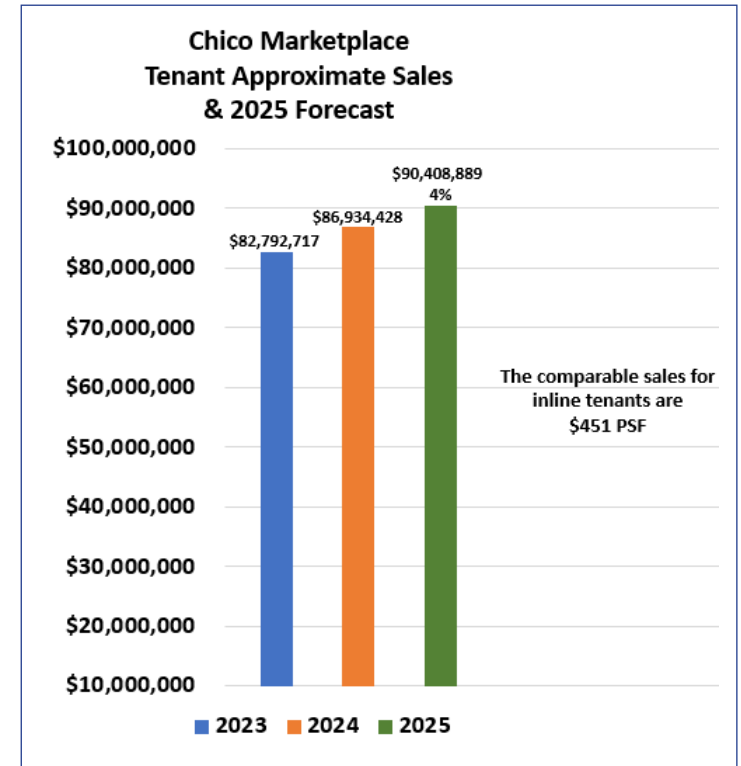
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LEASE RATES:

40,000 SF - 85,154 SF \$0.95 - \$1.15 PSF, NNN
NNN costs are approximately \$0.35 PSF.

PURCHASE PRICE: \$8,941,000 (\$105.00 PSF)



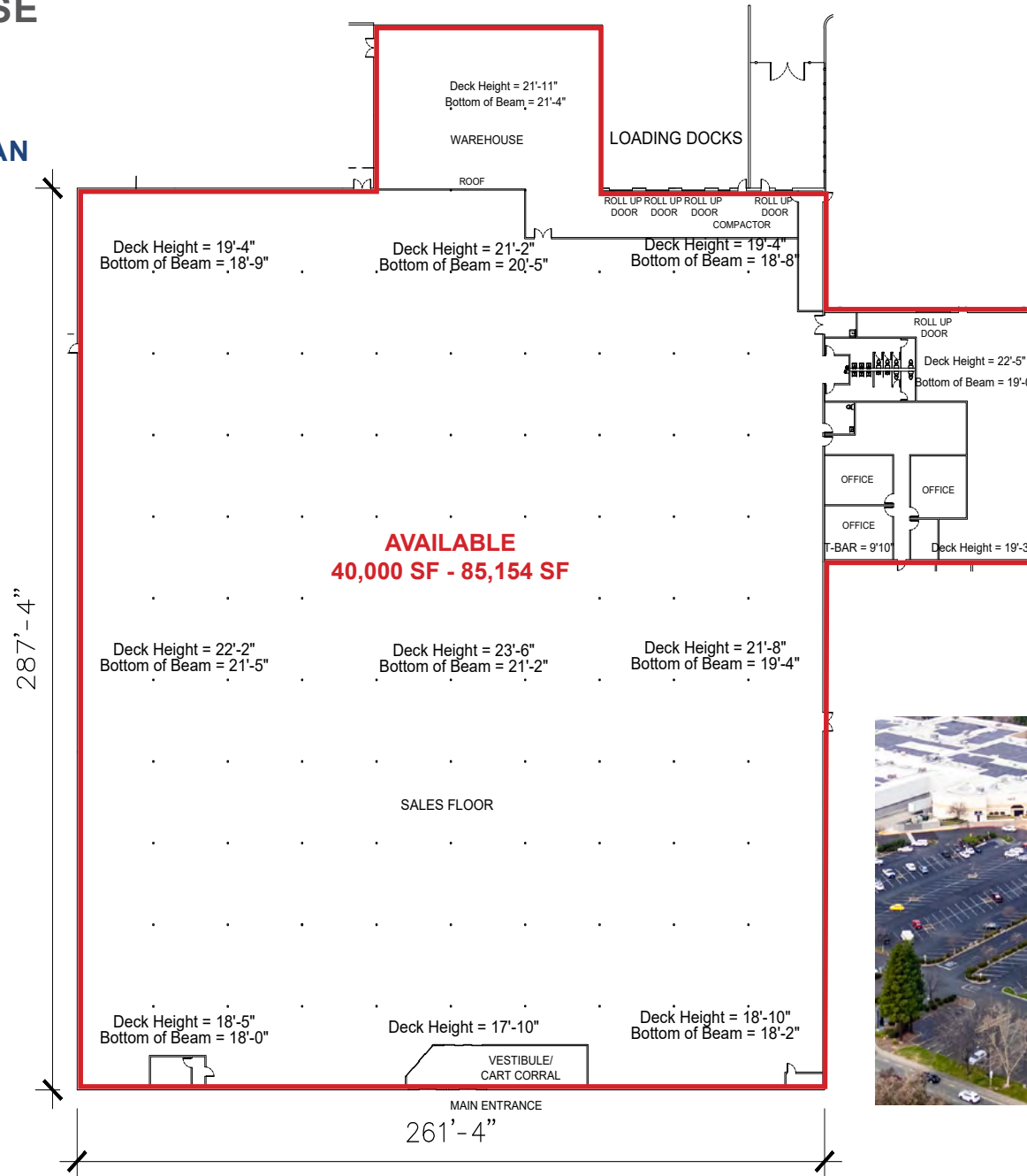
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FLOOR PLAN



- DECK HEIGHT: 18'-5" - 23'-6"
- BOTTOM OF BEAM: 17'-10" - 21'-5"
- ROOF HEIGHT AT PERIMETER: 20'
- ROOF HEIGHT AT CENTER OF SPACE: 22'
- LOADING DOCKS: 3 BELOW-GRADE, ONE AT-GRADE
- 1 BAY AT LOADING DOCK FOR TRASH COMPACTOR
- 1 CARDBOARD COMPACTOR ON SITE

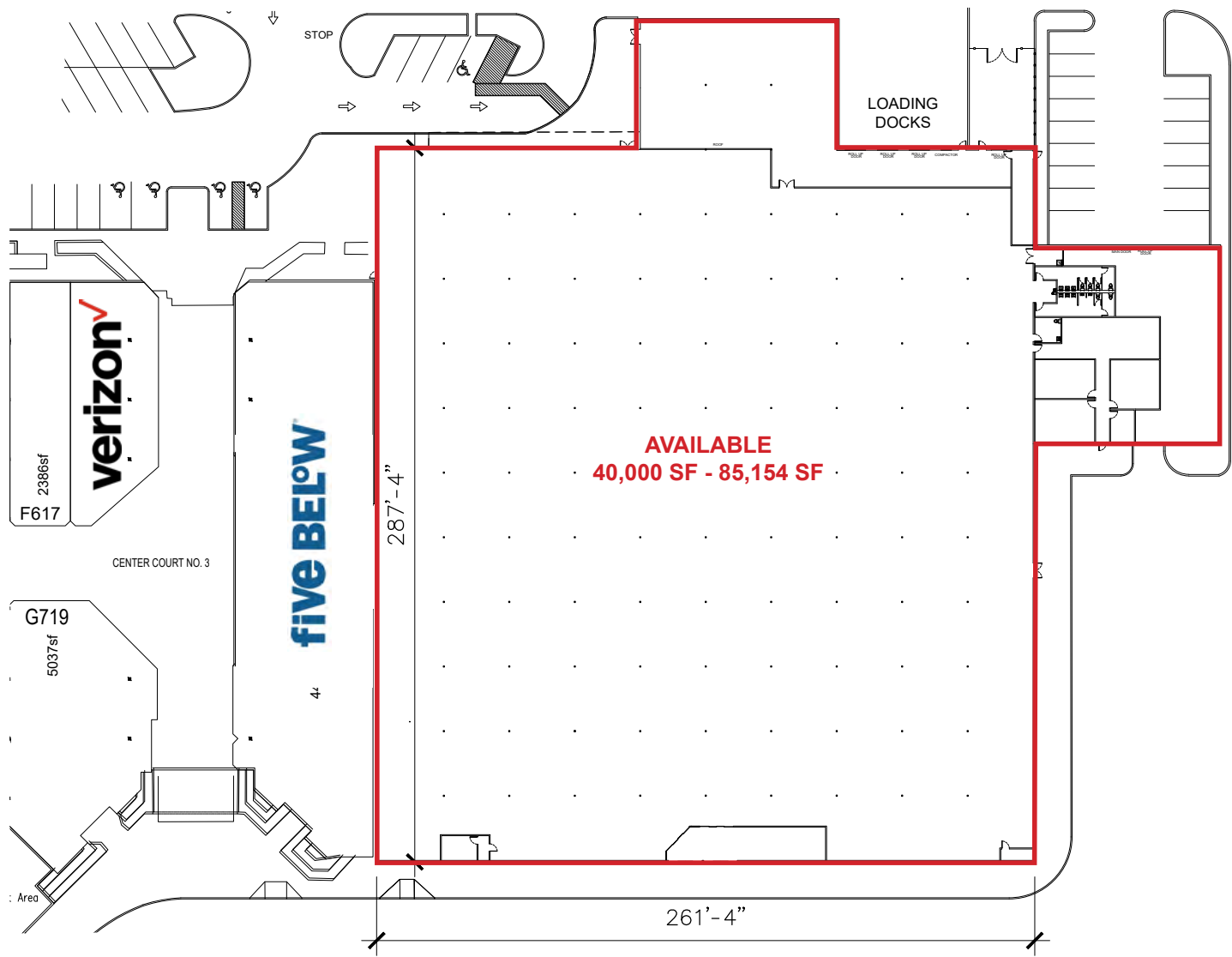


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SITE PLAN



Explore Chico Marketplace Website
<https://www.shopchicomarketplace.com/>

Watch Chico Marketplace Property Highlight
[Click Here](#)

**KING
ENERGY**

Tenants save up to
10% vs traditional
utility costs.

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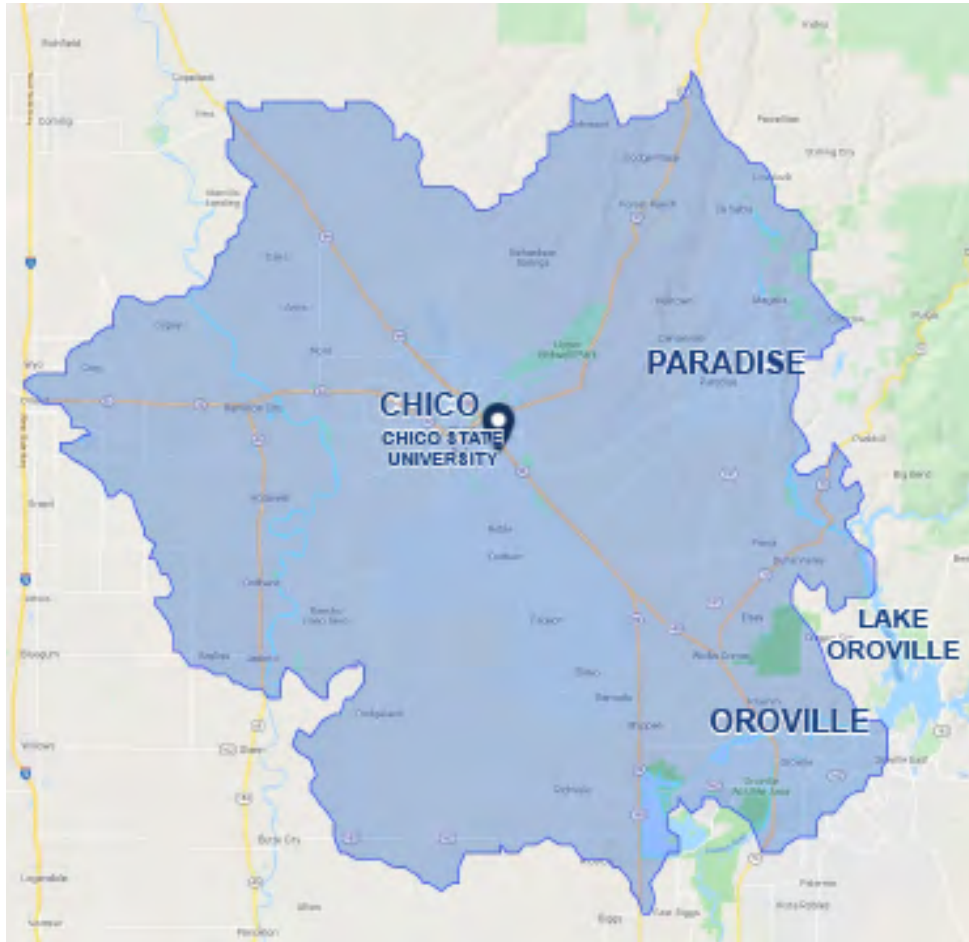
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TRADE AREA



DEMOGRAPHIC REPORT

	10 MIN	20 MIN	30 MIN
			
2022 Population	98,946	110,526	190,825
2027 Population Projection	105,645	118,147	202,631
			
2022 Households	39,893	44,353	75,954
2027 Projected Households	42,665	49,475	80,849
			
2022 Average Income	\$87,365	\$92,384	\$87,759
			
2022 Median Home Value	\$589,446	\$625,991	\$572,207
			
2022 Unemployment Rate	3.50%	3.40%	3.60%

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- They are beating their sales plan on average by 16%
- The Chico location has one of the top sales volumes in their district
- Projecting \$7 million for the year



- They are beating their sales plan on average by 25%
- The Chico store averages \$7 million annually



- They average 30,000 transactions a month
- The Chico store produces \$7.6 million annually



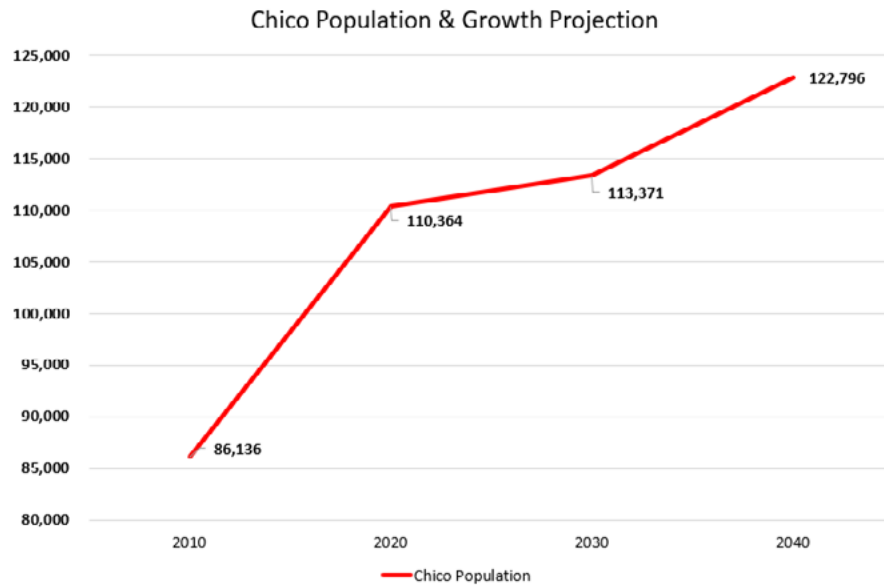
- The Chico store is one of the top producers in Northern California with \$9.8 million annually

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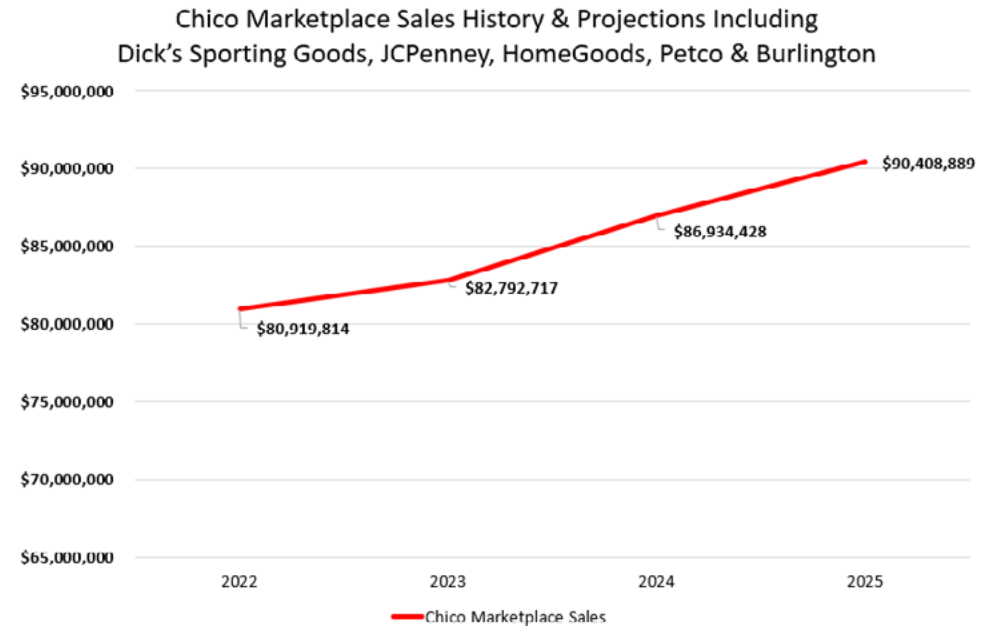
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Chico Marketplace Population History & Projections



Certainly it is very impressive that Chico has grown from a population of in 86,136 people in 2010 to a 110,364 in 2020 with a projected population of 113,371 in 2030 equating to an increase of 32%!

Chico Marketplace Sales History & Projections Including H&M, Homegoods, Petco, & Burlington



Certainly it is very impressive that the estimated store sales for Chico Marketplace will increase from approximately \$80.9M to \$90.4M equating to an increase of 12% projected for 2025!

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