



**1950 E 20TH STREET
CHICO, CA**
INLINE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

Burlington
BOOT BARN

planet fitness

Raising Cane's
CHICKEN FINGERS

five BELOW

at home
The Home Décor Superstore

SHOEPALACE

MINI SOU
名創優品

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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basi@ethanconradprop.com



**PYLON SIGN
FACING HWY 99**

PROPERTY HIGHLIGHT VIDEO

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

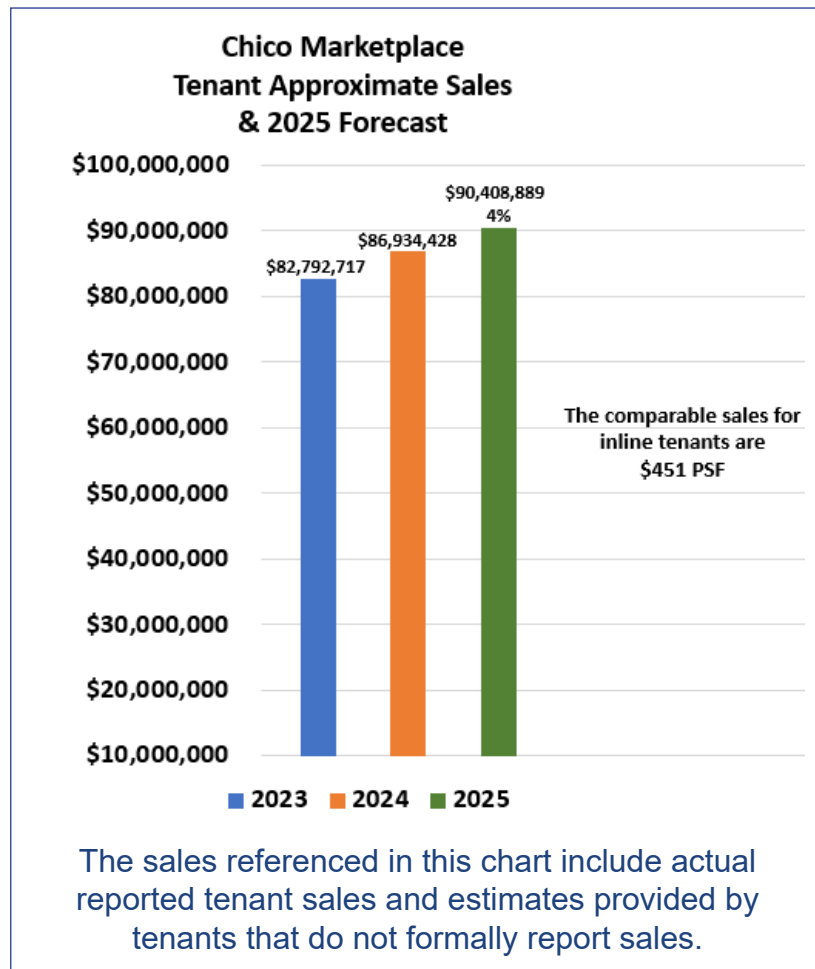
- Chico Marketplace is California’s largest retail property north of Sacramento and the only enclosed regional mall within a 45-mile radius. The center is ideally located, with excellent visibility and access from Highway 99.
- California State University, Chico offers bachelor’s and master’s degree 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 211,233 SF

• H&M - Opened September 2020	15,130 SF	• Boot Barn - Opened February 2023	16,142 SF
• HomeGoods - Opened March 2021	24,420 SF	• Box Lunch - Opened November 2023	4,182 SF
• Petco - Opened June 2021	14,378 SF	• Shoe Palace - Opened August 2024	5,373 SF
• Burlington - Opened July 2021	25,000 SF	• MiniSo - Opened August 2024	3,108 SF
• Black Bear Diner - Opened October 2022	6,000 SF	• Five Below - Opened September 2024	12,126 SF
• At Home - Opened February 2023	85,456 SF	• Raising Cane’s - Slated to open January 2025	3,026 SF

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.



FLOOR PLAN



KEY

- Perm Tenants
- Temp Tenants
- Available

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

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

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AVAILABLE SUITES

SUITES	TENANTS:	SF
A100	AVAILABLE	2,262 SF
A102	AVAILABLE	614 SF
A103	AVAILABLE	730 SF
A107	AVAILABLE	3,791 SF
B229	Dear Diary*	3,783 SF
B235	Alagi*	2,786 SF
B240	AVAILABLE	2,136 SF
C301	AVAILABLE	1,482 SF
C303	Gold Sweet Shop*	1,208 SF
C307	AVAILABLE	3,130 SF
C311	Eyes of Chico*	965 SF
D407	Cali Custom*	1,583 SF
E523	IV Lounge & Aesthetics*	1,213 SF
F609	Claw Arcade*	1,962 SF
F613	AVAILABLE	1,761 SF
F615	AVAILABLE	1,552 SF
F617	AVAILABLE	2,386 SF
G709	Upper Cut Club*	861 SF
G710	Lux Perfumes*	640 SF
G711	AVAILABLE	1,011 SF
G713	AVAILABLE	2,285 SF
G715	AVAILABLE	3,312 SF
G719	AVAILABLE	5,037 SF
G727	Mall Leasing Office*	2,250 SF

*Available with 30 days notice.



Tenants save up to 10% vs traditional utility costs.

KIOSKS AVAILABLE

For more information please contact:

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MARKETING PROGRAMS

Chico Marketplace offers a robust marketing program including many traffic building events throughout the year and free opportunities for tenant involvement. Our established social media pages have over 12,400 followers as well as an email database with 12,200 subscribers.



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SITE PLAN



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FOR LEASE

CHICO MARKETPLACE | INLINE
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CHICO, CA



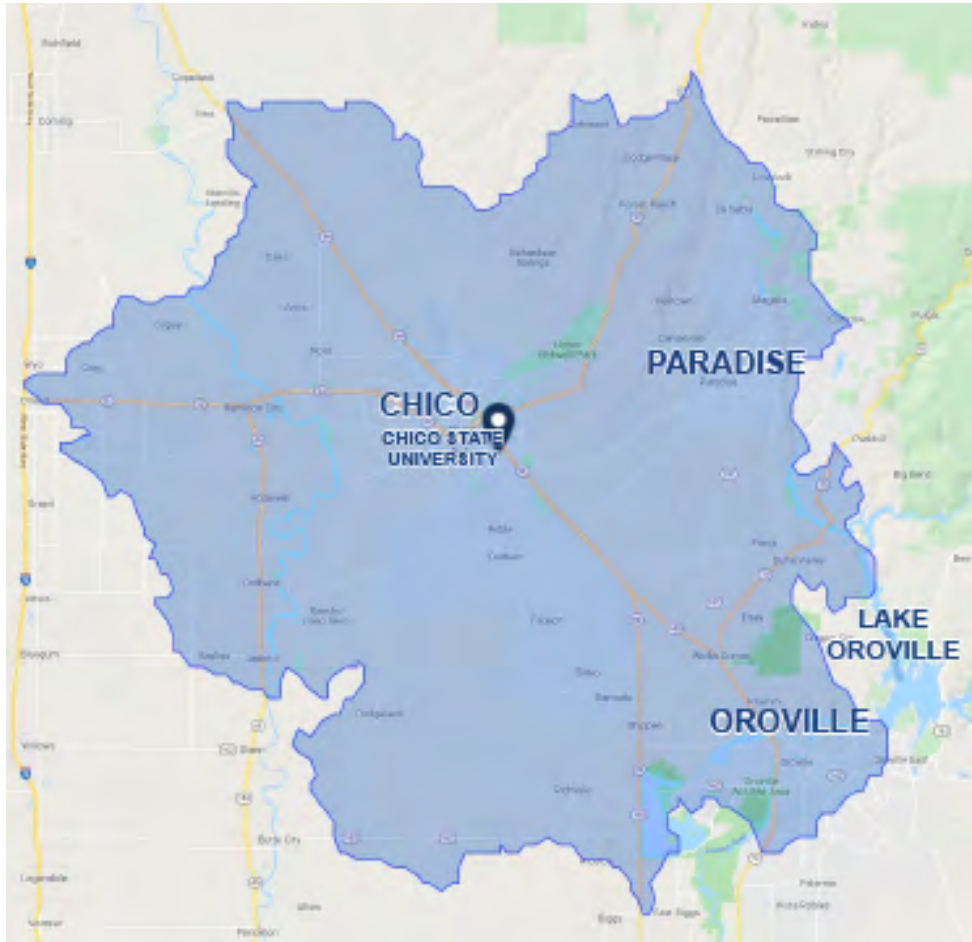
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TRADE AREA



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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Burlington

- 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

JCPenney

- They average 30,000 transactions a month
- The Chico store produces \$7.5 million annually

HomeGoods®

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



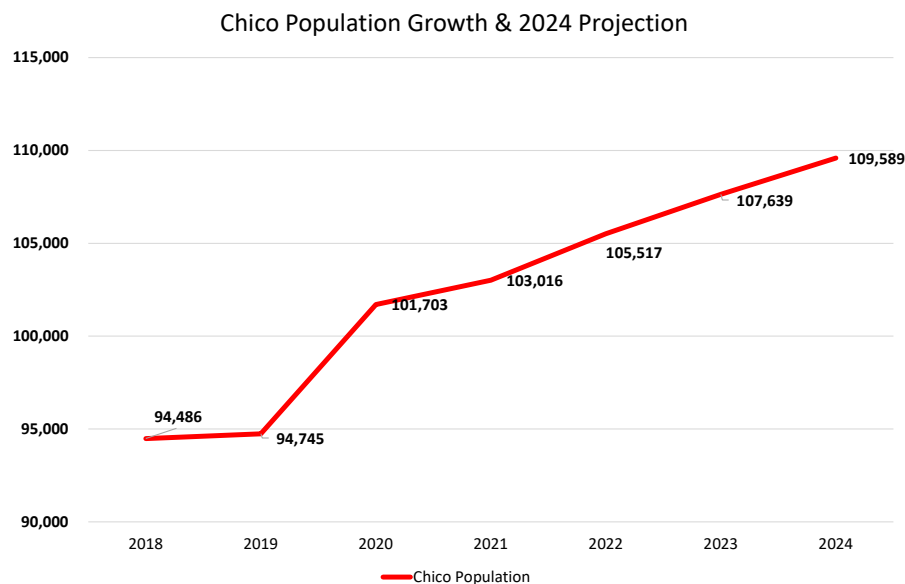
- The Chico store is one of the top producers in Northern California with \$9.6 million annually

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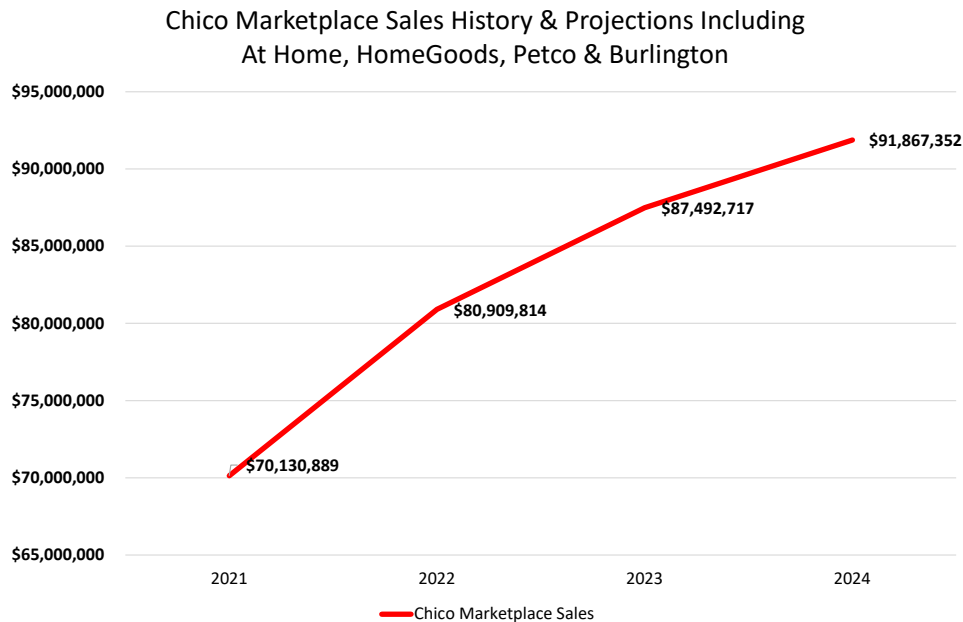
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**Chico Marketplace
 Population History & Projections**



Certainly it is very impressive that Chico has grown from a population of 86,187 people in 2010 to 121,219 people in 2021, equating to an increase of 41% over the last 11 years!

**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 \$48.3M to \$75.9M equating to an increase of 57% per the three year time period noted above!

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