



1950 E 20TH STREET CHICO, CA

TWO PADS WITH ±.747 ACRE AND ±1.24
ACRE PARCELS

ETHAN CONRAD PROPERTIES INC.

NOW OPEN!

Burlington **planet fitness** **at home**
BOOT BARN **petco** **H&M** **HomeGoods®**

LEASE SIGNED!

Raising Cane's **five BELOW** **SHOEPALACE**



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PROPERTY HIGHLIGHT VIDEO

FOR SALE OR LEASE

CHICO MARKETPLACE | PAD
1950 E. 20TH STREET
CHICO, CA

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 2024 Inline Tenant Sales are very strong at \$467 PSF.

PAD PARCEL FEATURES

- Property has good visibility on both E. 20th Street and Forest Ave
- Parcels can accommodate drive thru concepts and stand alone buildings
- Forest Ave has a daily traffic count of 13,750 cars
- Immediate access from Forest Ave at the eastern side of the mall
- 20,900 cars daily on E. 20th Street

LAND/PARCEL INFORMATION

Pad Parcel A	±35,552 SF
Pad Parcel C	±1.24 acres
Zoning	CR Regional Commercial

PURCHASE PRICES

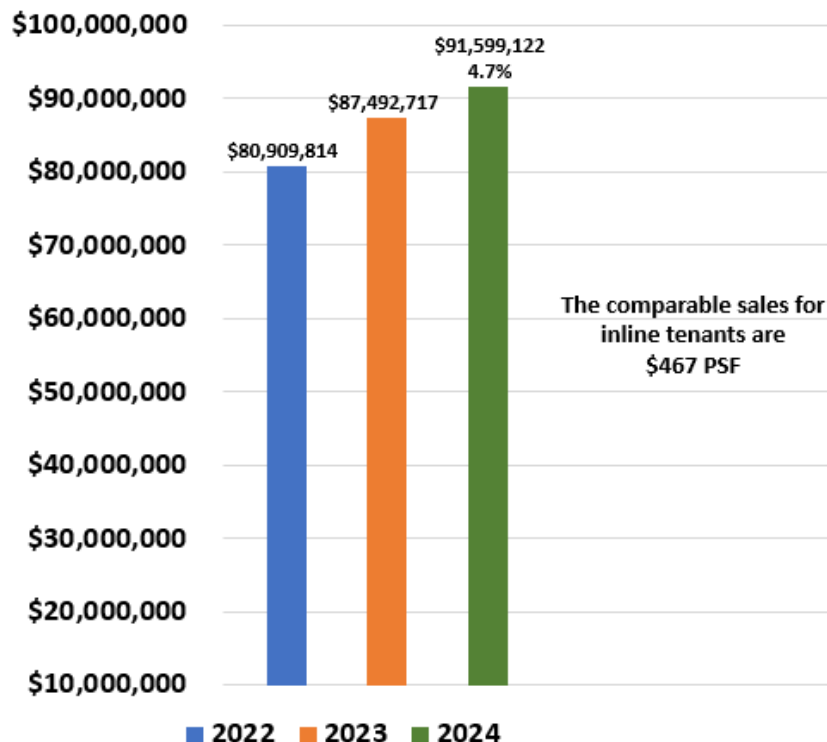
Parcel A	\$1,546,220.00 (\$47.50 PSF)
Parcel C	\$1,987,000.00 (\$36.50 PSF)

Included in purchase price is "onsite" improvements that have a value of over \$10.00 PSF.

GROUND LEASE RATES

Pad Parcel A	\$ 7,776.00, NNN
Pad Parcel C	\$ 9,845.00, NNN

**Chico Marketplace
Tenant Approximate Sales
& 2024 Forecast**



The sales referenced in this chart include actual reported tenant sales and estimates provided by tenants that do not formally report sales.

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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.

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SITE PLAN



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

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

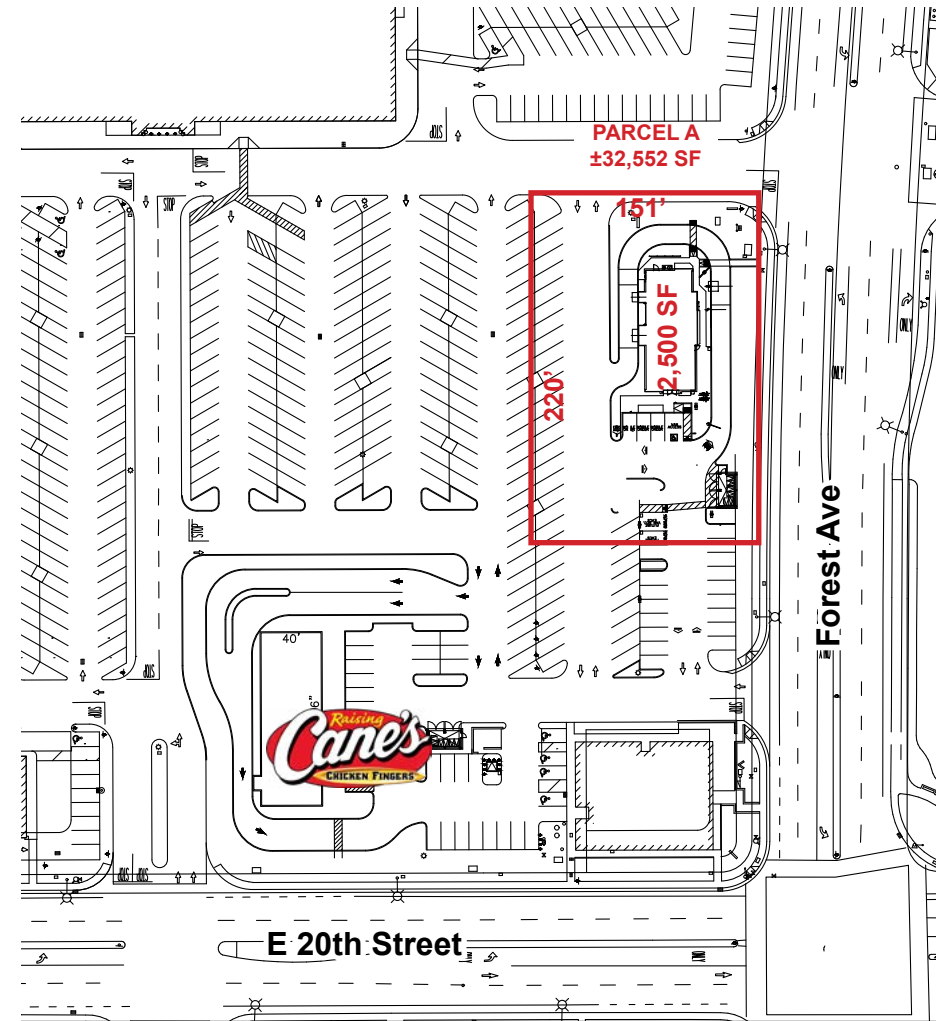
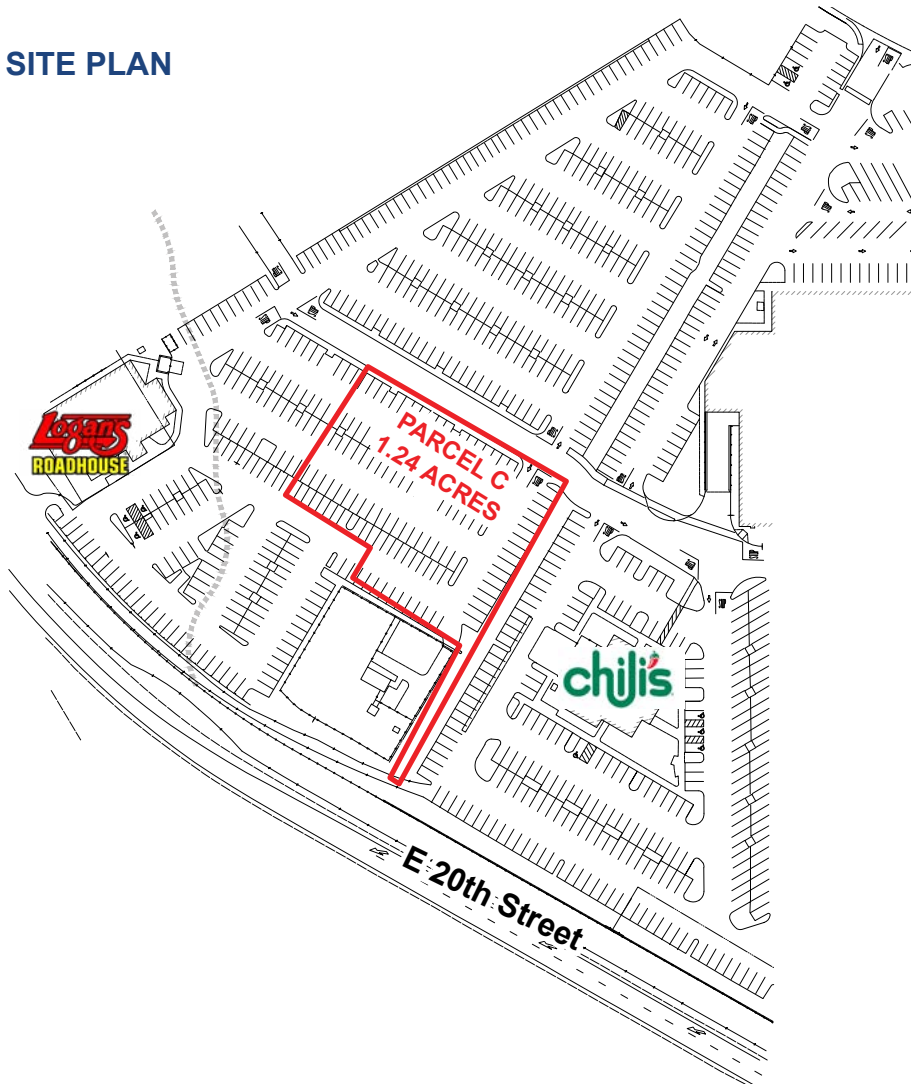
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SITE PLAN



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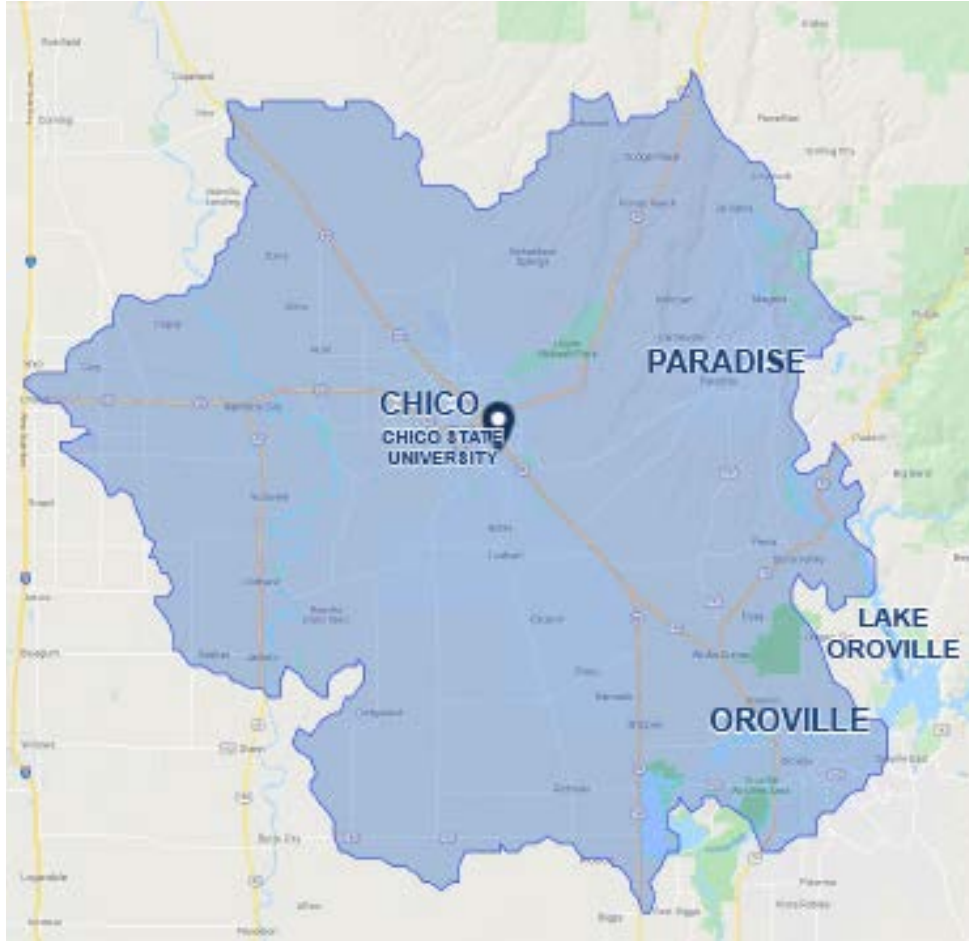
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TRADE AREA



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%

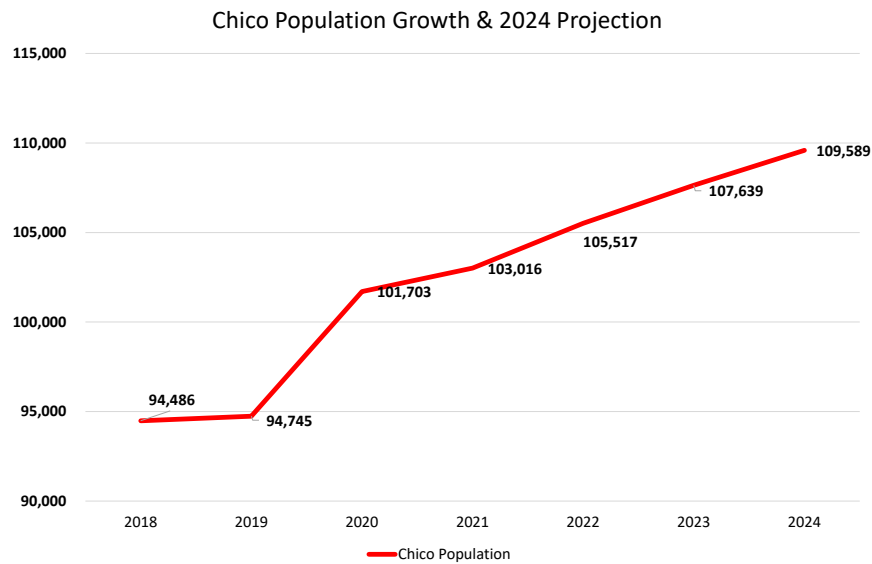
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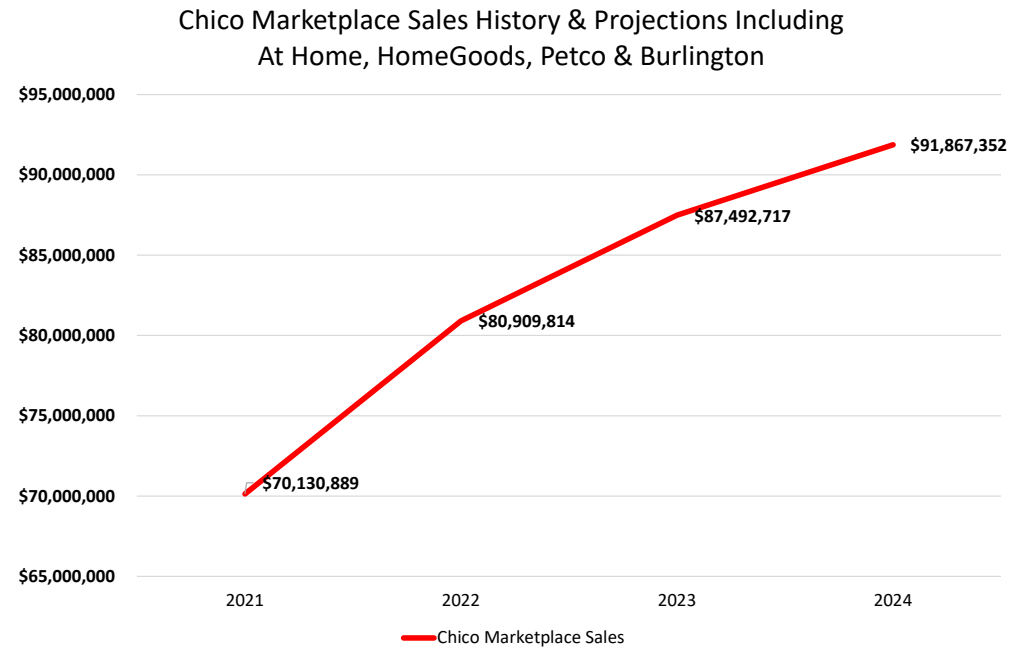
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**Chico Marketplace
Population History & Projections**



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



period noted above!

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