



1950 E 20TH STREET CHICO, CA

TWO PADS WITH $\pm$.747 ACRE AND $\pm$ 1.24
ACRE PARCELS

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

Burlington

BOOT BARN

five BELOW



LEASE SIGNED!

Go One
Adventure Park

PARCEL C
1.24 ACRES

PARCEL A
 $\pm$ 32,552 SF

chili's

EVGATEWAY

Panera

TACO BELL

Carl's Jr.

CHIPOTLE

KFC

Raising Cane's

Black Bear Diner

FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

ethan@ethanconradprop.com

Ravjeet Basi

DRE: #02087994

basi@ethanconradprop.com

PROPERTY HIGHLIGHT VIDEO

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

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 Inline Tenant Sales are very strong at \$427 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

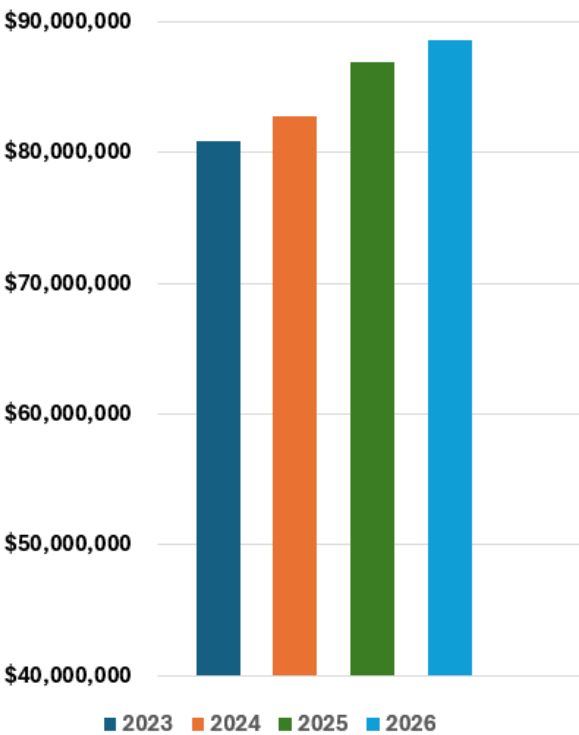
PURCHASE PRICES

Parcel A	\$1,546,220.00 (\$47.50 PSF)
Parcel C	\$1,987,000.00 (\$36.50 PSF)
Included in purchase price is “onsite” improvemenets 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
& 2026 Forecast



The increase in tenant sales between 2023 & 2026 is 9.5%.
The tenant sales for the 'inline' suites are currently \$427 PSF.

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

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

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.

FOR SALE
OR LEASE

CHICO MARKETPLACE | PAD

1950 E. 20TH STREET
CHICO, CA

SITE PLAN



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

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

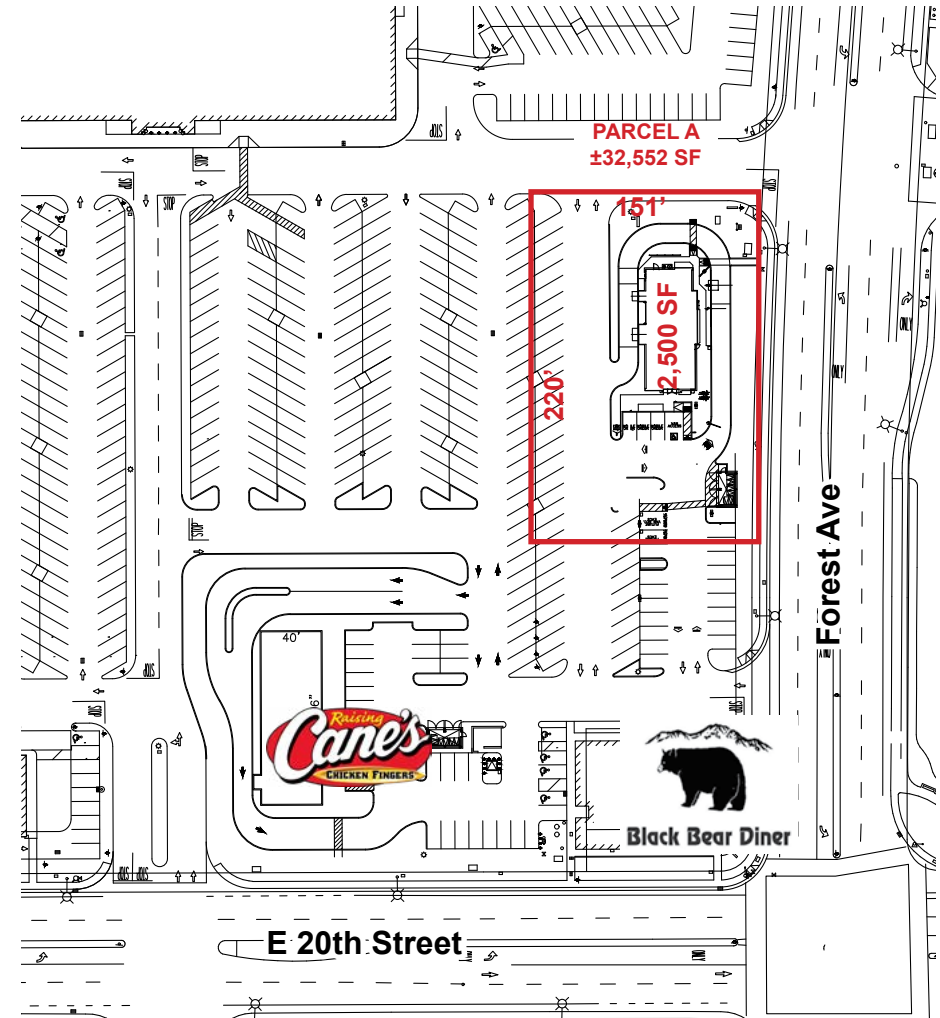
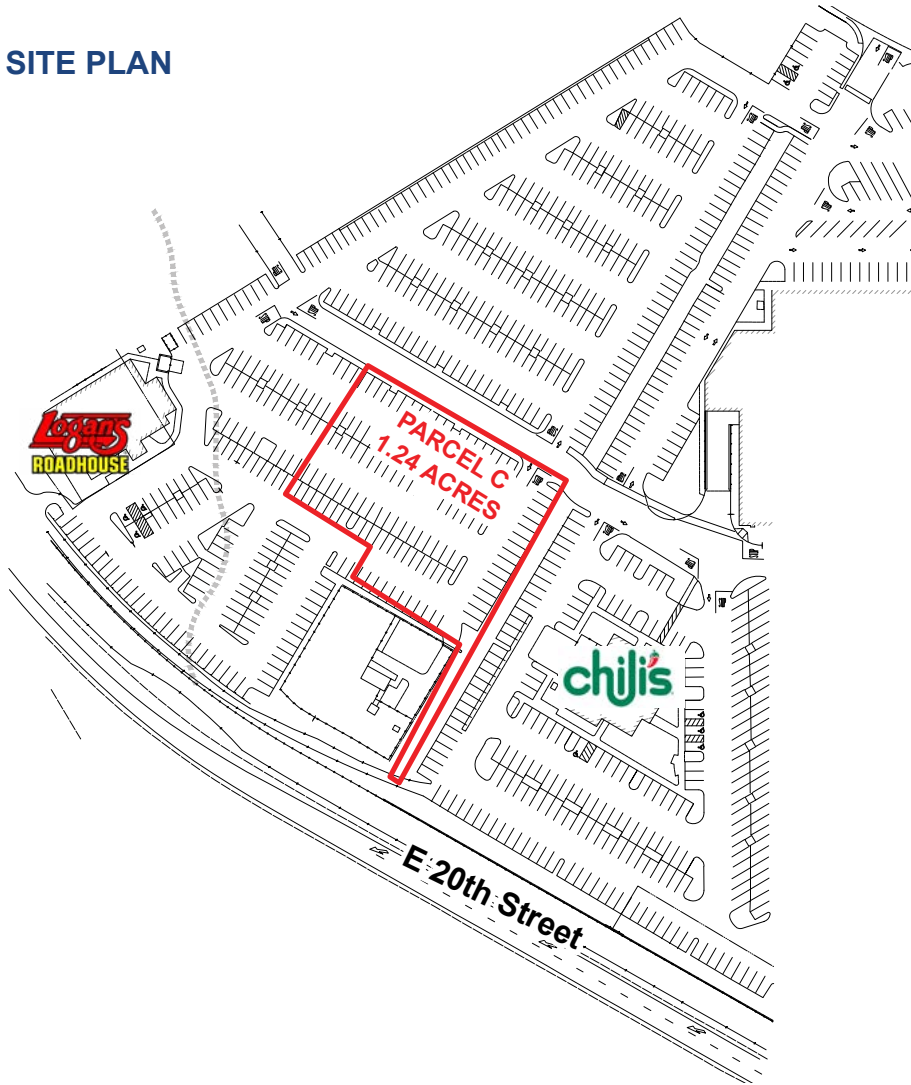
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

FOR SALE
OR LEASE

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

SITE PLAN



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.

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

FOR SALE
OR LEASE

CHICO MARKETPLACE | PAD

1950 E. 20TH STREET
CHICO, CA



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

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.

FOR SALE
OR LEASE

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

TRADE AREA



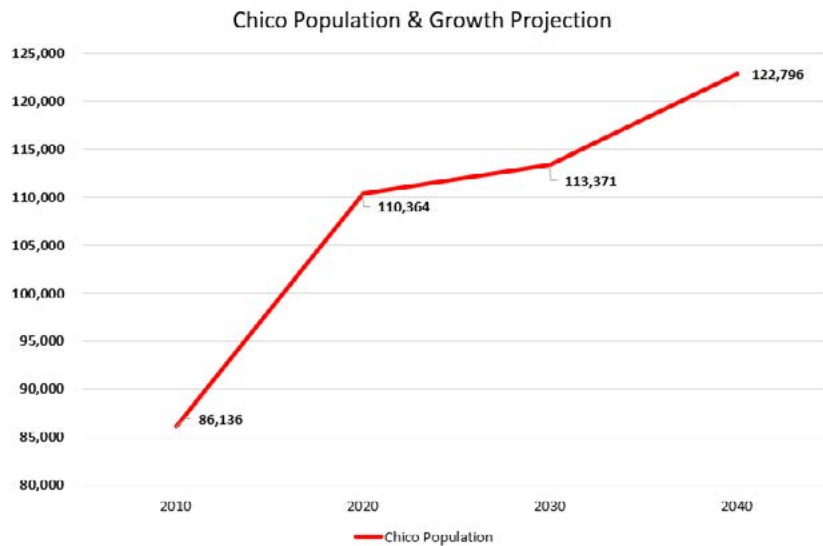
DEMOGRAPHIC REPORT

	10 MILES	20 MILES	30 MILES
			
2025 Population	125,262	167,808	258,533
2030 Projected Population	132,725	180,075	272,979
			
2025 Households	51,147	67,342	100,174
2030 Projected Households	54,268	72,565	106,189
			
2025 Avg Housefold Income	\$114,639	\$110,921	\$105,264
			
2025 Median Home Value	\$512,925	\$488,595	\$455,414
			
2025 Unemployment Rate	4.8%	5.0%	5.6%

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

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.

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!

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.