



1950 E 20TH STREET CHICO, CA

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

ETHAN CONRAD PROPERTIES INC.

NOW OPEN!




PARCEL C
1.24 ACRES



PARCEL A
±32,552 SF



FOR MORE INFORMATION CONTACT:

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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 Inline Tenant Sales are very strong at \$429 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
& 2026 Forecast**



The increase in tenant sales between 2023 & 2026 is 8%.
The tenant sales for the 'inline' suites are currently \$429 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.

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SITE PLAN



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

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

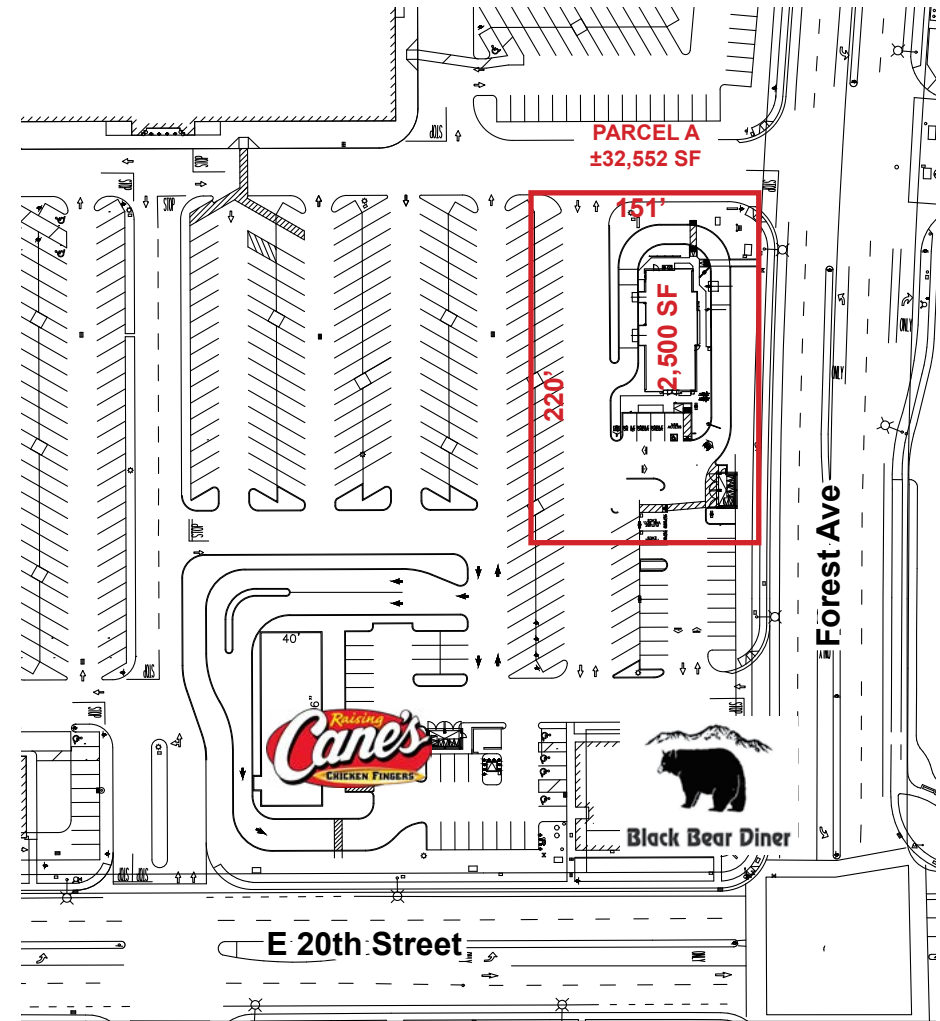
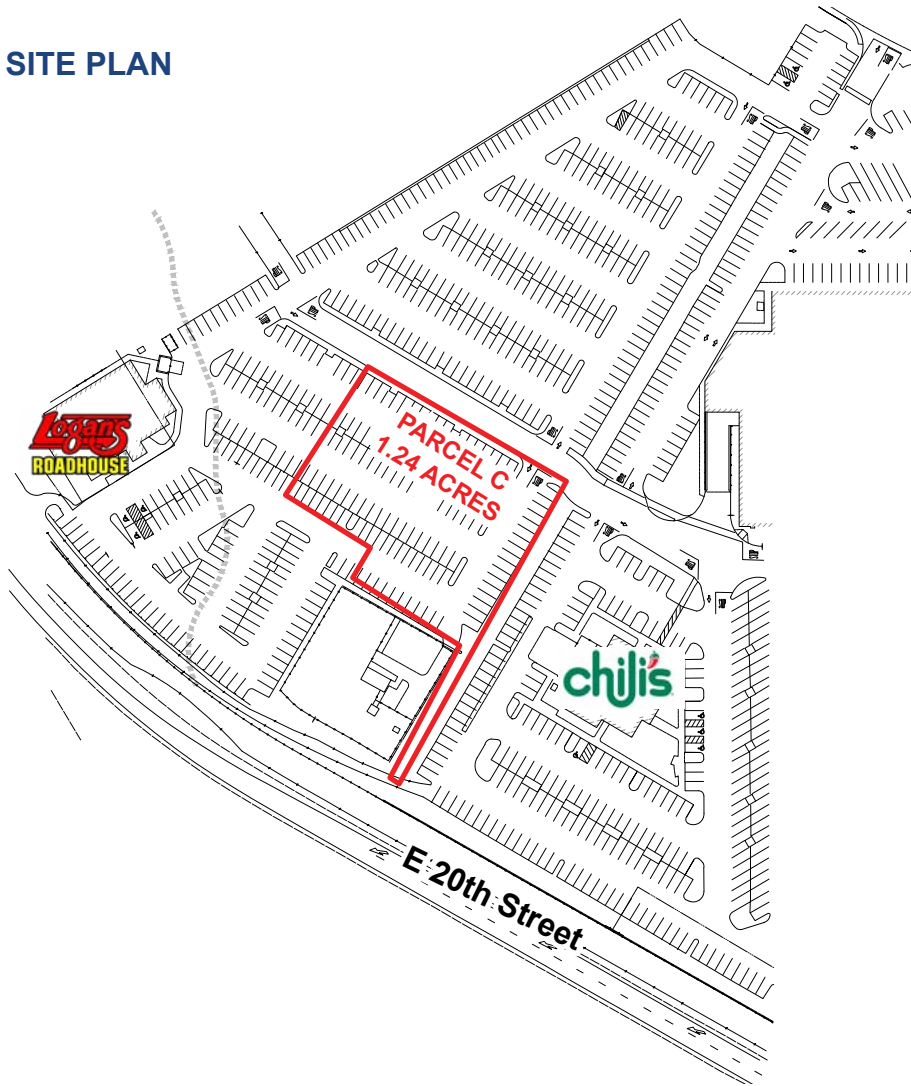
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SITE PLAN



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TRADE AREA



DEMOGRAPHIC REPORT



	10 MIN	20 MIN	30 MIN
2024 Population	110,413	123,068	184,643
2029 Projected Population	115,477	128,794	197,538



2024 Households	45,483	50,116	73,067
2029 Projected Households	47,617	52,492	78,486



2024 Avg Household Income	\$99,098	\$103,683	\$99,167
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2024 Median Home Value	\$492,712	\$517,227	\$481,146
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2024 Unemployment Rate	4.7%	4.6%	4.8%
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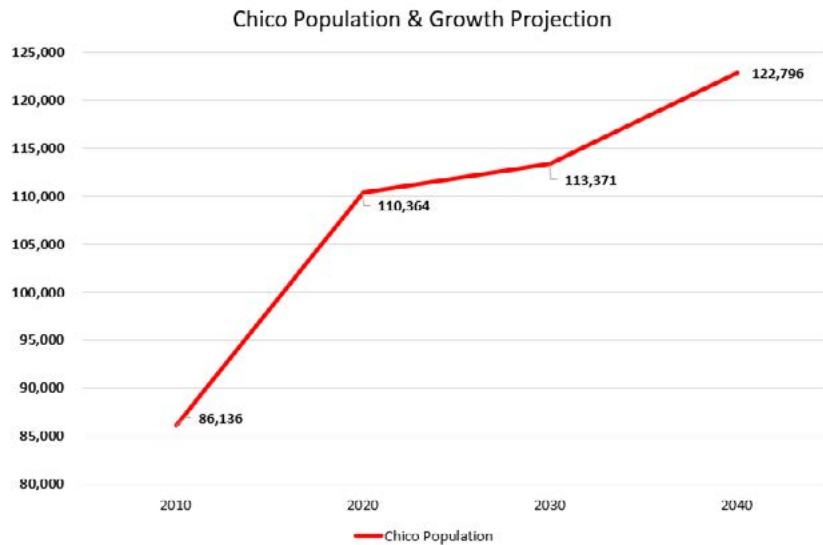
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**Chico Marketplace
Population History & Projections**



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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