



**1982 E 20TH STREET
CHICO, CA
42,715 SF ANCHOR SPACE**

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

Burlington

BOOT BARN

five BELOW



LEASE SIGNED!

**Go One
Adventure Park**

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

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 Inline Tenant Sales are very strong at \$427 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	• Box Lunch - Opened November 2023	4,182 SF
• HomeGoods - Opened March 2021	24,420 SF	• Shoe Palace - Opened August 2024	5,373 SF
• Petco - Opened June 2021	14,378 SF	• MiniSo - Opened August 2024	3,108 SF
• Burlington - Opened July 2021	25,000 SF	• Five Below - Opened September 2024	12,126 SF
• Black Bear Diner - Opened October 2022	6,000 SF	• Raising Cane’s - Slated to open January 2025	3,026 SF
• Boot Barn - Opened February 2023	16,142 SF		

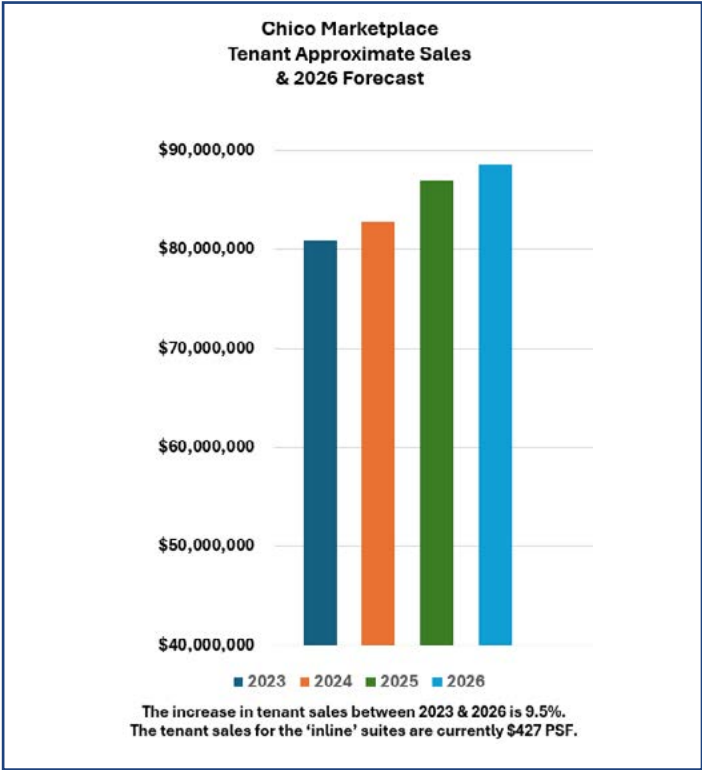
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

CHICO MARKETPLACE | ANCHOR
1982 E. 20TH STREET
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LEASE RATES:

42,715 SF \$1.15 PSF, NNN
NNN costs are approximately \$0.35 PSF.

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

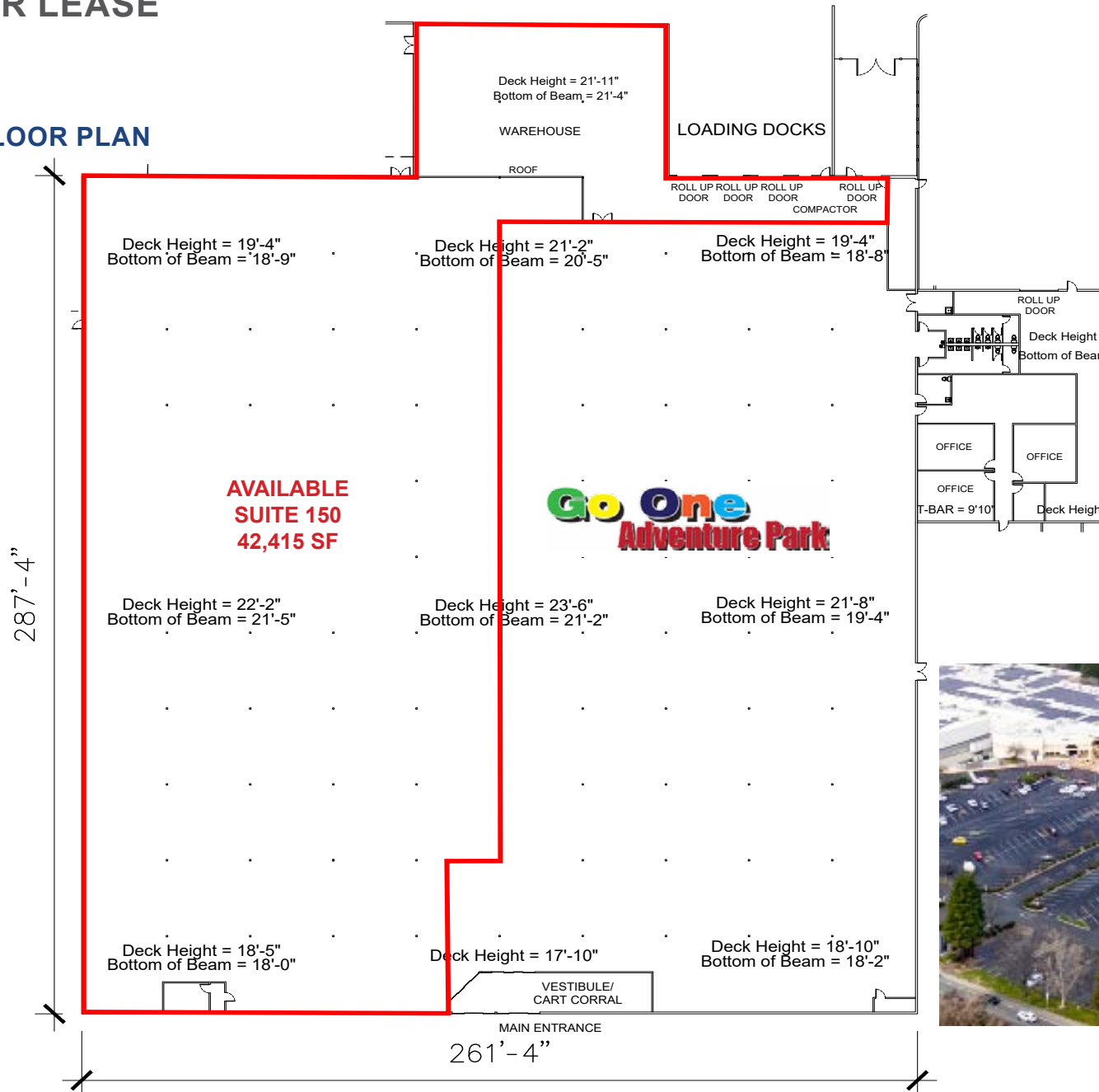


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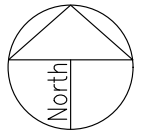
CHICO MARKETPLACE | ANCHOR

1982 E. 20TH STREET
CHICO, CA

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



VIEW VIRTUAL TOUR

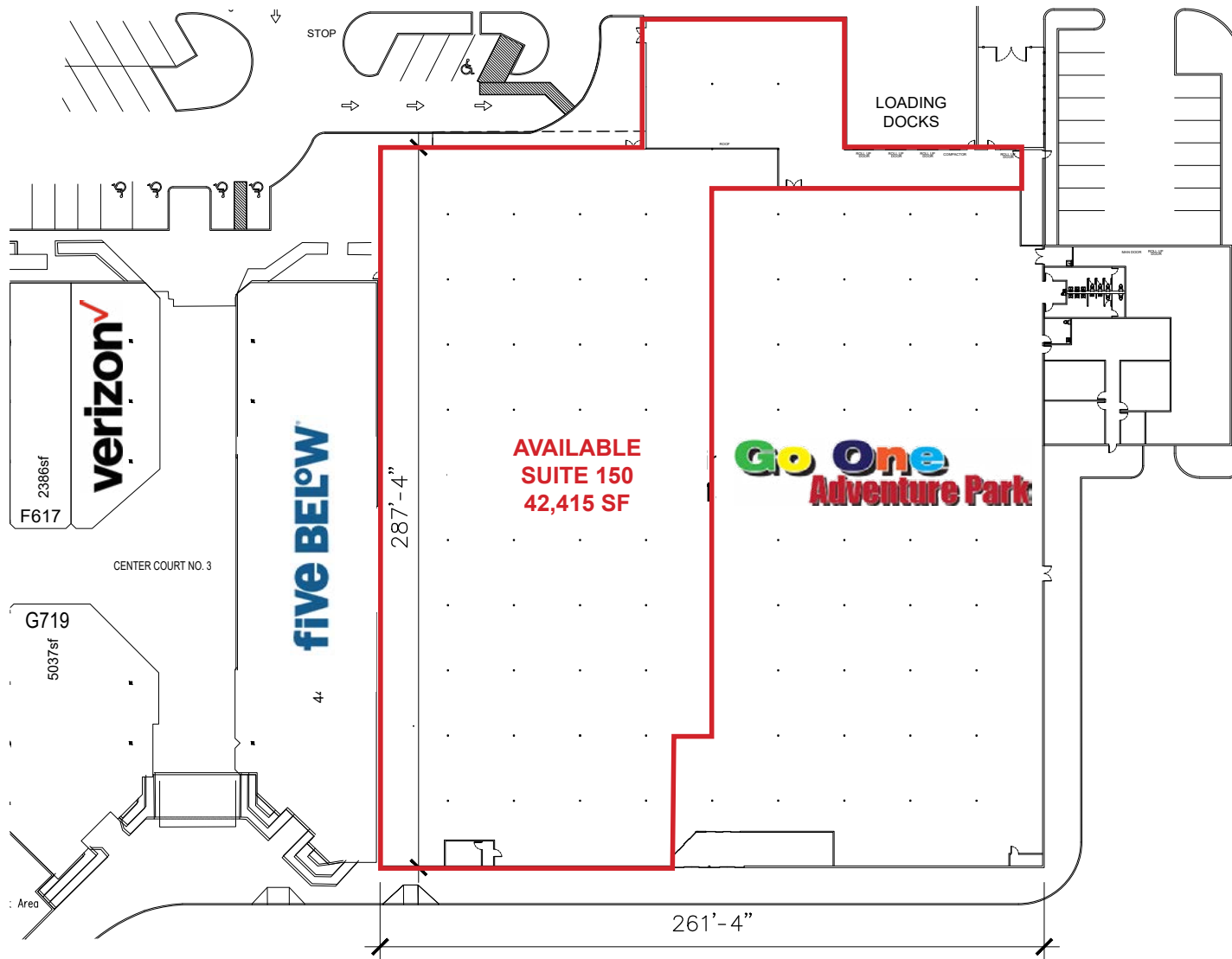


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SITE PLAN



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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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



	10 MILES	20 MILES	30 MILES
2025 Households	51,147	67,342	100,174
2030 Projected Households	54,268	72,565	106,189



	10 MILES	20 MILES	30 MILES
2025 Avg Household Income	\$114,639	\$110,921	\$105,264



	10 MILES	20 MILES	30 MILES
2025 Median Home Value	\$512,925	\$488,595	\$455,414



	10 MILES	20 MILES	30 MILES
2025 Unemployment Rate	4.8%	5.0%	5.6%

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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



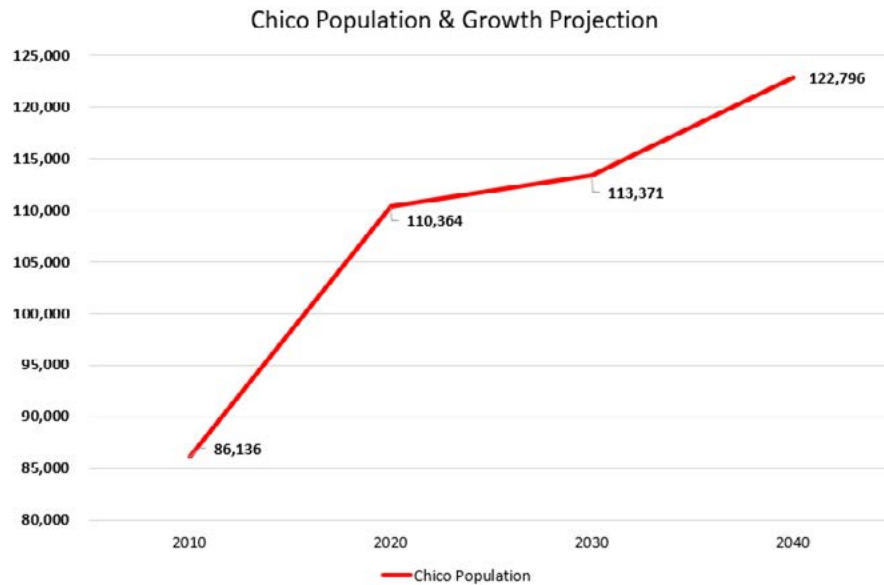
- The Chico store is one of the top producers in Northern California with \$9.8 million annually

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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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