

**CHICO TOWN & COUNTRY
SHOPPING CENTER**
220 - 230 W EAST AVE
CHICO, CA
FOR LEASE
10,000 SF - 29,129 SF ANCHOR SUITES

ETHAN CONRAD
PROPERTIES INC.

ADJACENT TO THE FUTURE
120,000 SF MEDICAL FACILITY

ENLOE
HEALTH

YOUR NAME HERE

NOW REMODELED

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VIEW VIRTUAL TOUR

916.779.1000

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

FEATURES:

- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart and Harbor Freight
- Tenants include Autozone, Casa Ramos and Subway
- Abundant parking
- Convenient access to Hwy 99
- Pylon signage available
- Built out dental suite available



PROPERTY DETAILS:

Chico Town & Country Shopping Center is the most well positioned shopping center in the North State. The project is situated on the northeast corner of East Ave. & The Esplanade, one of the most active intersection in Butte County. Directly next to the future 120,000 SF Enloe Health facility.

Town & Country has a unique anchor tenant mix, providing a neighborhood shopping environment as well as the larger draw of a regional center.

The neighborhood surrounding Town & Country provides additional traffic generators in the form of major medical buildings, satellite campuses and a who's who of nationally recognized major retailers.

LEASE RATES:

220:	19,129 SF	\$22,746.00 (\$1.19 PSF, NNN)
230*:	10,000 SF	\$12,900.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.33 PSF. *Available with 30 days' notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,109	86,154	113,553
2025 Average HH Income:	\$111,391	\$103,553	111,370
Traffic Count @ East Ave & Esplanade:	±35,000		

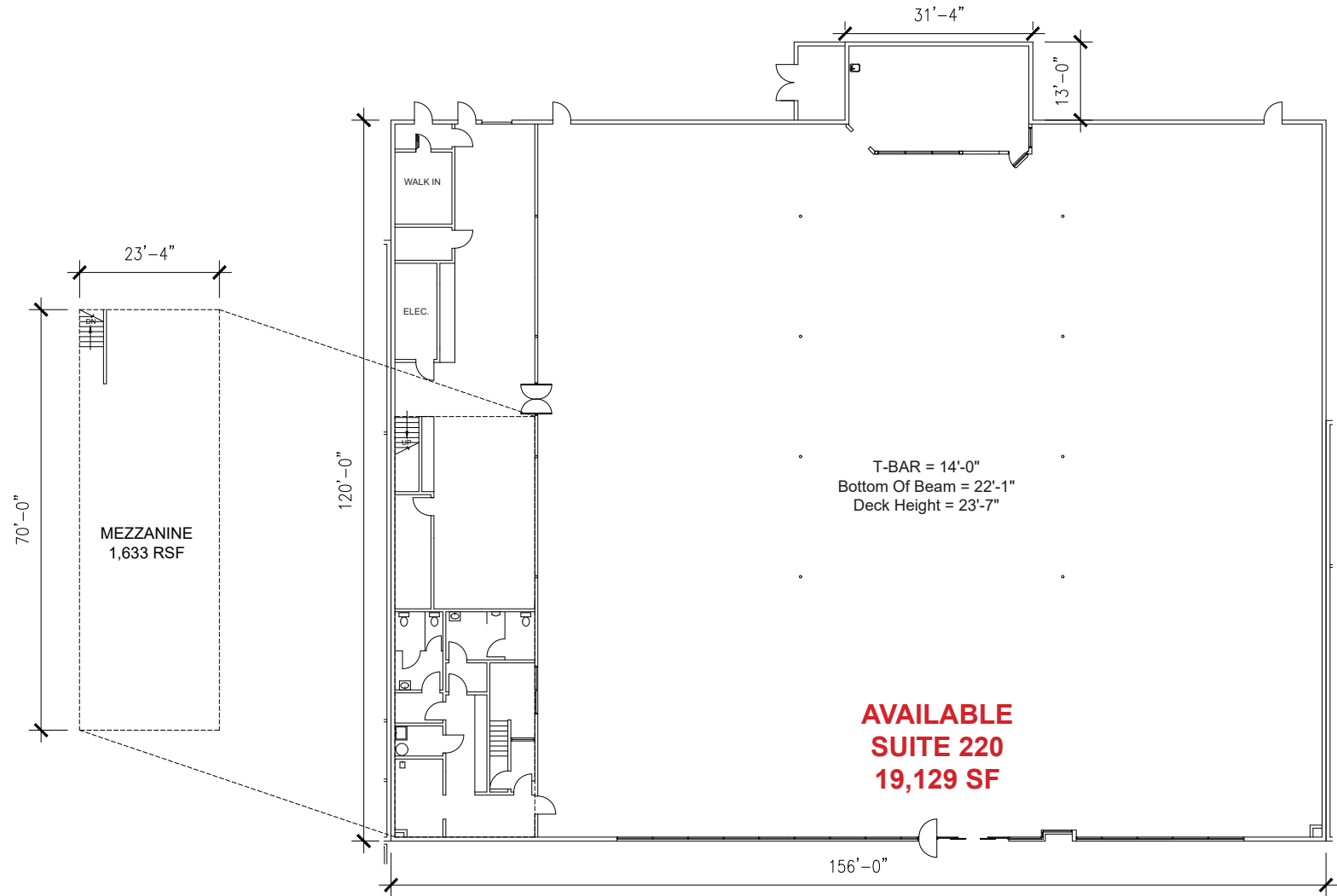
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FLOOR PLANS



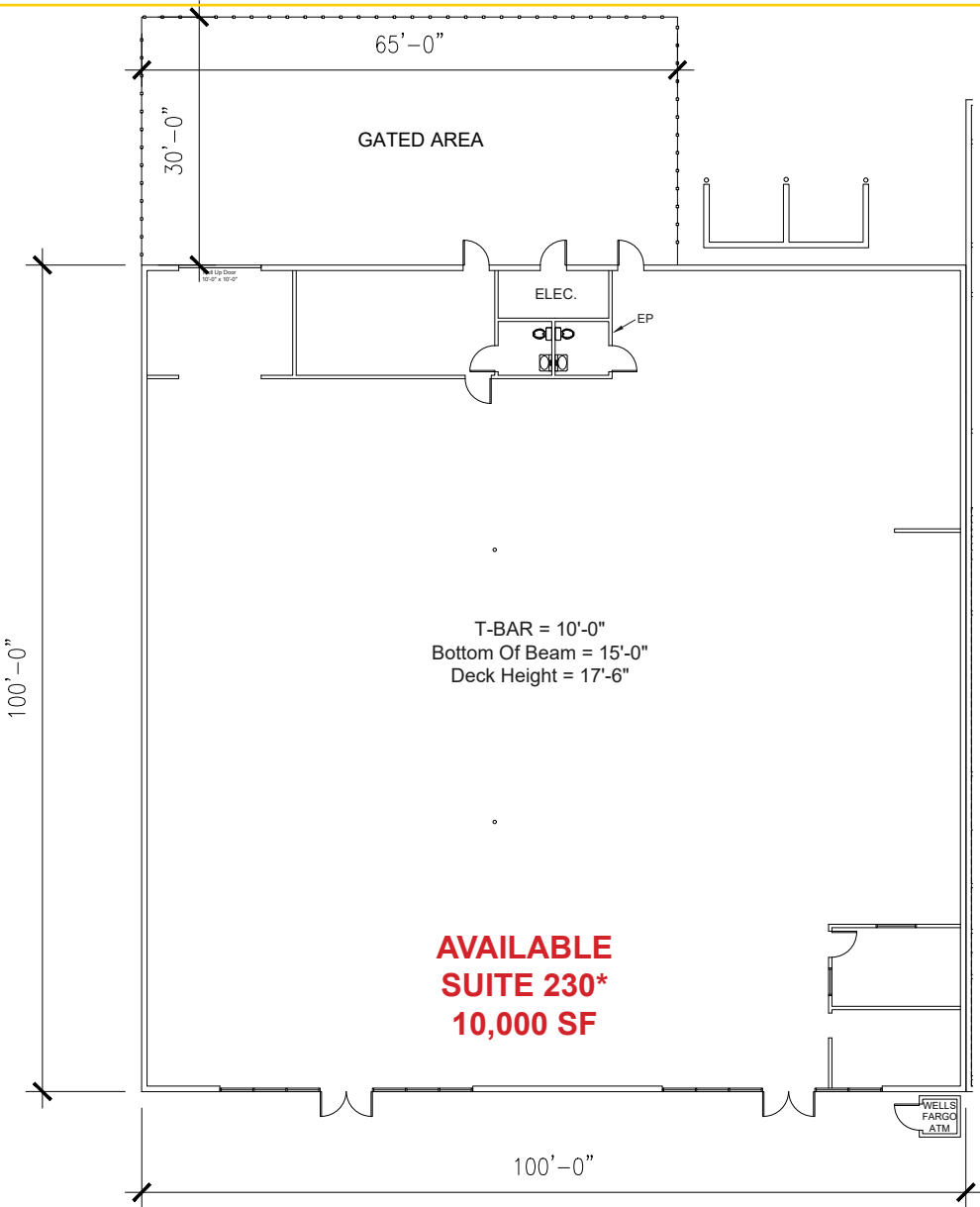
Suite	SF	Lease Rate	Monthly Rent
220	19,129	\$1.19 PSF, NNN	\$22,764.00
NNN costs are approximately \$0.33 PSF.			

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FLOOR PLANS

Suite	SF	Lease Rate	Monthly Rent
230*	10,000	\$1.29 PSF, NNN	\$12,900.00
NNN costs are approximately \$0.33 PSF. *Available with 30 days' notice.			

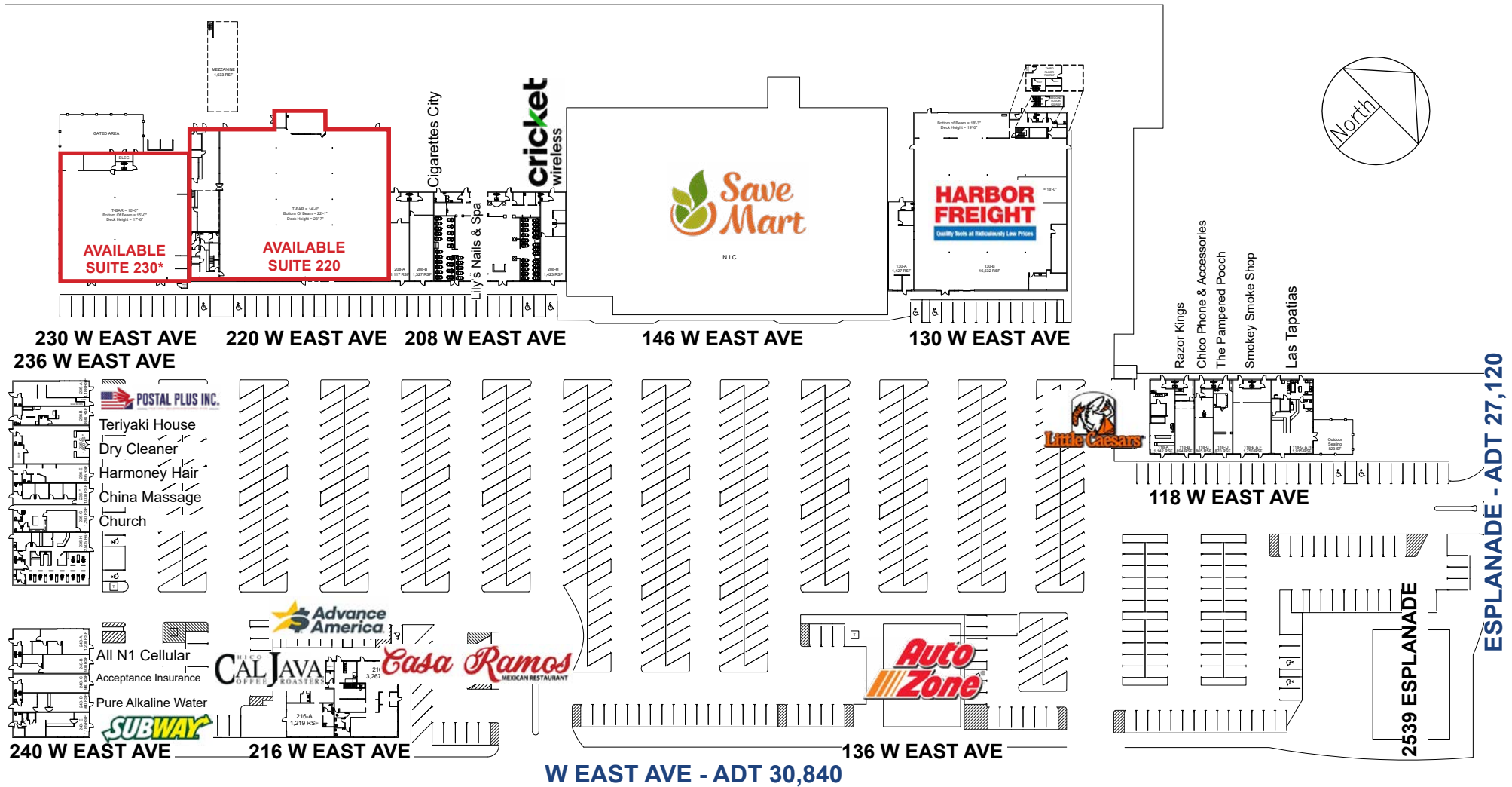


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SITE PLAN



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