

835-845
MAIN
CHICO | CA

For Sale

±14,000 Square Feet

Two historic commercial buildings with corner visibility in Chico, CA

- Four Main Street addresses provide multiple storefronts and future repositioning flexibility
- Value-add potential
- Signalized corner offers prominent storefront exposure in a high-traffic Chico location

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EXECUTIVE SUMMARY

**835-845
MAIN**
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PROPERTY OVERVIEW

835-845 Main Street consists of two historic commercial buildings totaling $\pm 14,000$ SF across four addresses at 835, 839, 843, and 845 Main Street. The property features historic architecture, prominent storefronts, abundant natural light, and existing rental income. Existing improvements provide flexibility for an investor or owner-user seeking to renovate, reposition, or enhance the property while maintaining income from the adjacent building. The property is located at Main Street and W. 9th Street, providing strong visibility and access along one of Chico's high-traffic commercial corridors. The signalized corner supports storefront exposure from multiple directions and places the property minutes from Downtown Chico, with convenient access to nearby businesses, dining, services, and employment.

PROPERTY HIGHLIGHTS

- Signalized corner on Main Street
- Prominent storefront exposure
- Historic architecture with abundant natural light
- Opportunity to renovate or reposition
- Minutes from Downtown Chico

OFFERING & AVAILABILITY

Size: $\pm 14,000$ SF across 4 addresses

Price: \$790,000



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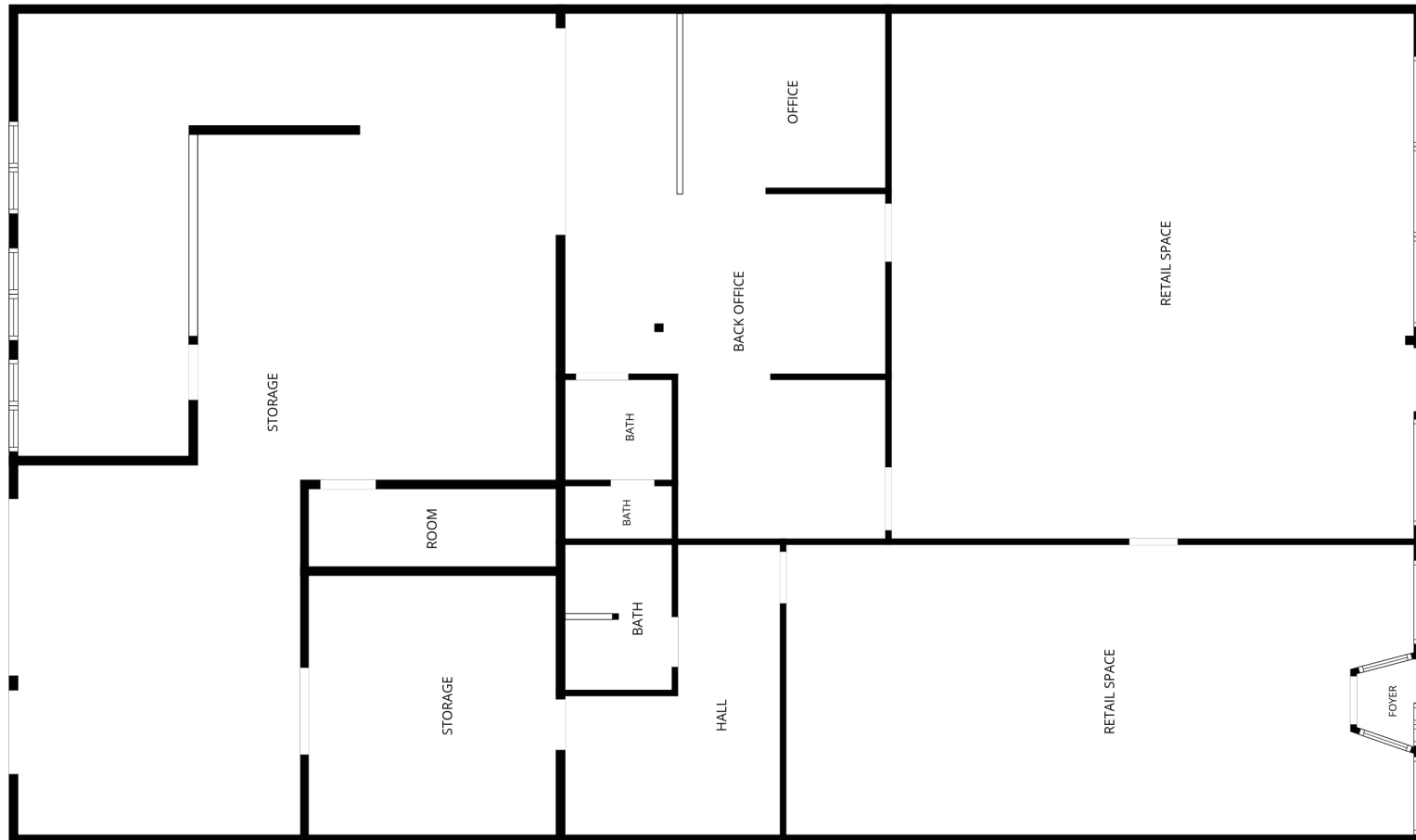
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FLOOR PLAN

835-839 Main Street

835-845
MAIN

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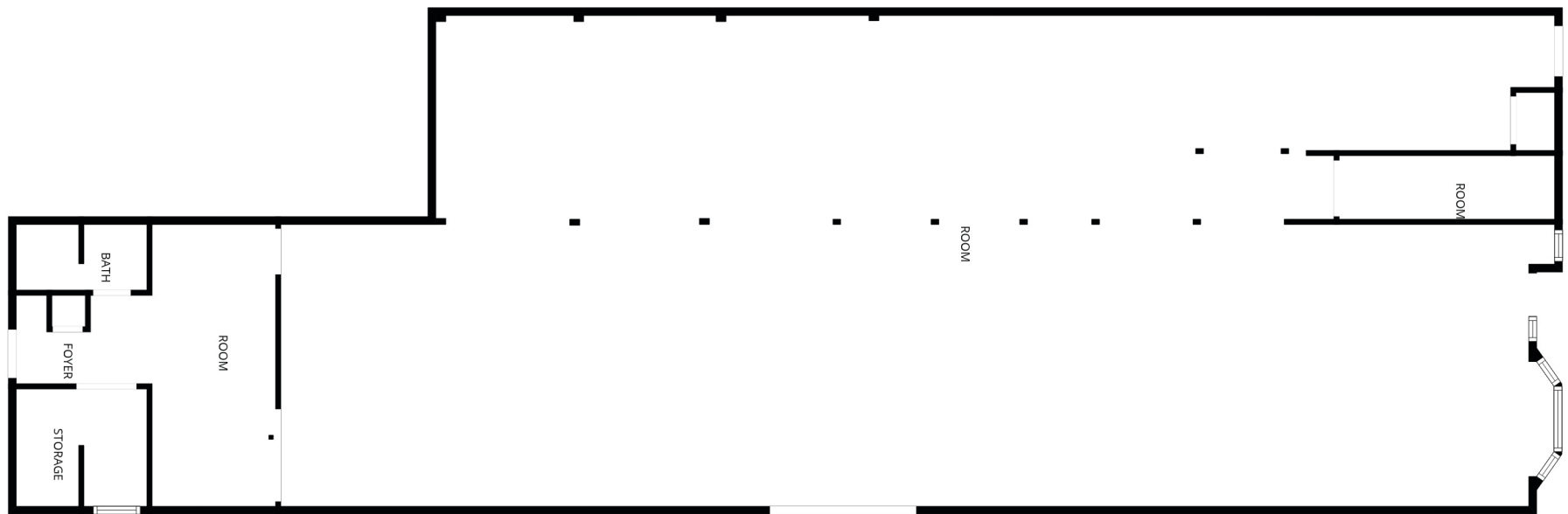


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FLOOR PLAN

843 Main Street

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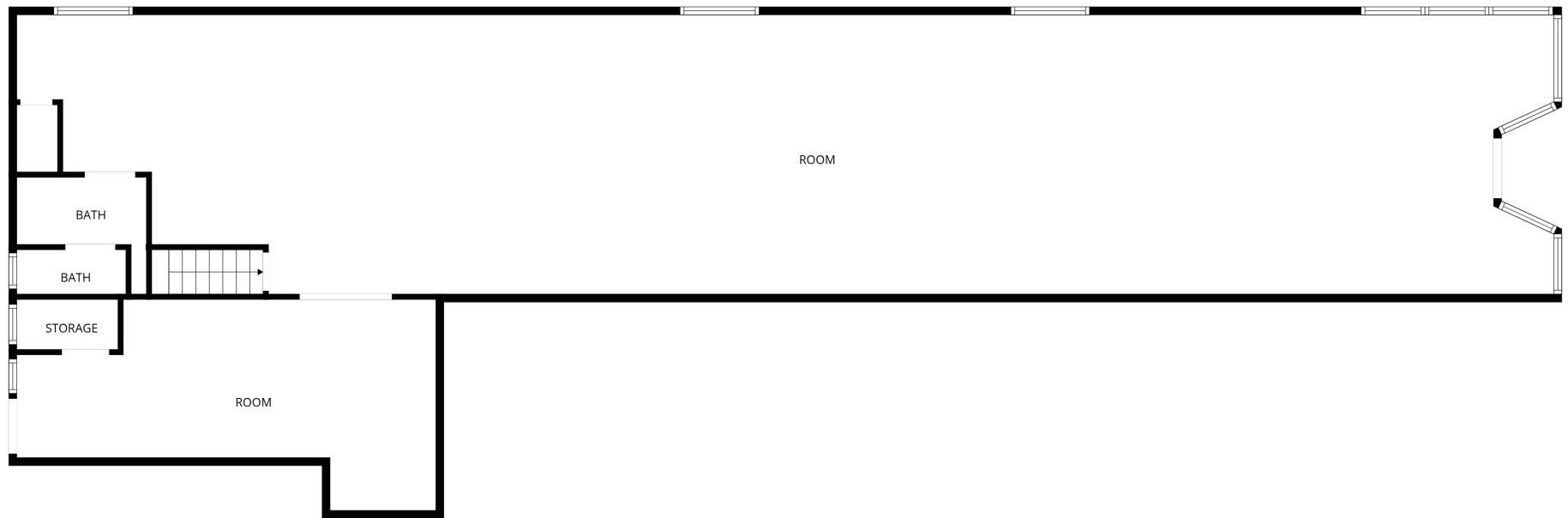


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FLOOR PLAN

845 Main Street | Downstairs

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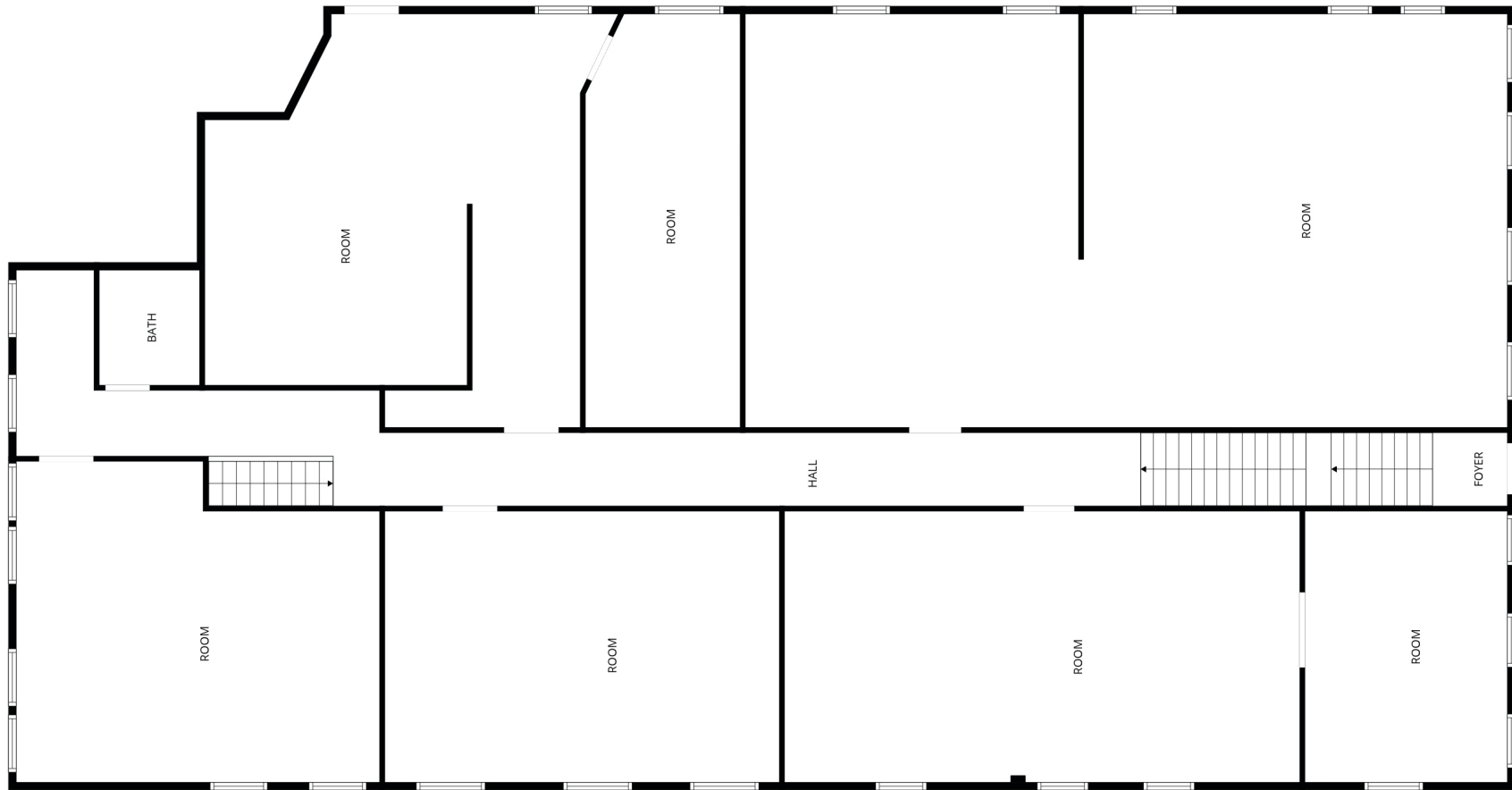


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FLOOR PLAN

845 Main Street | Upstairs

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PROPERTY PHOTO

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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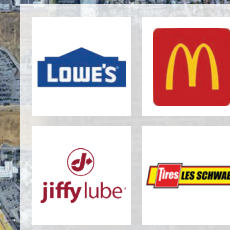
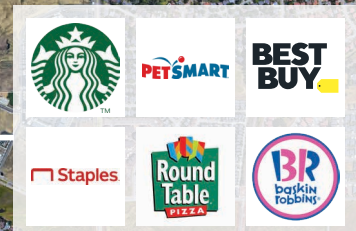
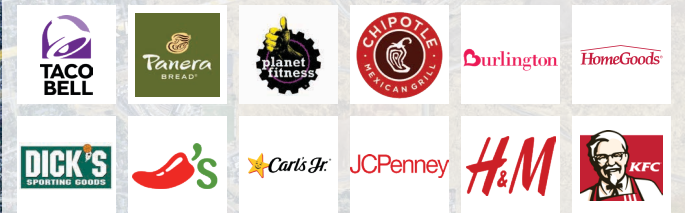
LOCAL AREA

**835-845
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DOWNTOWN CHICO



CHICO MARKETPLACE



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ABOUT CHICO, CA

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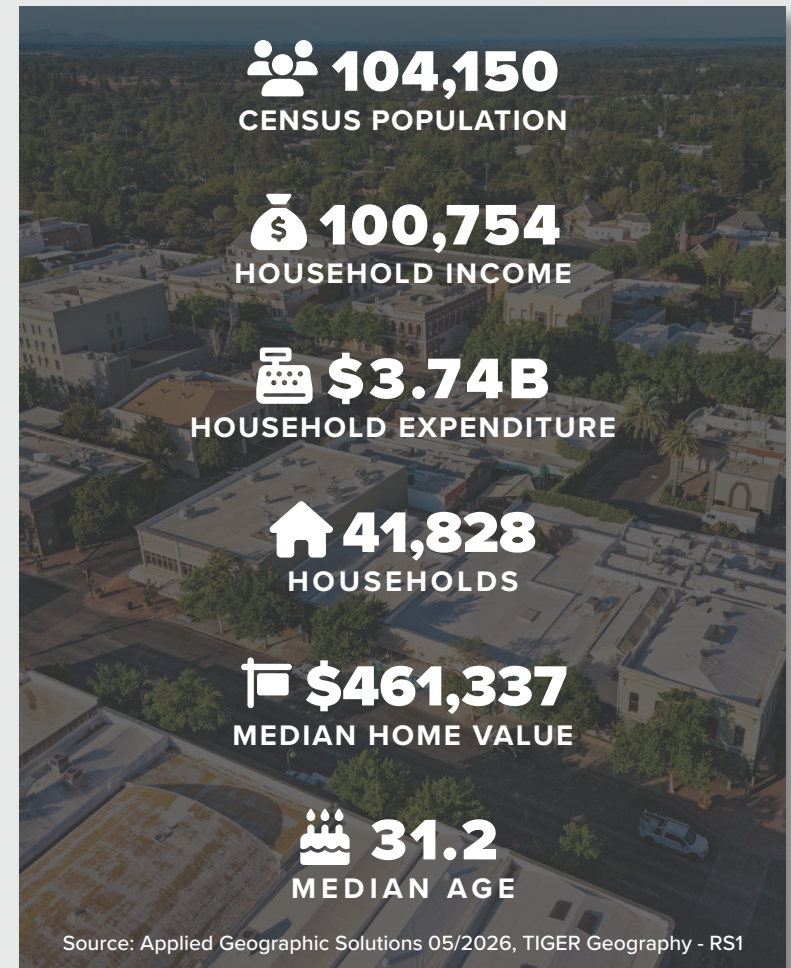
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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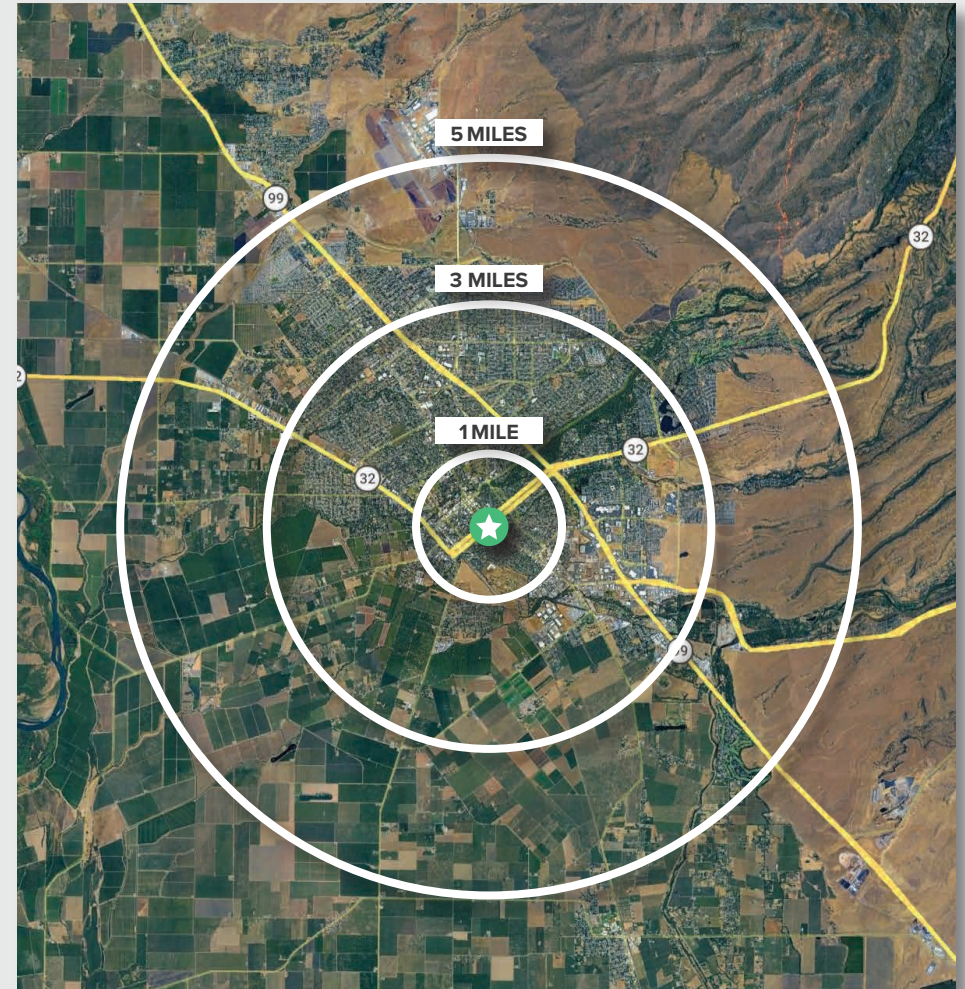
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REGIONAL DEMOGRAPHICS

**835-845
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	16,479	78,028	109,197
2020 Census Population	18,299	82,718	112,426
2010 Census Population	17,056	75,562	99,788
2026 Median Age	27.0	33.2	34.5
HOUSEHOLDS			
2026 Estimated Households	6,592	32,238	45,005
2020 Census Households	7,150	33,971	46,191
2010 Census Households	6,378	30,478	40,252
INCOME			
2026 Estimated Average Household Income	\$67,840	\$94,277	\$103,852
2026 Estimated Median Household Income	\$47,041	\$70,861	\$78,854
BUSINESS			
2026 Estimated Total Businesses	885	3,713	4,701
2026 Estimated Total Employees	9,376	34,387	42,733

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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