

1990
BELGIUM
CHICO | CA

For Lease ±3,274 SF Suite

Newly constructed mixed-use space available on the corner of Bruce & Belgium in Chico, CA.

- Situated within a vibrant mixed-use complex that includes 60 senior apartments, a popular restaurant, and an additional commercial tenant.
- Large windows throughout the suite provide abundant natural light and excellent visibility for your business.
- Generous on-site parking ensures easy access for tenants, customers, and guests.

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

This newly constructed $\pm 3,274$ square foot first-floor suite is ready to accommodate your business. Situated at the intersection of Bruce Road and Belgium Avenue in Chico, CA, suite C is part of the B20 mixed-use development, which includes 60 senior apartments, Rione Restaurant, and another commercial tenant. Tenants and visitors alike will benefit from the convenience of ample on-site parking.

The location offers excellent access and visibility, positioned near recent infrastructure enhancements to Bruce Road and across from the growing Meriam Park community and the future Enloe Cancer Center. The property is adjacent to a residential area with tree-lined streets and a blend of newer and established homes. It is also conveniently connected to major routes, including Highway 32, Highway 99, East 20th Street, and the Skyway, providing seamless access to the greater Chico area.

OFFERING SUMMARY

Available: $\pm 3,274$ square feet.

Lease Rate: \$2.50 PSF per month plus triple net charges.



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PROPERTY PHOTOS

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LOCAL AREA

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CHICO MARKETPLACE

BEST BUY

SKYPARK PLAZA

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ABOUT CHICO, CA



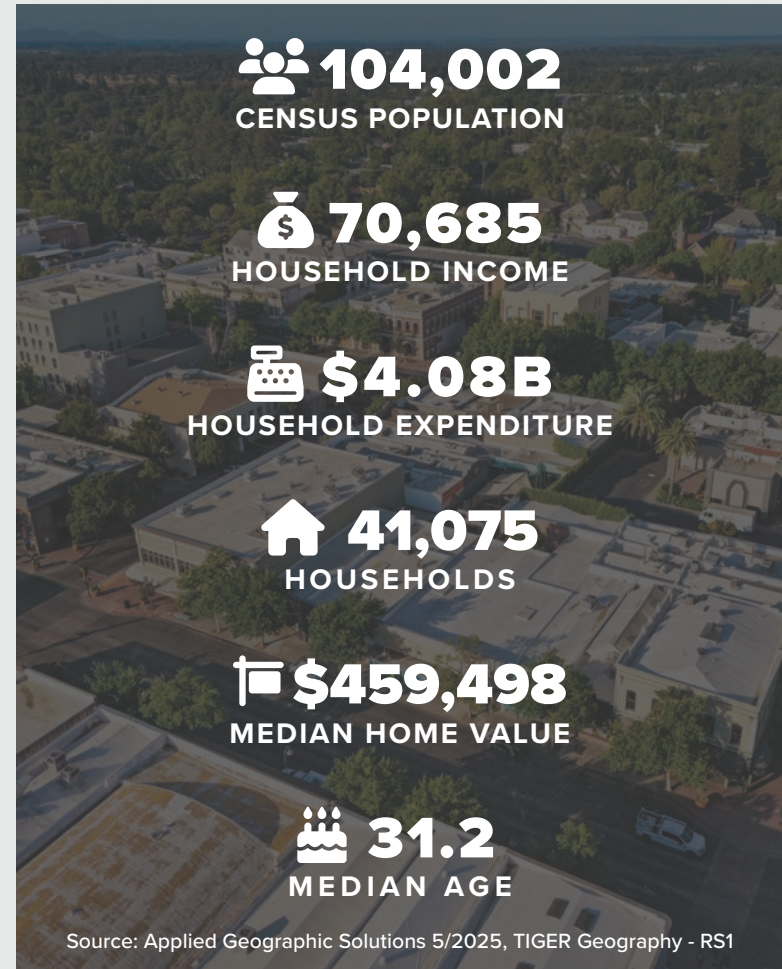
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,002 after the 2018 Camp Fire displaced many Paradise residents who moved 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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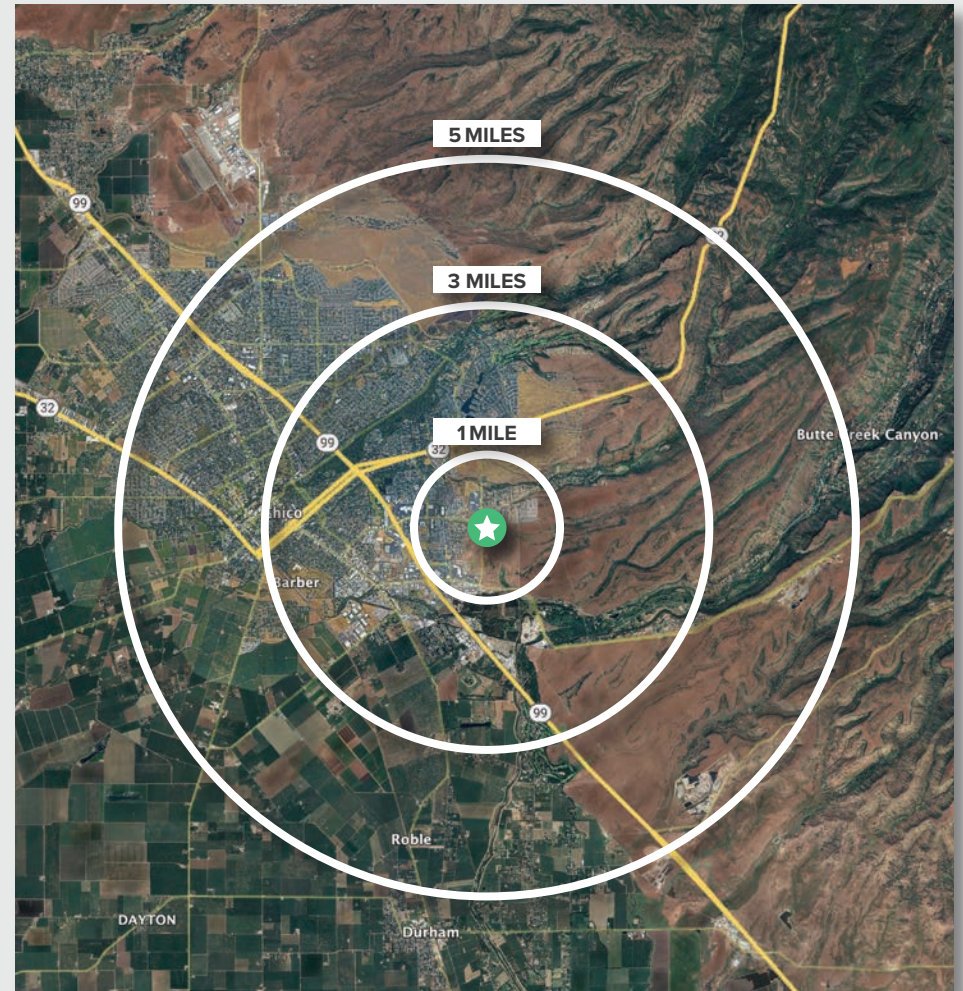


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REGIONAL DEMOGRAPHICS

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BELGIUM
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	6,704	41,047	94,451
2030 Projected Population	7,324	41,579	93,722
2020 Census Population	6,315	42,122	98,872
2010 Census Population	5,209	38,483	89,409
2025 Median Age	34.3	36.7	34.1
HOUSEHOLDS			
2025 Estimated Households	2,890	17,220	38,690
2030 Projected Households	3,268	18,056	39,747
2020 Census Households	2,638	17,695	40,750
2010 Census Households	2,130	15,715	36,199
INCOME			
2025 Estimated Average Household Income	\$114,738	\$106,010	\$101,490
2025 Estimated Median Household Income	\$91,413	\$79,510	\$74,583
2025 Estimated Per Capita Income	\$49,520	\$44,671	\$41,899
BUSINESS			
2025 Estimated Total Businesses	369	2,308	4,143
2025 Estimated Total Employees	3,225	22,077	37,286



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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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.

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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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