

# CHICO TOWN & COUNTRY SHOPPING CENTER

236 W EAST AVE

CHICO, CA

FOR LEASE

2,520 SF DENTAL OFFICE

# ETHAN CONRAD

PROPERTIES INC.

**NOW REMODELED**

ADJACENT TO THE FUTURE  
120,000 SF MEDICAL FACILITY



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- 2nd generation dental office available
- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart, Harbor Freight and Holbrooks furniture store
- Tenants include Autozone, Casa Ramos and Subway
- Abundant parking
- Convenient access to Hwy 99
- Pylon signage 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 RATE:**

Suite 236-H: 2,520 SF \$4,511.00 (\$1.79 PSF, NNN)  
 -2nd Generation Dental Suite

NNN costs are approximately \$0.46 PSF.

**DEMOGRAPHICS:**

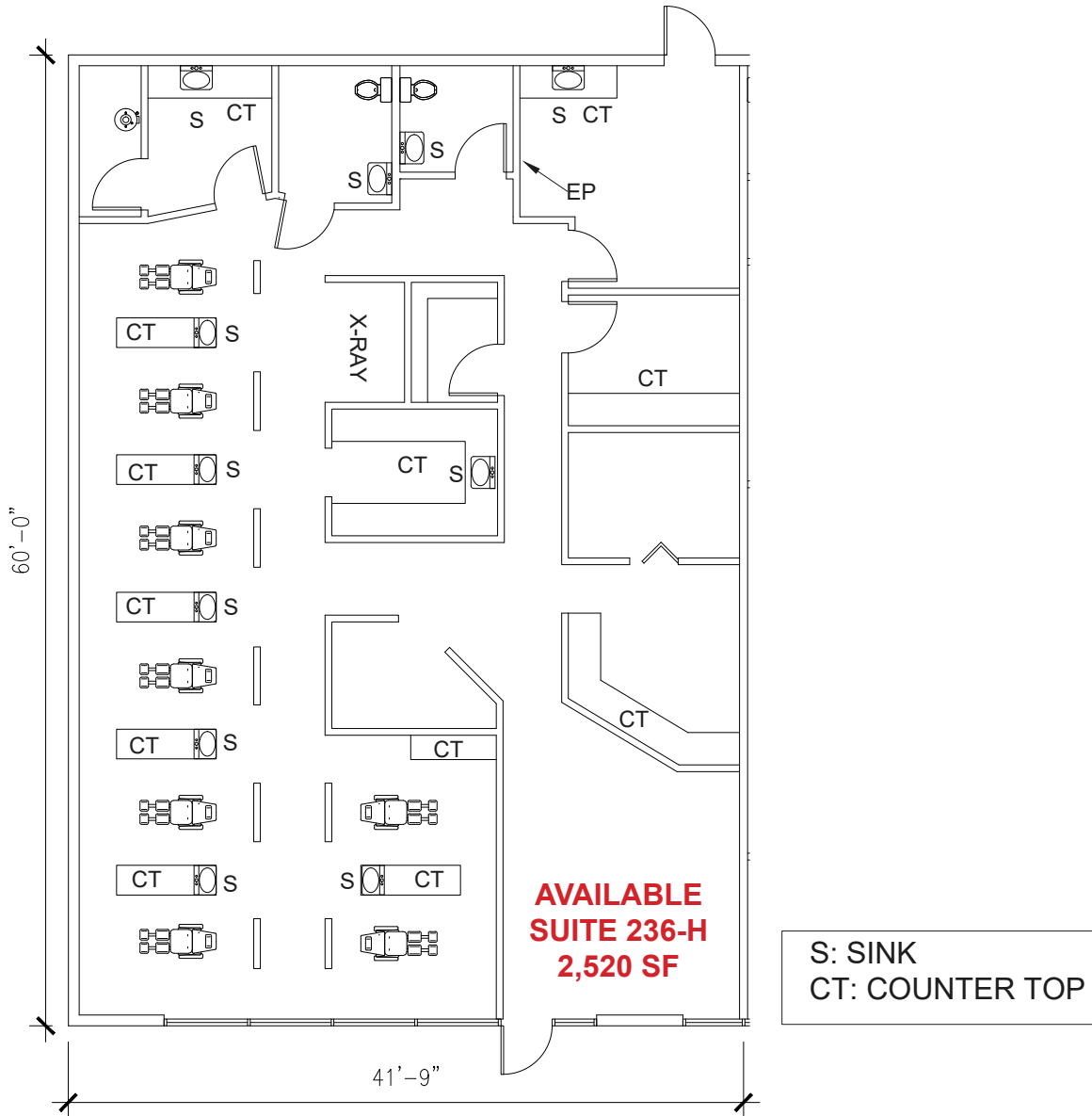
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,109	86,154	113,553
2025 Average HH Income:	\$111,391	\$103,553	111,370
Traffic Count @ East Ave & Esplanade:	±35,000		

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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.

FLOOR PLANS



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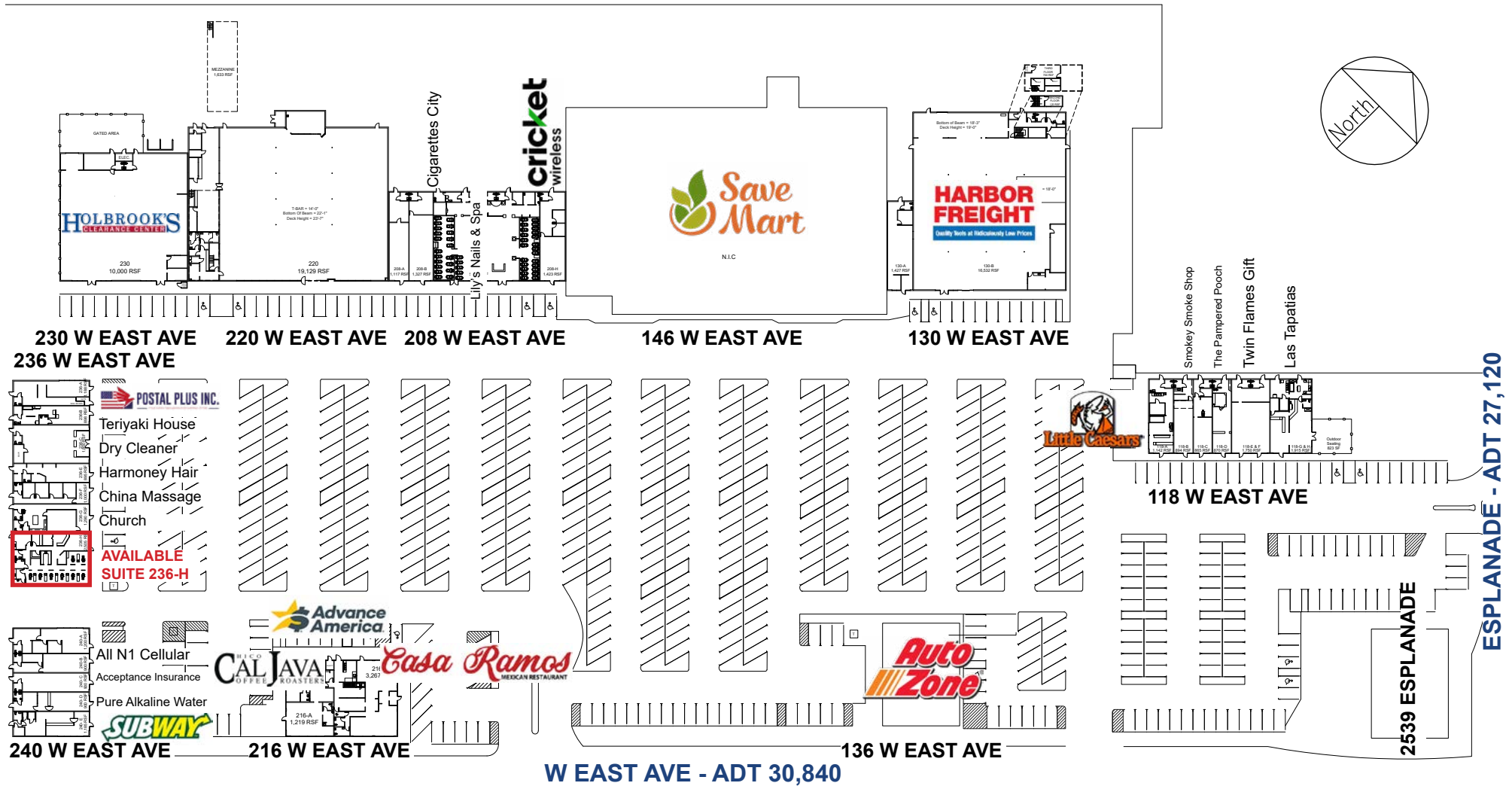
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## SITE PLAN



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