



**1982 E 20TH STREET  
CHICO, CA**

**40,000 SF - 85,154 SF ANCHOR SPACE**

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW OPEN!**



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

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ethan@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**PROPERTY HIGHLIGHT VIDEO**



**PYLON SIGN  
FACING HWY 99**

# 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 \$430 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		

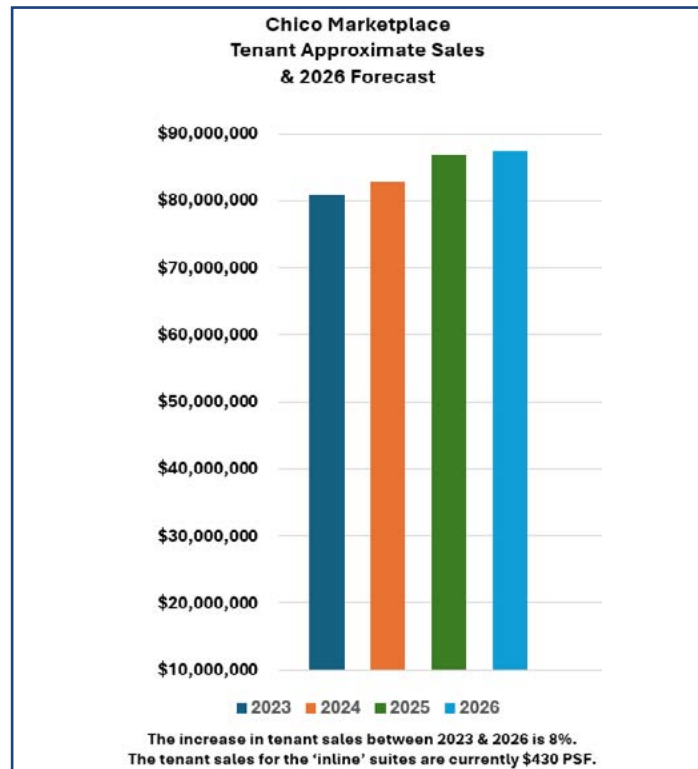
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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## LEASE RATES:

40,000 SF - 85,154 SF     \$0.95 - \$1.15 PSF, NNN  
NNN costs are approximately \$0.35 PSF.

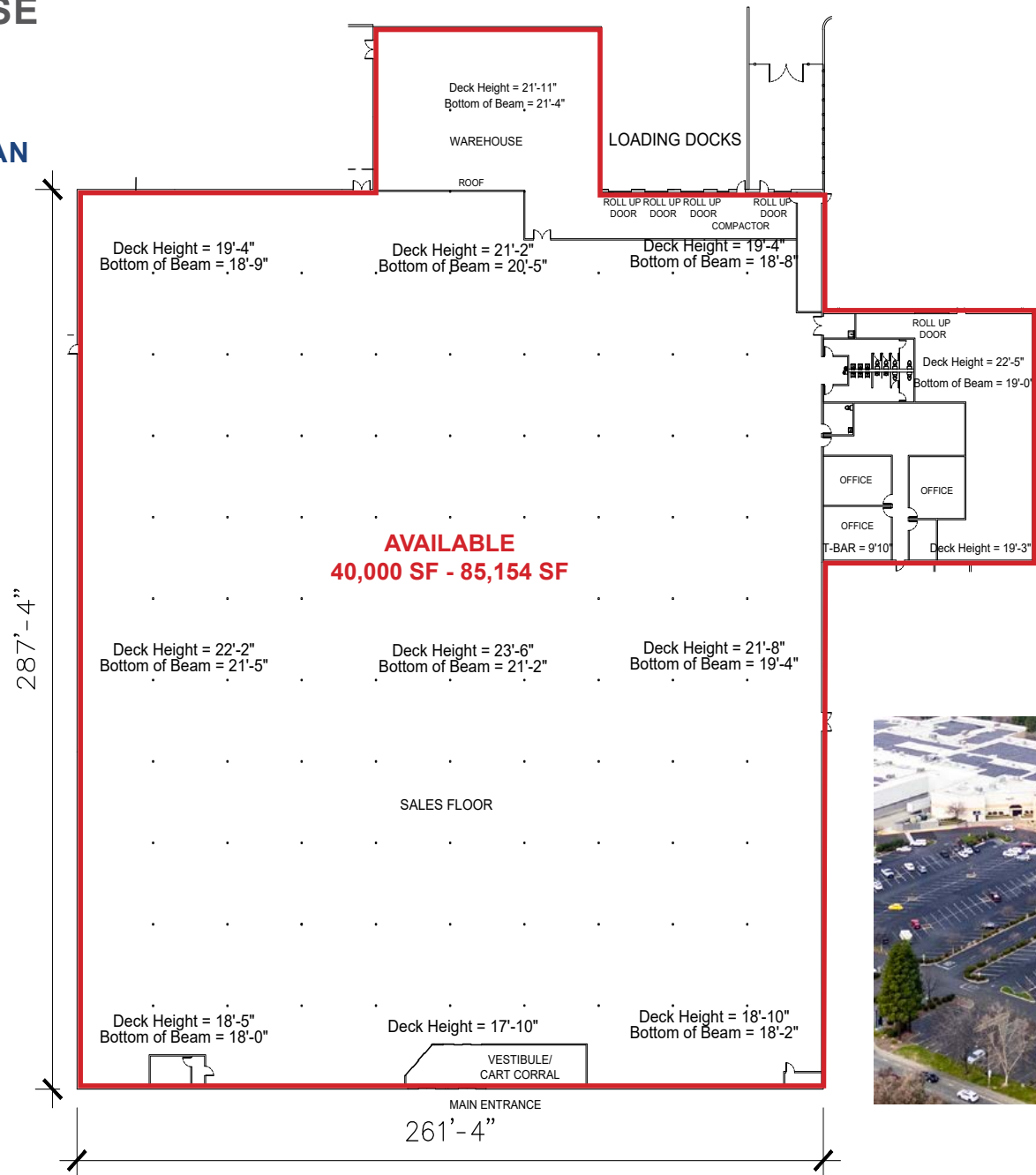
**PURCHASE PRICE: \$8,941,000 (\$105.00 PSF)**



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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](#)

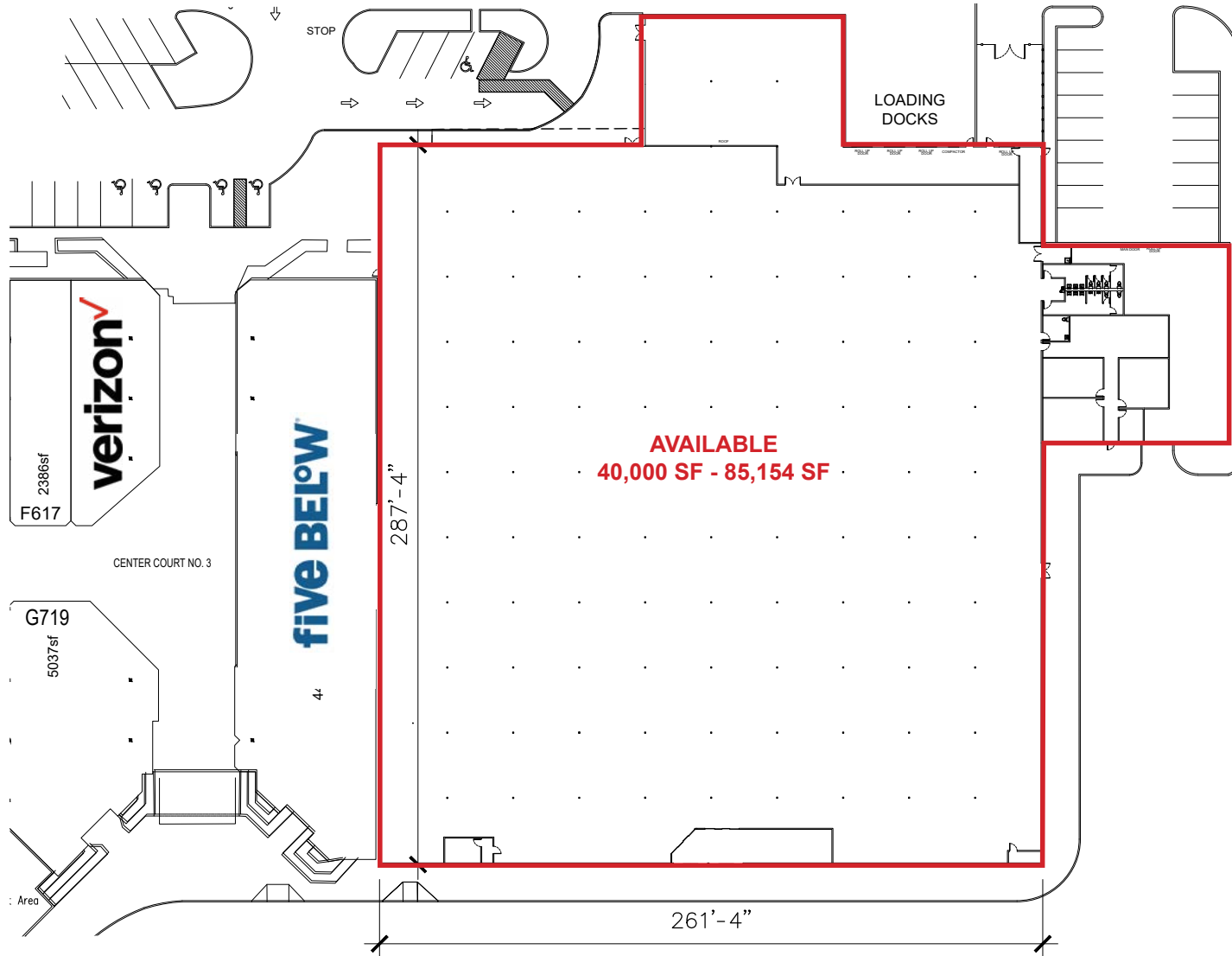


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SITE PLAN



Explore Chico Marketplace Website  
<https://www.shopchicomarketplace.com/>

Watch Chico Marketplace Property Highlight  
[Click Here](#)

E 20th Street



**KING  
ENERGY**

Tenants save up to  
10% vs traditional  
utility costs.

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

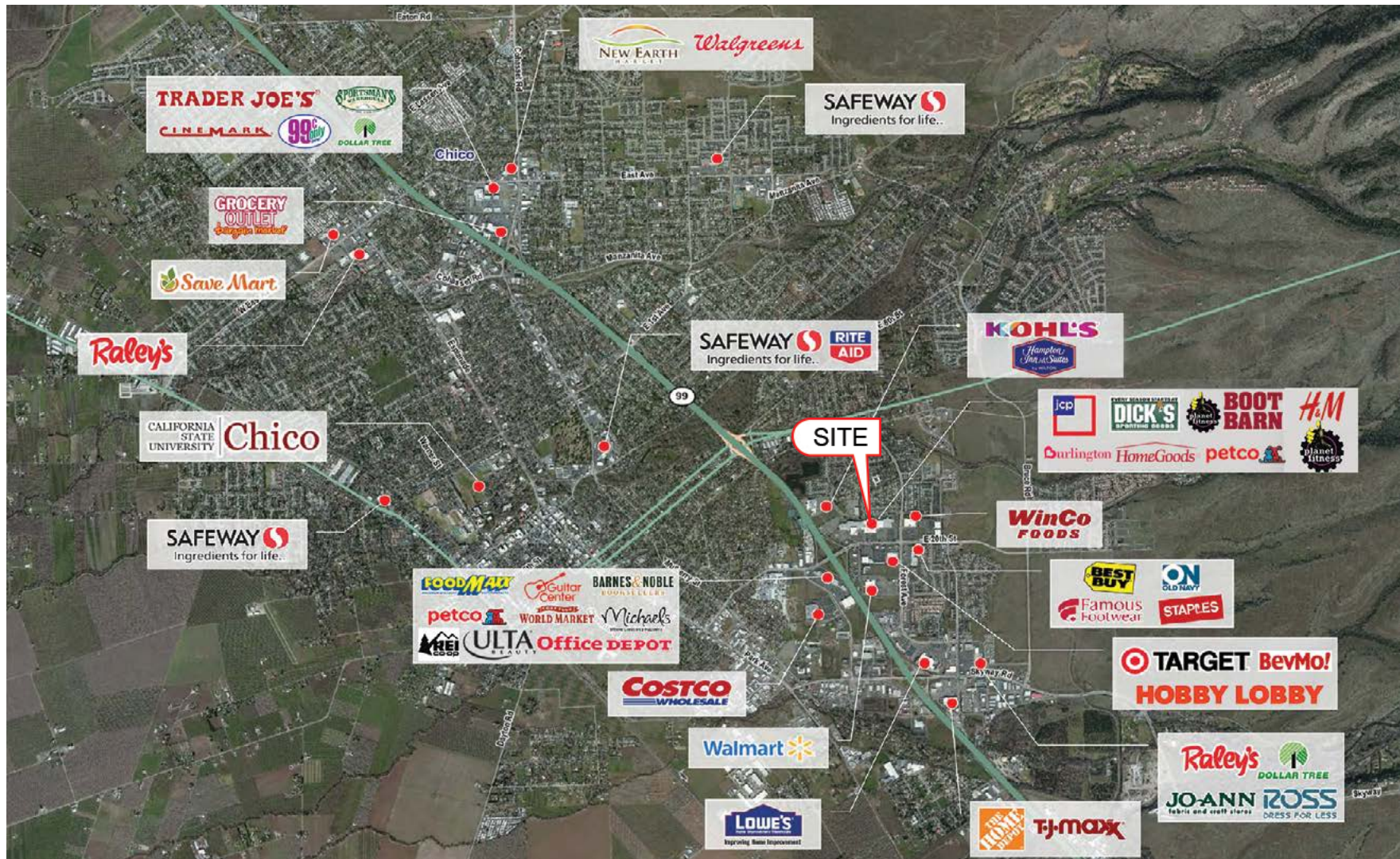
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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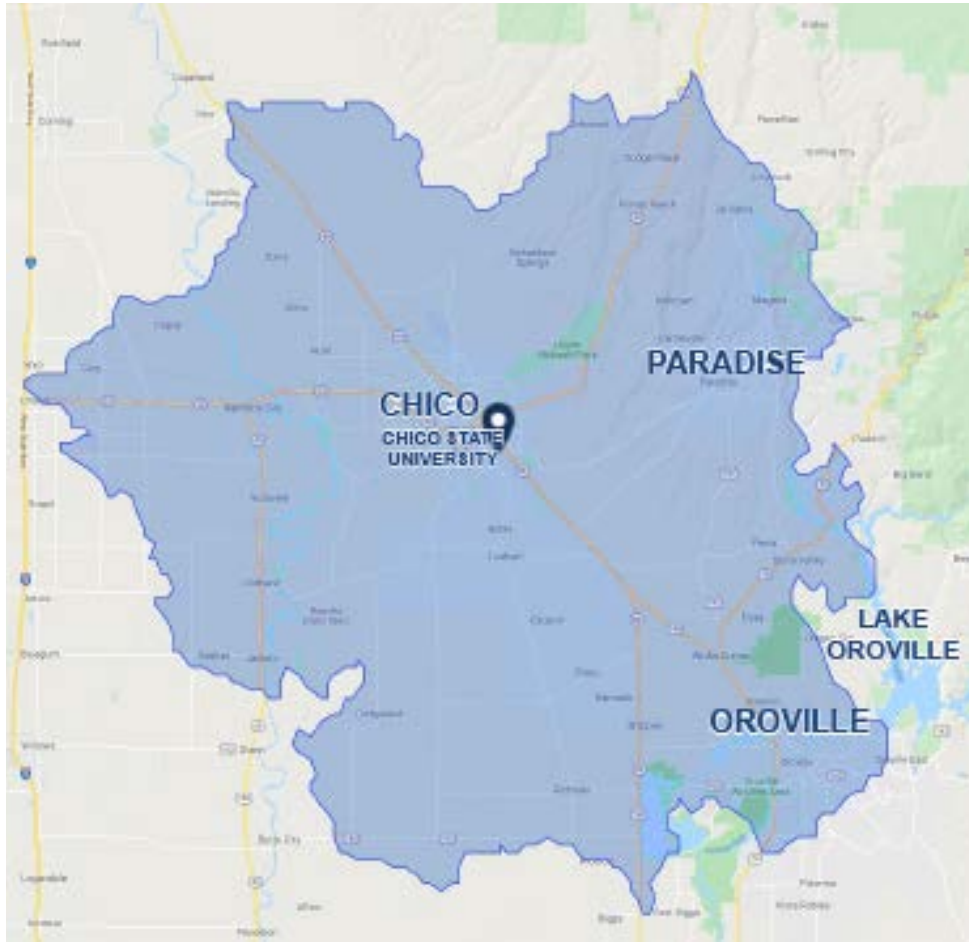
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**TRADE AREA**



**DEMOGRAPHIC REPORT**

	10 MIN	20 MIN	30 MIN
 2024 Population 2029 Projected Population	110,413 115,477	123,068 128,794	184,643 197,538
 2024 Households 2029 Projected Households	45,483 47,617	50,116 52,492	73,067 78,486
 2024 Avg Household Income	\$99,098	\$103,683	\$99,167
 2024 Median Home Value	\$492,712	\$517,227	\$481,146
 2024 Unemployment Rate	4.7%	4.6%	4.8%

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The logo for Burlington, featuring a red heart shape on the left and the word "Burlington" in a red, serif font to its right.

- 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

The logo for HomeGoods, featuring a red outline of a house roof above the word "HomeGoods" in a red, cursive font, with a registered trademark symbol (®) to the right.

- They are beating their sales plan on average by 25%
- The Chico store averages \$7 million annually

The logo for JCPenney, featuring the word "JCPenney" in a red, sans-serif font.

- They average 30,000 transactions a month
- The Chico store produces \$7.6 million annually



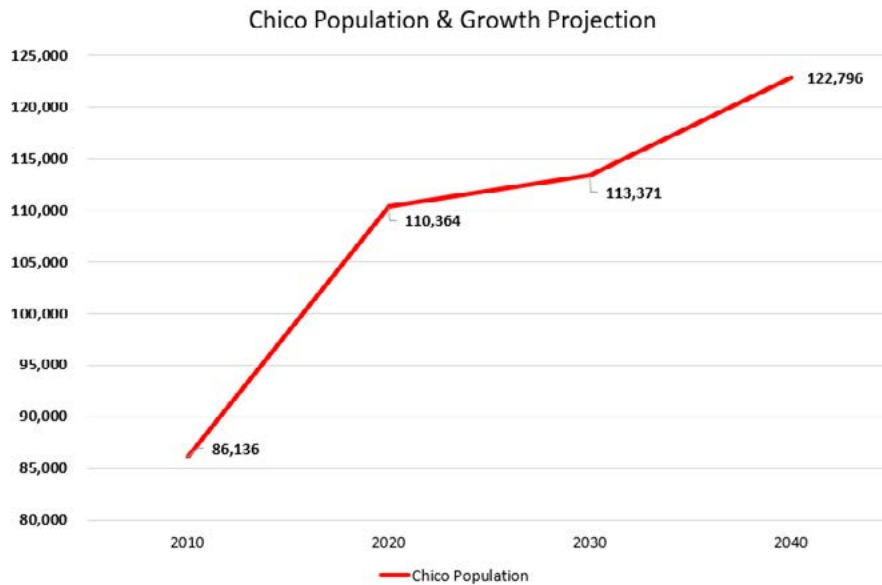
- The Chico store is one of the top producers in Northern California with \$9.8 million annually

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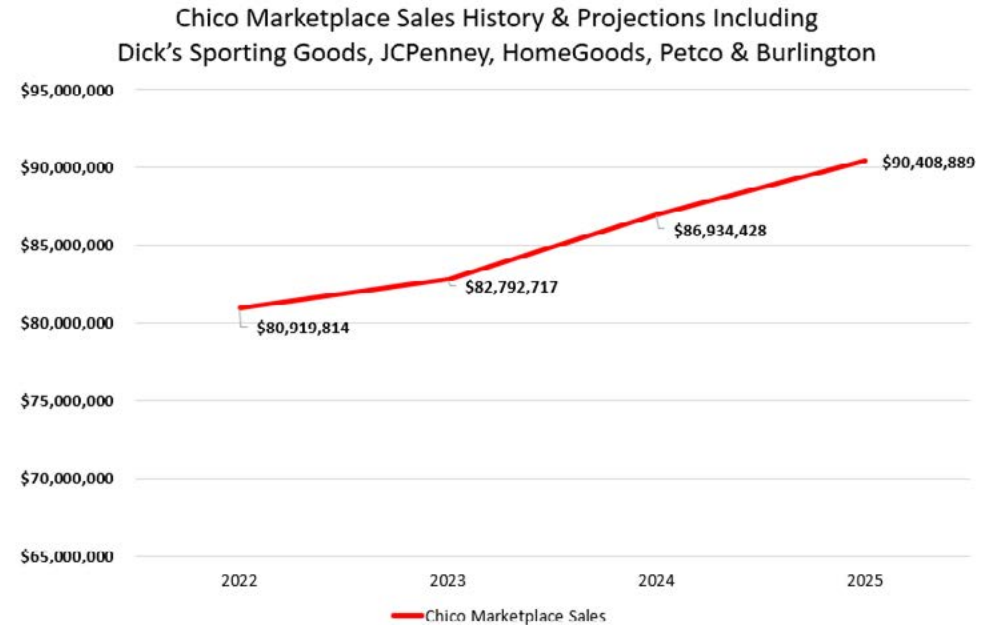
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**Chico Marketplace  
Population History & Projections**



**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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