

# CHICO TOWN & COUNTRY SHOPPING CENTER

118 - 240 W EAST AVE

CHICO, CA

FOR LEASE

900 SF - 19,129 SF RETAIL SUITES

# ETHAN CONRAD

PROPERTIES INC.

ADJACENT TO THE FUTURE  
120,000 SF MEDICAL FACILITY

 **ENLOE**  
HEALTH

**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

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

**FEATURES:**

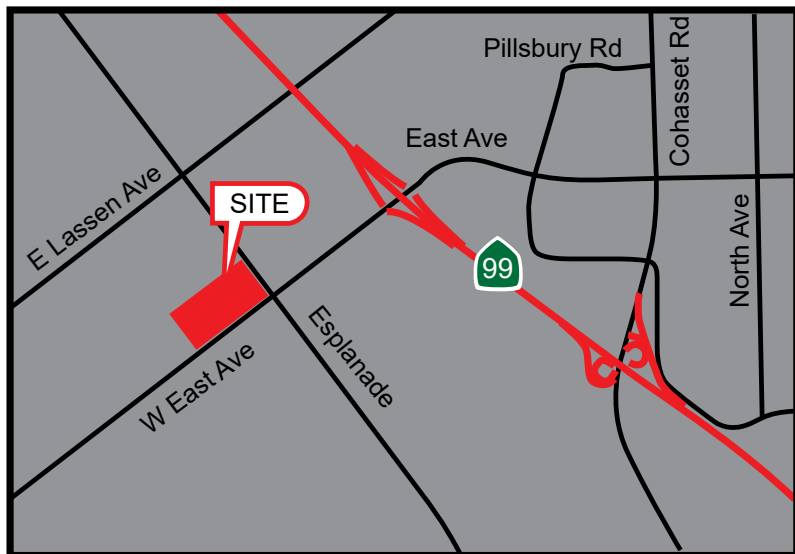
- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart, Harbor Freight and Holbrooks furniture store
- Tenants include Autozone, Casa Ramos and Subway
- Abundant parking
- Convenient access to Hwy 99
- Pylon signage available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

\$1.19 - \$1.99 PSF, NNN

NNN costs are approximately \$0.33 - \$0.46 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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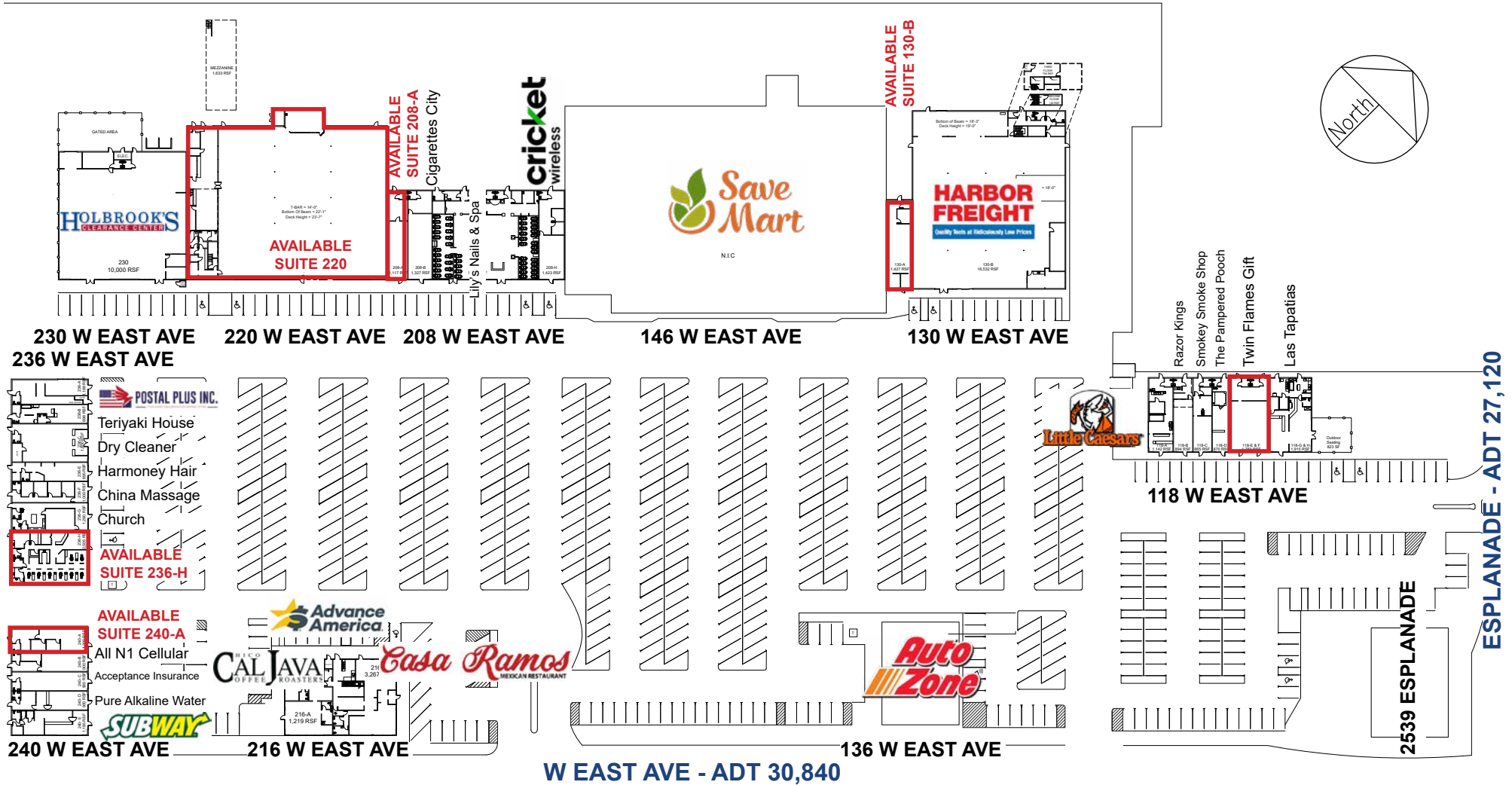
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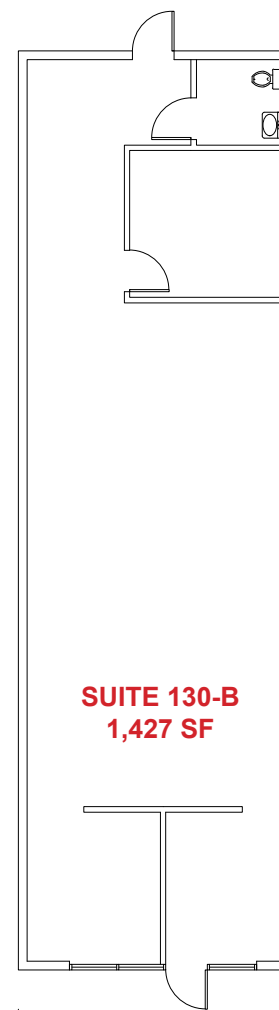
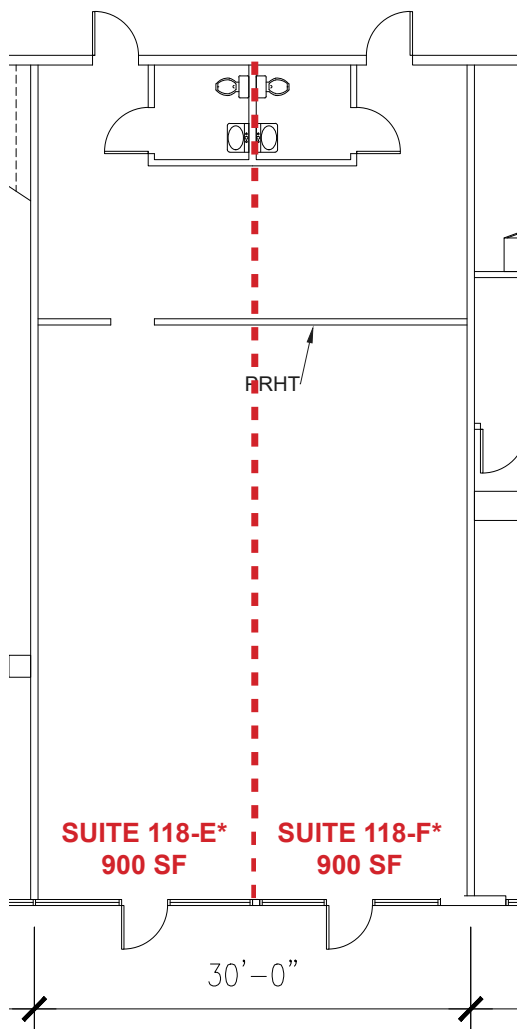
## SITE PLAN



\*Available 08/01/25.

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FLOOR PLANS



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Suite	SF	Lease Rate	Monthly Rent
118-E	900	\$1.99 PSF, NNN	\$1,791.00
118-F	900	\$1.99 PSF, NNN	\$1,791.00
118-E/F*	1,800	\$1.75 PSF, NNN	\$3,150.00
130-B	1,427	\$1.79 PSF, NNN	\$2,554.00

NNN costs are approximately \$0.46 PSF.

\*Available with 30 days' notice.

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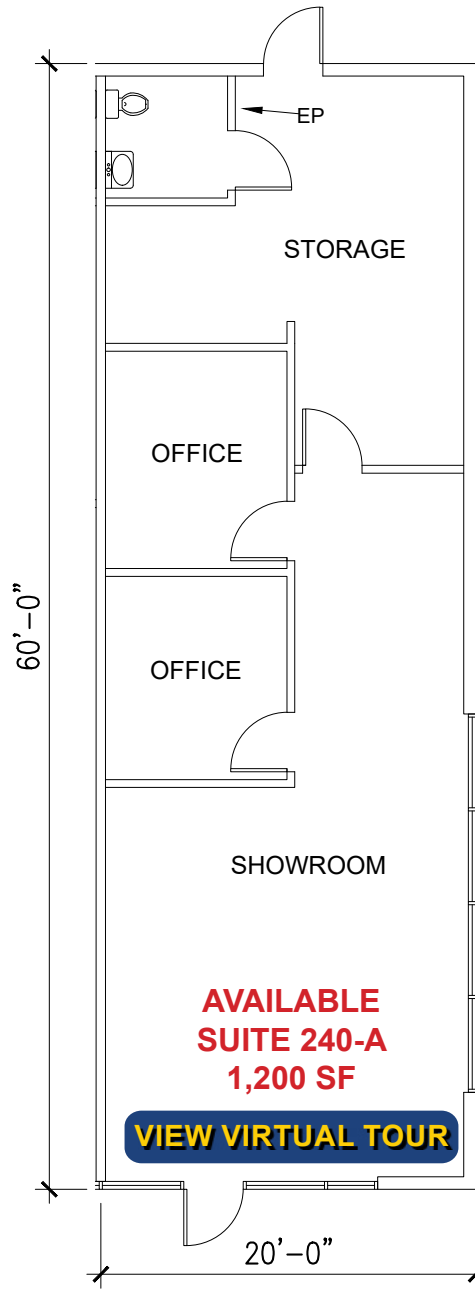
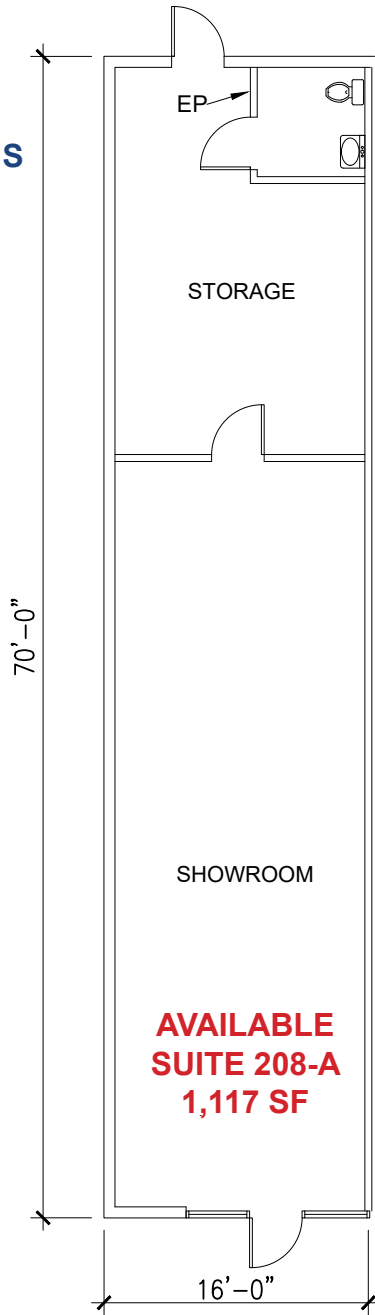
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**FLOOR PLANS**

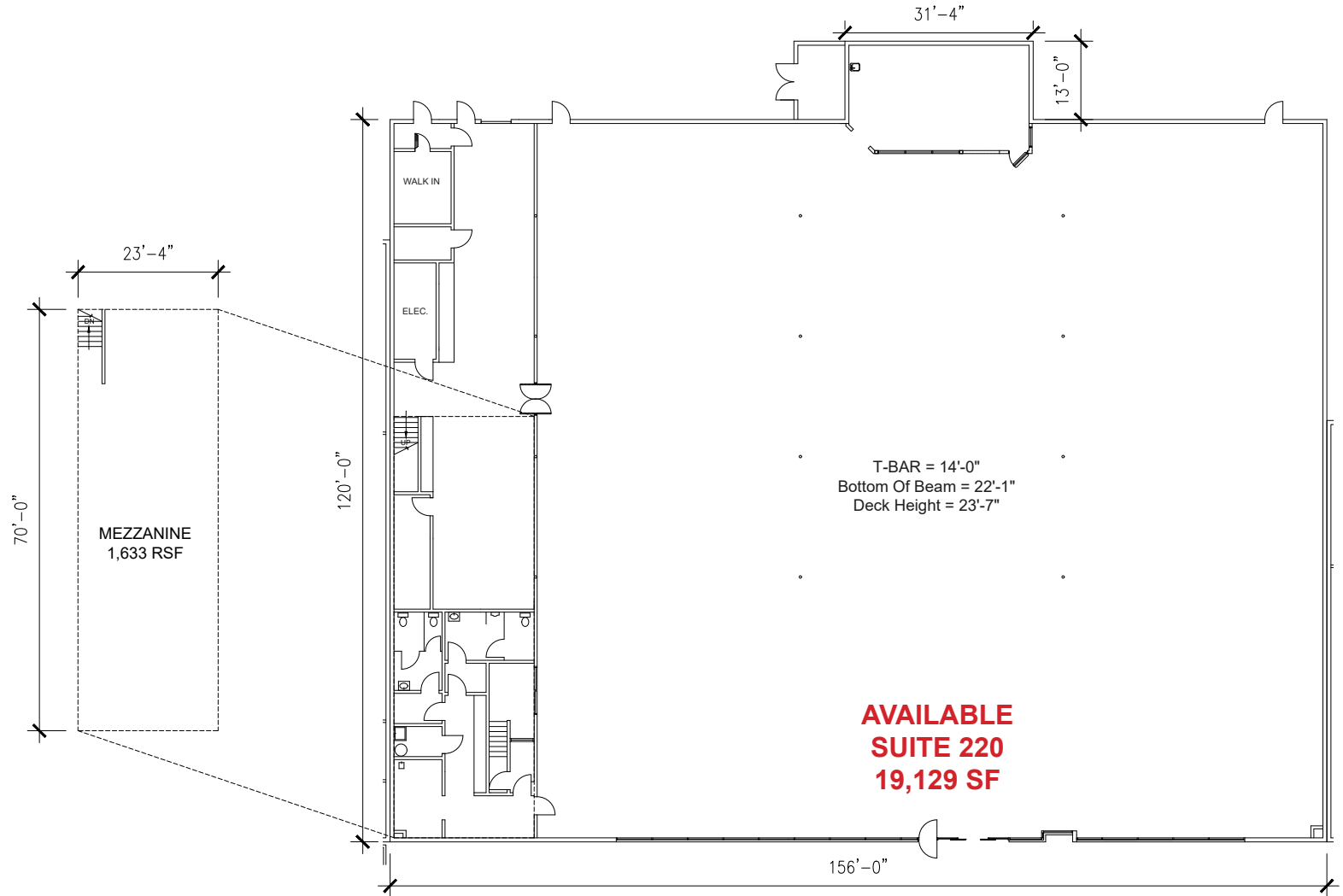


Suite	SF	Lease Rate	Monthly Rent
208-A	1,117	\$1.79 PSF, NNN	\$1,999.00
240-A	1,200	\$1.89 PSF, NNN	\$2,268.00

NNN costs are approximately \$0.46 PSF.

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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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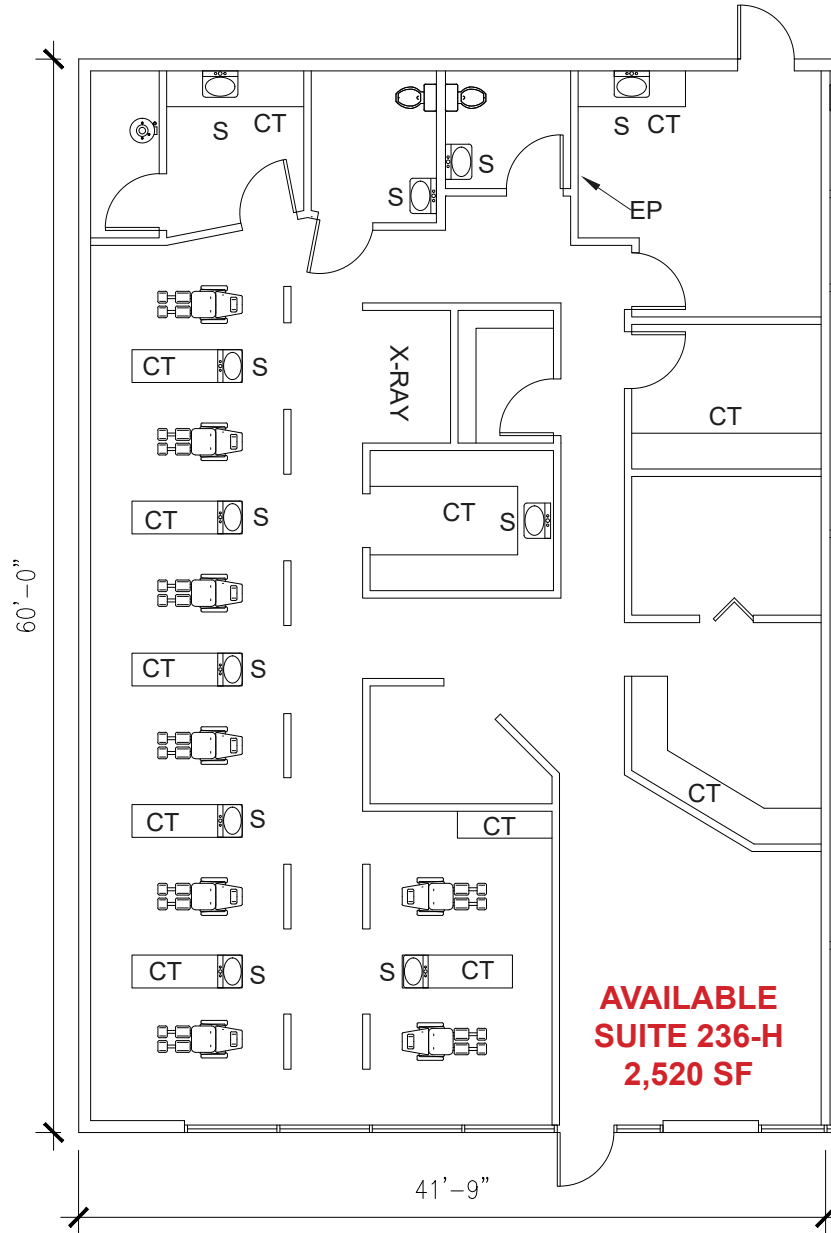
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## FLOOR PLANS



Suite	SF	Lease Rate	Monthly Rent
236-H	2,520	\$1.79 PSF, NNN	\$4,511.00
NNN costs are approximately \$0.46 PSF. 2nd Generation Dental Suite			

[VIEW VIRTUAL TOUR](#)

S: SINK  
CT: COUNTER TOP

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