



**1950 E 20TH STREET  
CHICO, CA**  
INLINE SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW OPEN!**



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**Ravjeet Basi**  
DRE: #02087094  
basi@ethanconradprop.com



**PYLON SIGN  
FACING HWY 99**

**VIEW VIRTUAL TOUR**

**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 \$429 PSF.**

**CHICO MARKETPLACE INFORMATION**

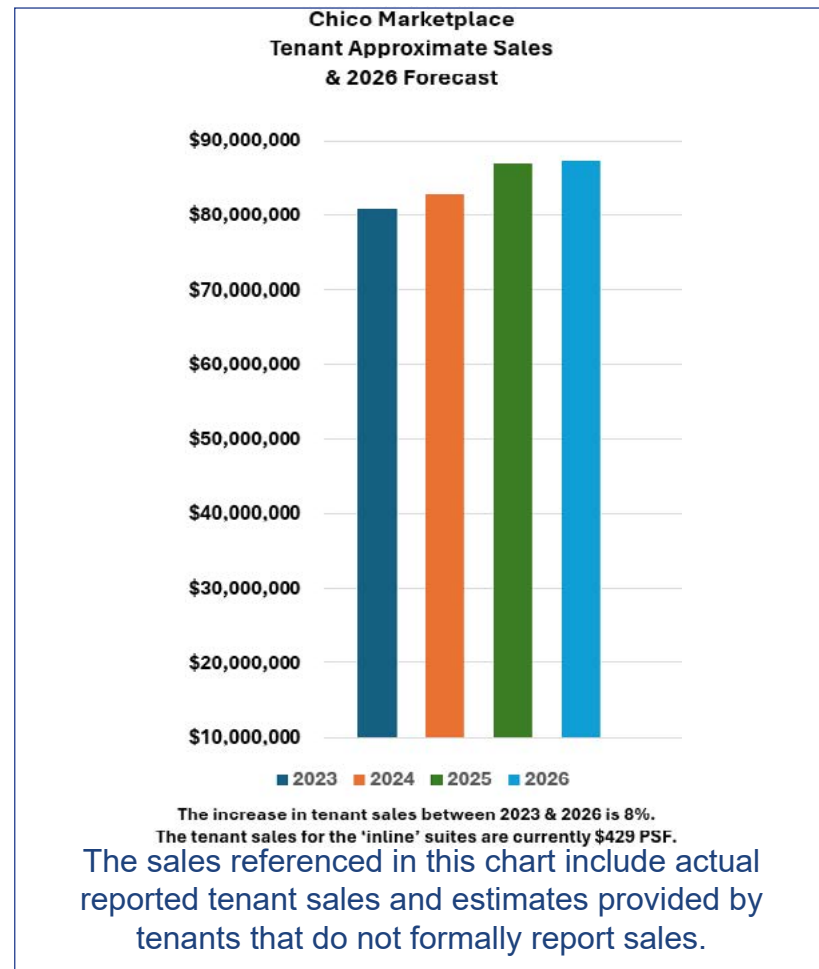
- Chico Marketplace is California’s largest retail property north of Sacramento and the only enclosed regional mall within a 45-mile radius. The center is ideally located, with excellent visibility and access from Highway 99.
- California State University, Chico offers bachelor’s and master’s degree 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**

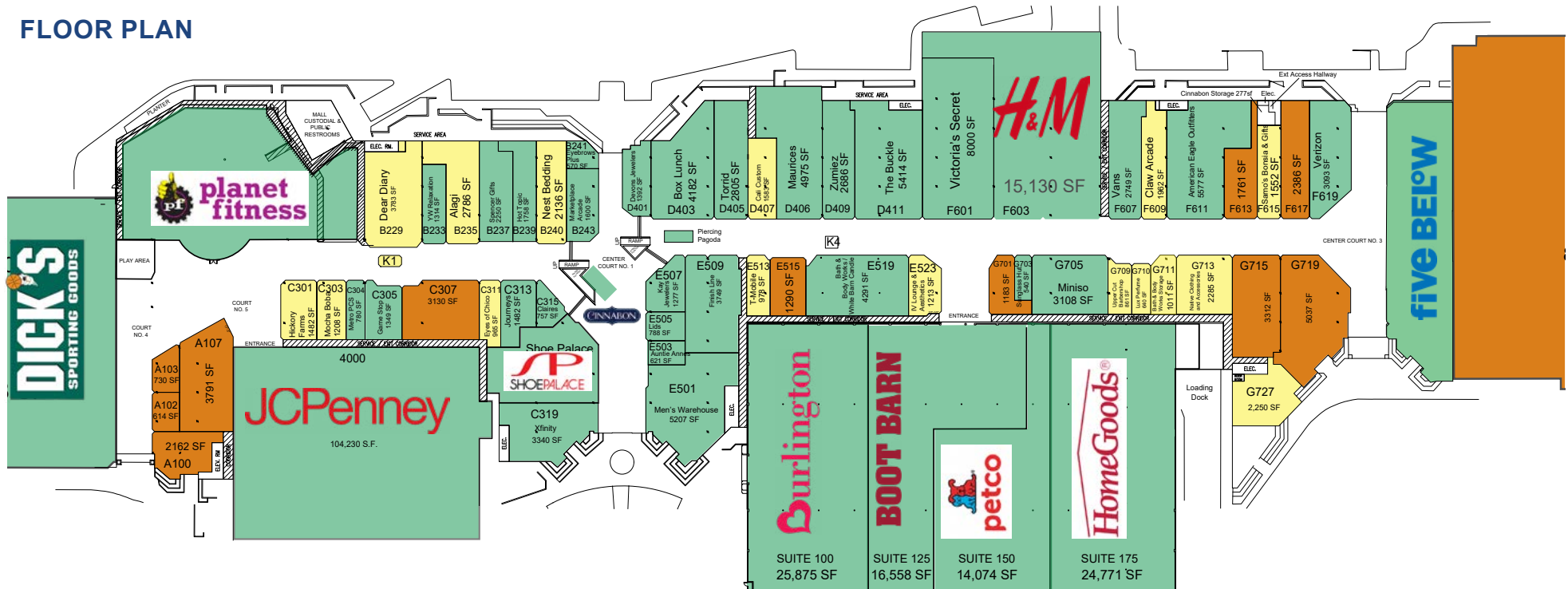
**Total SF leased since 2020 is over 210,000 SF**

• 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.



FLOOR PLAN



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

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

Take A Virtual Tour  
[Click Here](#)

**KEY**

- Perm Tenants
- Temp Tenants
- Available

**ETHAN CONRAD PROPERTIES, INC.**

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

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

AVAILABLE SUITES

SUITES	TENANTS:	SF	
A100	AVAILABLE	2,262 SF	<a href="#">VIEW VIRTUAL TOUR</a>
A102	AVAILABLE	614 SF	<a href="#">VIEW VIRTUAL TOUR</a>
A103	AVAILABLE	730 SF	
A107	AVAILABLE	3,791 SF	
B229	Dear Diary*	3,783 SF	
B235	Alagi*	2,786 SF	
B240	Nest Bedding*	2,136 SF	
C301	AVAILABLE	1,482 SF	<a href="#">VIEW VIRTUAL TOUR</a>
C303	Mocha Boba*	1,208 SF	<a href="#">VIEW VIRTUAL TOUR</a>
C307	AVAILABLE	3,130 SF	<a href="#">VIEW VIRTUAL TOUR</a>
C311	Eyes of Chico*	965 SF	
D407	Cali Custom*	1,583 SF	
E513	T-Mobile*	978 SF	
E515	AVAILABLE	1,290 SF	
E523	IV Lounge & Aesthetics*	1,213 SF	
F609	Claw Arcade*	1,962 SF	
F613	AVAILABLE	1,761 SF	<a href="#">VIEW VIRTUAL TOUR</a>
F615	AVAILABLE	1,552 SF	<a href="#">VIEW VIRTUAL TOUR</a>
F617	AVAILABLE	2,386 SF	
G701	AVAILABLE	1,183 SF	
G709	Upper Cut Club*	861 SF	
G710	Lux Perfumes*	640 SF	
G711	Bath & Body Works Storage*	1,011 SF	<a href="#">VIEW VIRTUAL TOUR</a>
G713	Native Clothing*	2,285 SF	<a href="#">VIEW VIRTUAL TOUR</a>
G715	AVAILABLE	3,312 SF	
G719	AVAILABLE	5,037 SF	
G727	Mall Leasing Office*	2,250 SF	<a href="#">VIEW VIRTUAL TOUR</a>

\*Available with 30 days notice.



Tenants save up to 10% vs traditional utility costs.

KIOSKS AVAILABLE

For more information please contact:

Ravjeet Basi  
basi@ethanconradprop.com

MARKETING PROGRAMS

Chico Marketplace offers a robust marketing program including many traffic building events throughout the year and free opportunities for tenant involvement. Our established social media pages have over 12,400 followers as well as an email database with 12,200 subscribers.



**ETHAN CONRAD PROPERTIES, INC.**  
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.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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.



**ETHAN CONRAD PROPERTIES, INC.**

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

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

FOR LEASE

CHICO MARKETPLACE | INLINE  
1950 E. 20TH STREET  
CHICO, CA



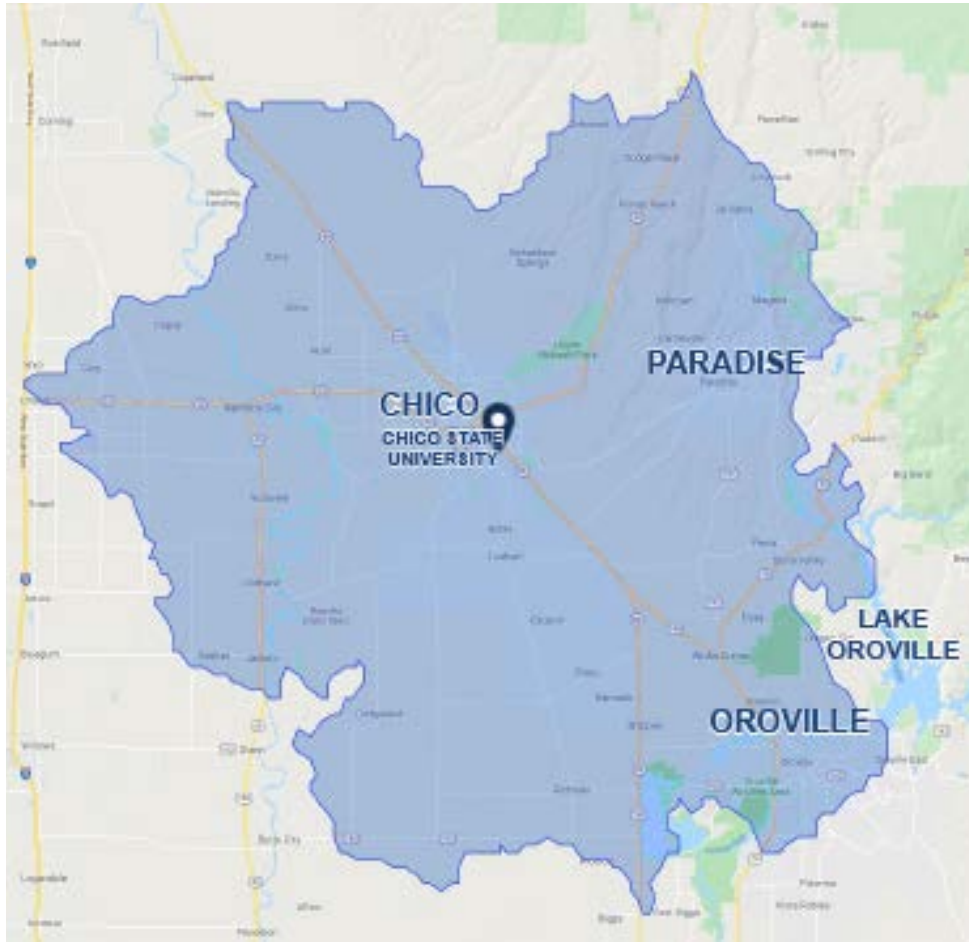
**ETHAN CONRAD PROPERTIES, INC.**

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






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

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 Housefold 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%

**ETHAN CONRAD PROPERTIES, INC.**

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

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

# Burlington

- 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

# HomeGoods®

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

# JCPenney

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



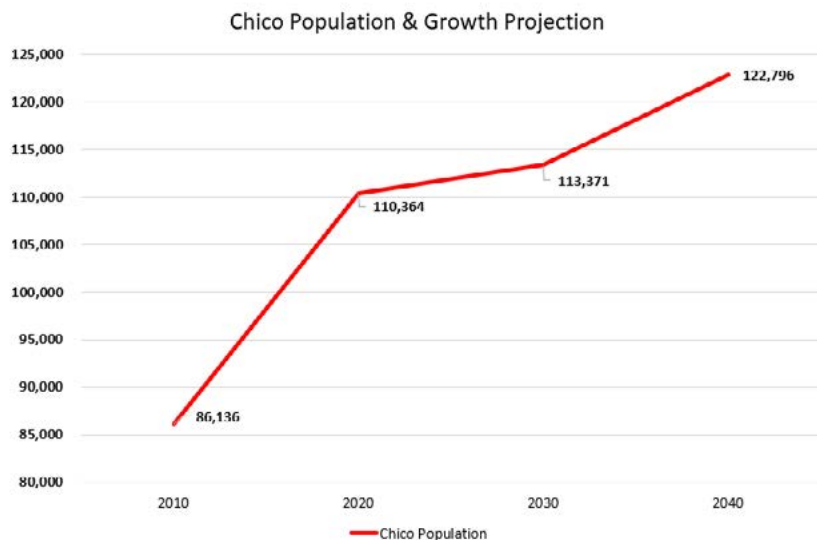
- The Chico store is one of the top producers in Northern California with \$9.8 million annually

**ETHAN CONRAD PROPERTIES, INC.**

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

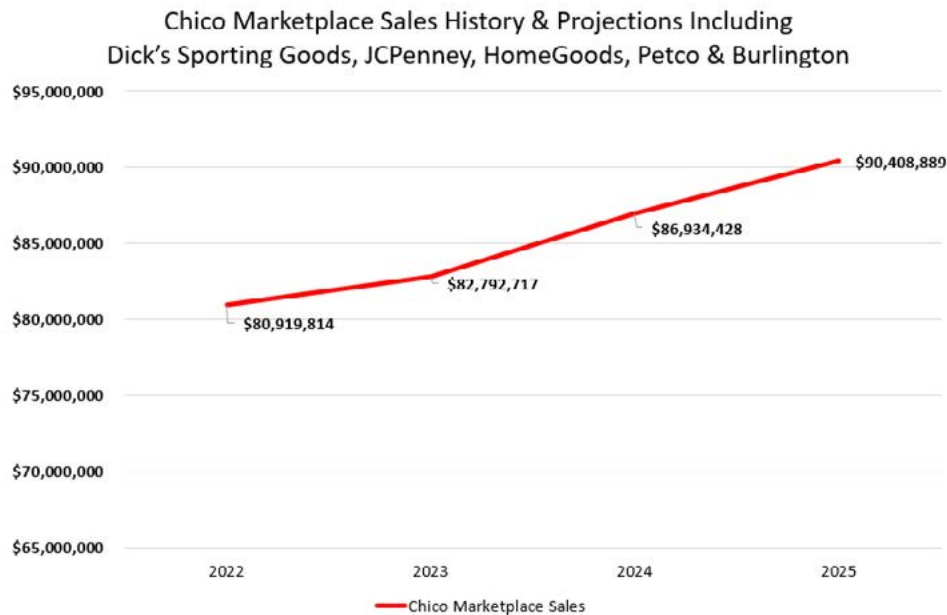
[www.ethanconradprop.com](http://www.ethanconradprop.com)

### 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!

**ETHAN CONRAD PROPERTIES, INC.**

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.