

900
FORTRESS
CHICO | CA

For Lease

±7,174 Square Feet

Versatile and customizable office space available next to the Chico Regional Airport.

- Tenant improvements available for qualified tenants.
- Corner lot property with easy access and ample onsite parking.
- Located across from the Chico Regional Airport and Highway 99 corridor businesses.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

900 Fortress Street in Chico, CA offers an office suite available for lease in a well-established North Chico commercial area near the Chico Regional Airport. Suite 190 provides $\pm 7,174$ square feet of functional and adaptable space with tenant improvements available for qualified tenants. The property includes multi-stall restrooms, a kitchenette, a large storage area with double doors, and a Generac backup generator. Situated on a corner lot, the building offers excellent accessibility and ample parking for employees and visitors.

The location benefits from proximity to the Chico Regional Airport, Highway 99, and key commercial services in North Chico. The property is surrounded by established businesses, providing a strong professional setting with convenient access to restaurants, lodging, and other amenities. Its position within a growing commercial corridor makes it a strategic option for companies seeking a functional and well-connected office environment.

OFFERING SUMMARY

- Size:** $\pm 7,174$ square feet
- Price:** \$7,102 per month NNN
- Tenant Improvements:** Available for qualified tenants



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LOCAL AREA

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PROPERTY PHOTOS

Suite 190



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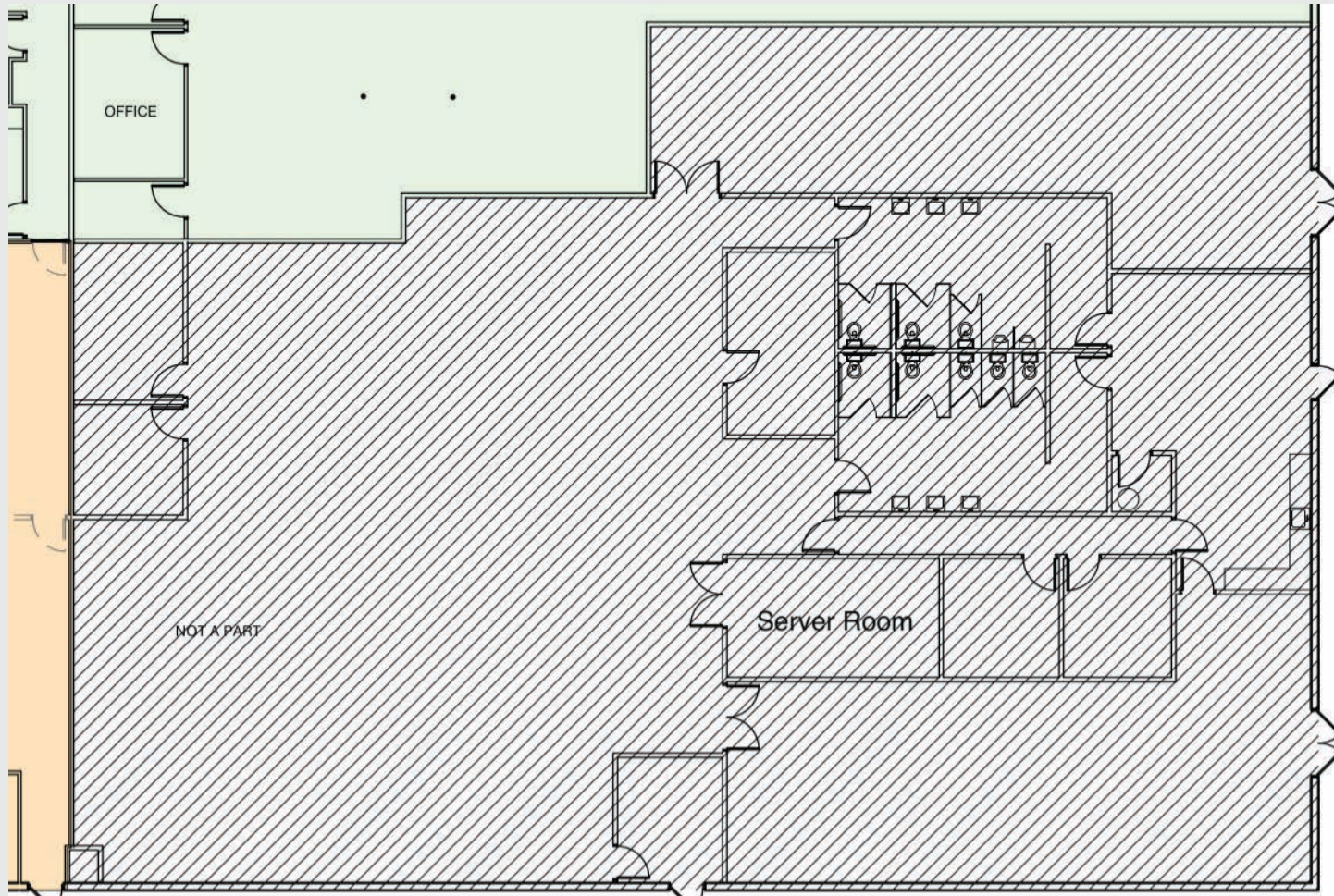
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FLOOR PLAN

Suite 190 | ±7,174 SF



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ABOUT CHICO, CA



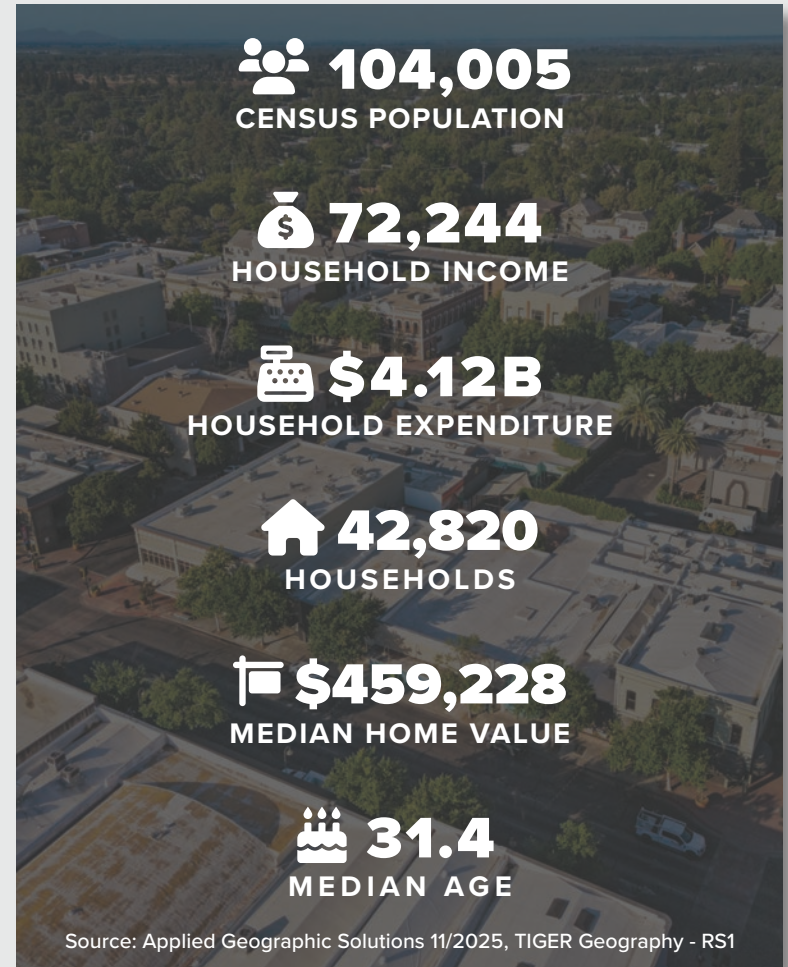
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved 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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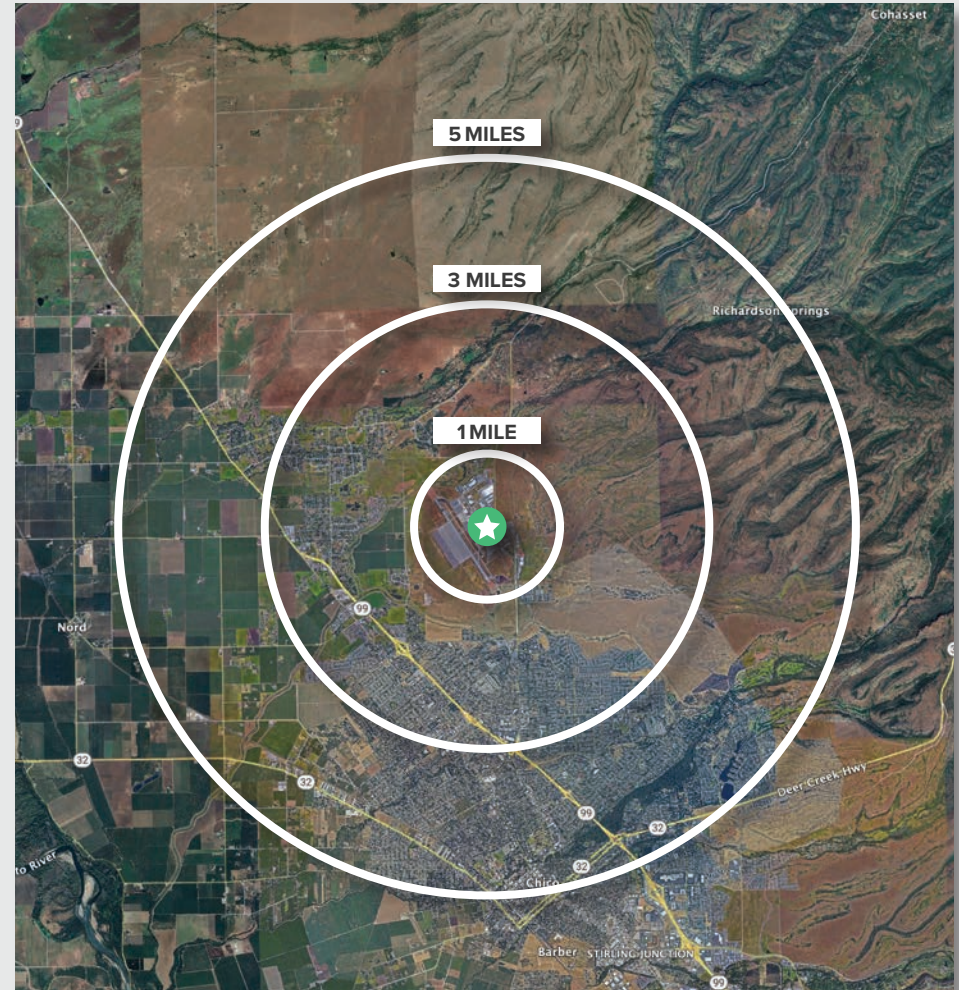


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	155	33,142	84,924
2030 Projected Population	179	33,609	84,058
2020 Census Population	214	32,759	87,224
2010 Census Population	207	26,949	76,864
2025 Median Age	45.5	36.7	35.3
HOUSEHOLDS			
2025 Estimated Households	60	13,333	33,991
2030 Projected Households	72	14,001	34,855
2020 Census Households	87	13,479	35,698
2010 Census Households	80	10,941	31,184
INCOME			
2025 Estimated Average Household Income	\$132,990	\$115,854	\$109,705
2025 Estimated Median Household Income	\$116,251	\$90,283	\$82,642
2025 Estimated Per Capita Income	\$90,265	\$46,692	\$44,214
BUSINESS			
2025 Estimated Total Businesses	200	1,425	3,653
2025 Estimated Total Employees	2,041	11,880	30,996



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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

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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.

[Learn more about Development](#)

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