

236 & 244
W 9TH STREET
CHICO | CA

For Sale

Two Commercial Buildings

Corner-lot commercial
investment with dual
buildings in Chico, CA

- Located on high-visibility corner in downtown Chico, CA.
- Rear parking area shared by both buildings on-site.
- Long-term tenant in place with flexible future use options.

CARRIE WELCH, CCIM

Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS

Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244



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EXECUTIVE SUMMARY

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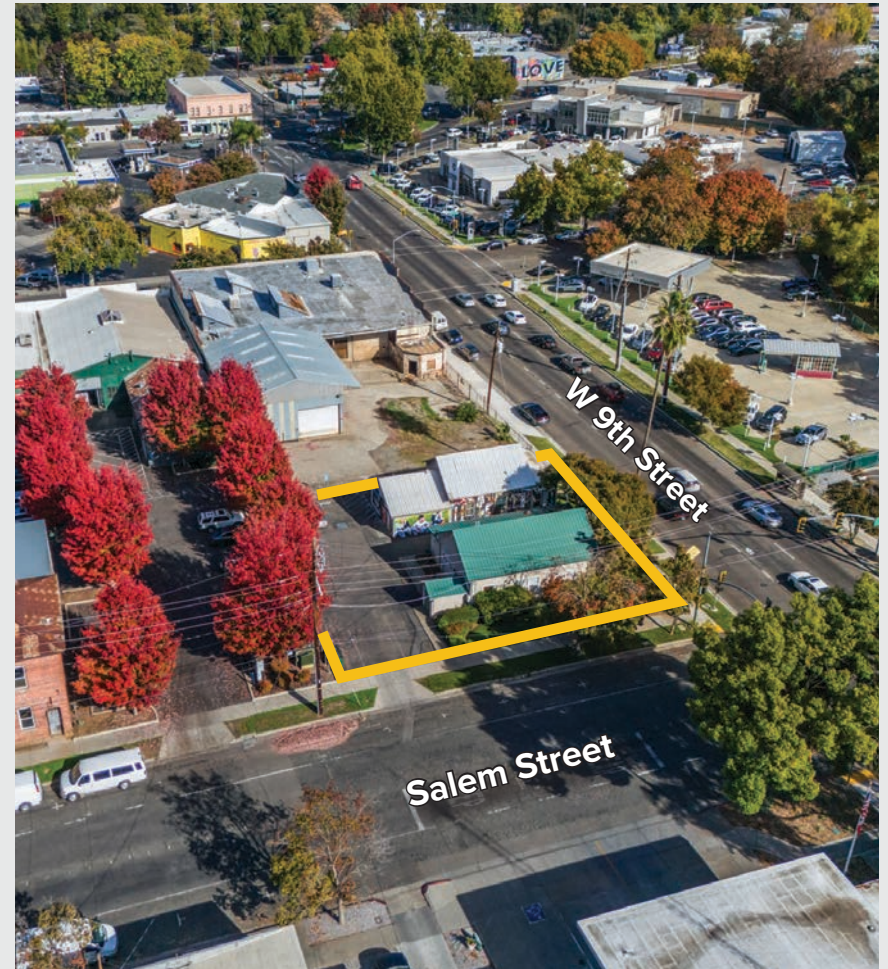
PROPERTY OVERVIEW

Located at 236 & 244 W 9th Street in Chico, CA, this offering includes two stand-alone commercial buildings totaling $\pm 2,812$ square feet on a single parcel. The corner building at 244 W 9th Street is $\pm 1,204$ square feet and configured as a recording studio and design workspace. It features a rear ADA-accessible ramp and a covered front porch. The adjacent structure at 236 W 9th Street is a $\pm 1,608$ square foot two-story retail and office building, with a ground-floor retail storefront and second-floor administrative office space. Both buildings are equipped with metal roofs and share a rear parking area. The property supports a variety of commercial uses and suits both owner-users and investors.

Positioned at the intersection of W 9th and Salem Streets, the property benefits from high visibility and daily traffic along a key downtown Chico corridor. The surrounding area blends historic homes and modern amenities, offering walkability to local restaurants, shops, and services. California State University, Chico, located nearby, contributes to the area's dynamic foot traffic and community feel. The on-site parking at the rear provides convenient access for tenants and customers, adding to the functionality of the site.

OFFERING SUMMARY

Pricing: \$375,000



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FLOOR PLAN

244 W 9th Street

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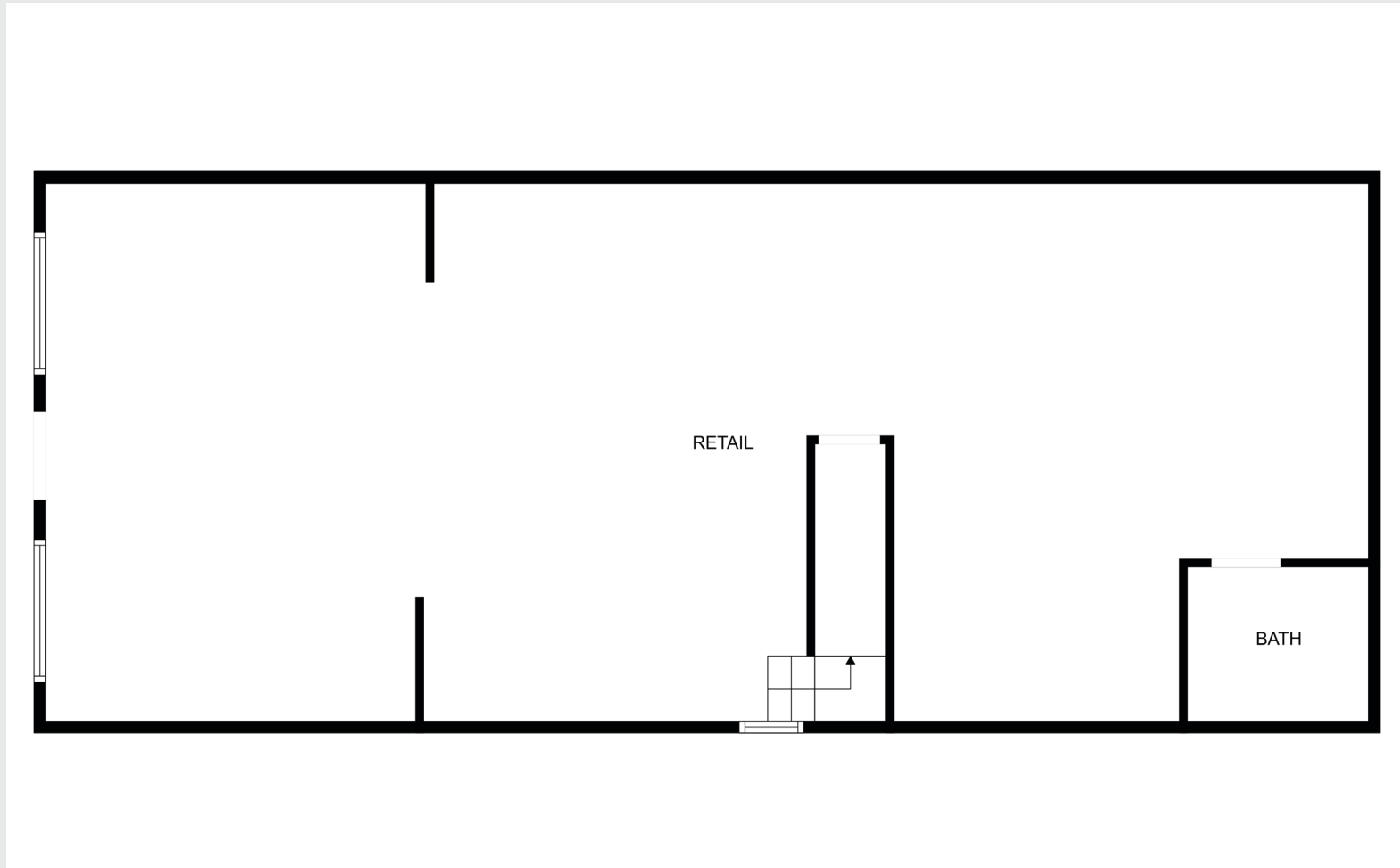


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FLOOR PLAN | FIRST FLOOR

236 W 9th Street

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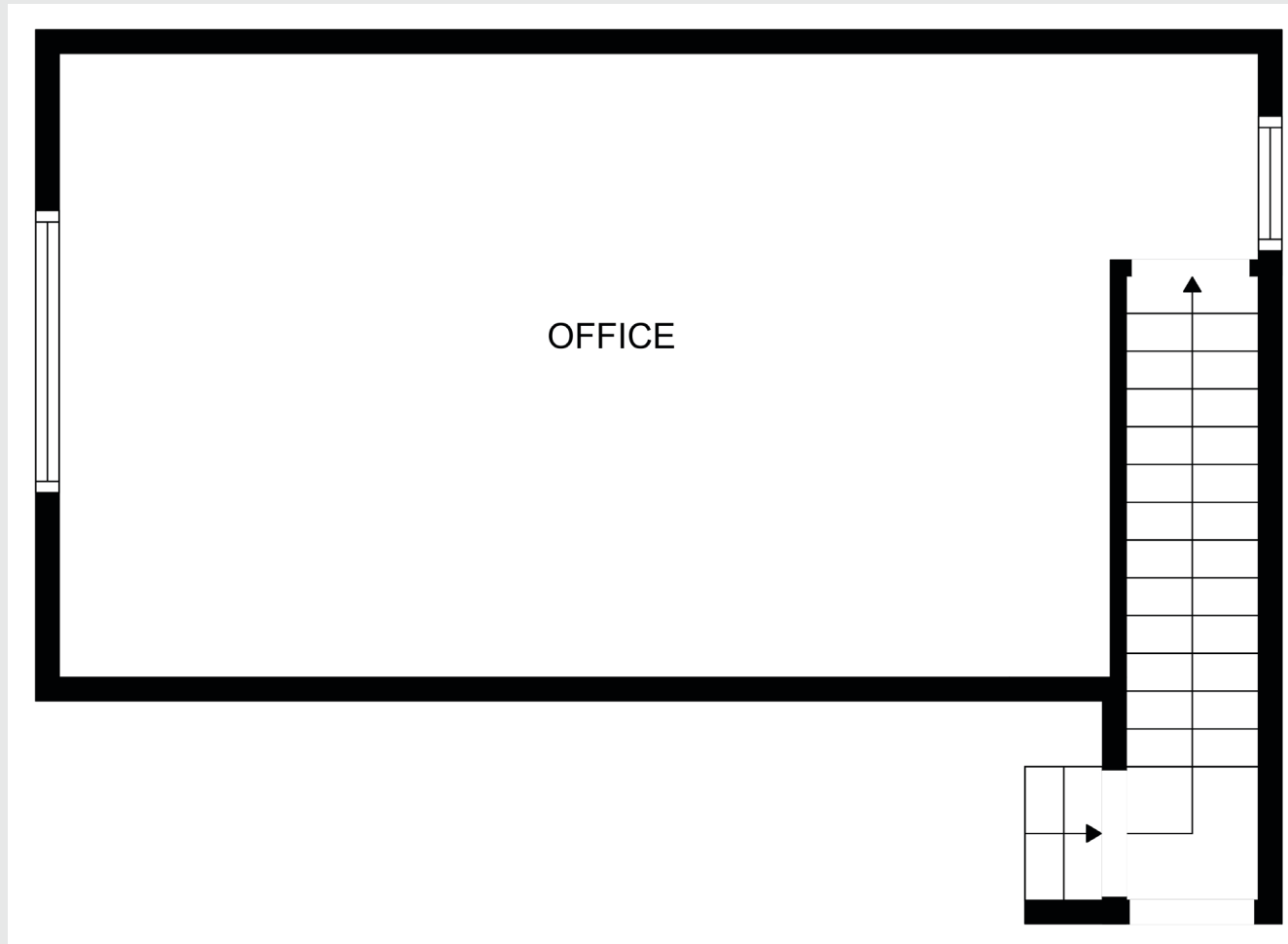


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FLOOR PLAN | SECOND FLOOR

236 W 9th Street

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PROPERTY PHOTOS

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LOCAL AREA

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DOWNTOWN CHICO



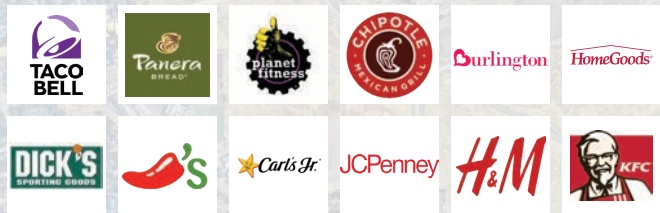
California State University Chico



CITY of CHICO

**236 & 244
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CHICO MARKETPLACE



**WinCo
FOODS**



SKYPARK PLAZA



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ABOUT CHICO, CA

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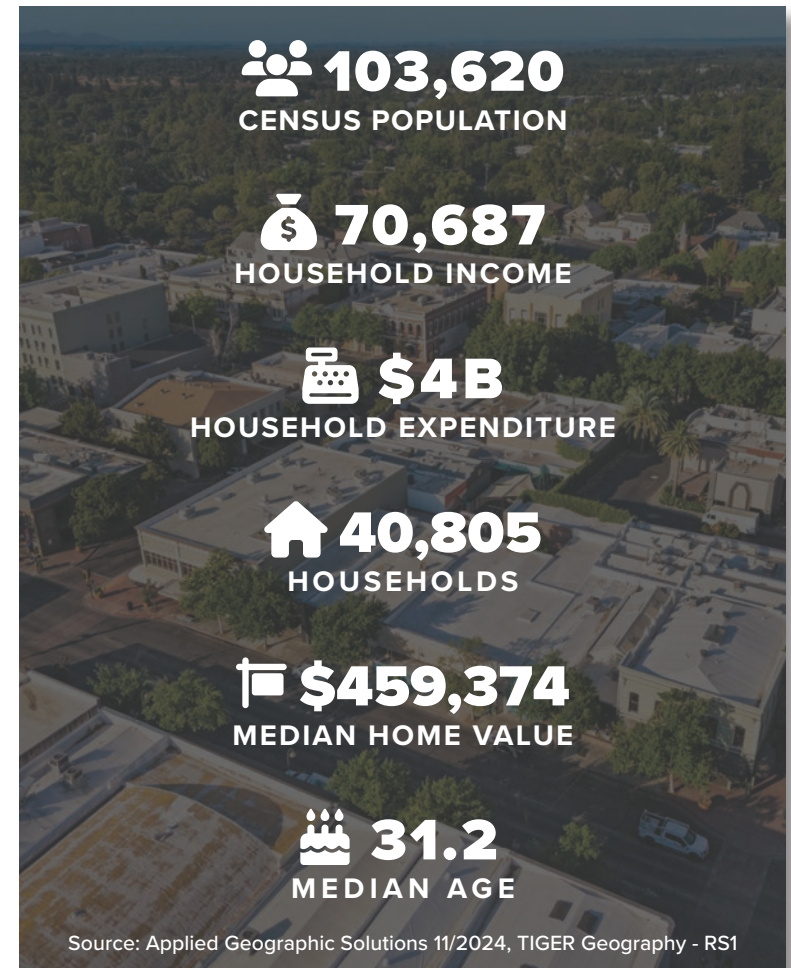
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,533 after the 2018 Camp Fire displaced many Paradise residents who moved 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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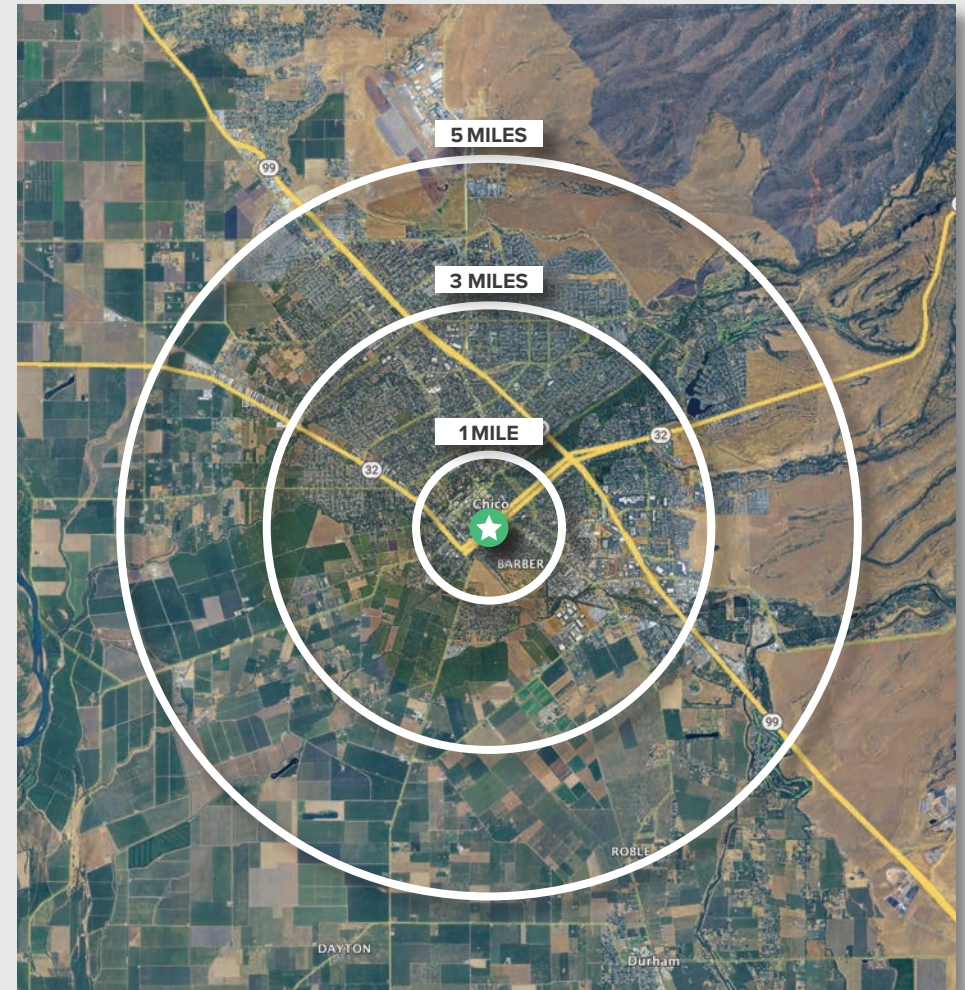
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REGIONAL DEMOGRAPHICS

236 & 244
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	17,245	76,766	108,734
2030 Projected Population	16,826	75,791	108,315
2020 Census Population	18,843	80,917	112,493
2010 Census Population	17,508	74,105	99,852
2025 Median Age	26.1	32.9	34.3
HOUSEHOLDS			
2025 Estimated Households	6,866	31,243	44,181
2030 Projected Households	6,922	31,947	45,555
2020 Census Households	7,423	33,221	46,216
2010 Census Households	6,597	29,881	40,277
INCOME			
2025 Estimated Average Household Income	\$68,046	\$96,736	\$104,699
2025 Estimated Median Household Income	\$50,656	\$70,566	\$77,962
2025 Estimated Per Capita Income	\$27,798	\$39,749	\$42,826
BUSINESS			
2025 Estimated Total Businesses	854	3,734	4,803
2025 Estimated Total Employees	8,760	33,240	41,952

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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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

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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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.

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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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