

# FOR LEASE: Drive-Thru QSR

2190 Esplanade, Chico, CA



## Property Highlights

- Signalized hard corner location on main corridor
- Long term, successful **drive-thru** location
- Quick and easy access from **Hwy 99** (69,000 AADT)
- **High traffic volume** (25,000 AADT)
- Strong mix of adjacent commercial tenants
- **90k residents** within 3 miles
- Prominent **signage**
- Community Commercial (CC) zoning
- 1,700 SQ FT on .4 acres

**Calen Chapman**

Lic. 02002193



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\*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.



## Site Plan



## Highlights

- Hard corner with signalized intersection
- 1,700 SQ FT on .4 acres
- Existing Drive-Thru
- Prominent signage
- 270' of frontage onto Esplanade and Cohasset Rd

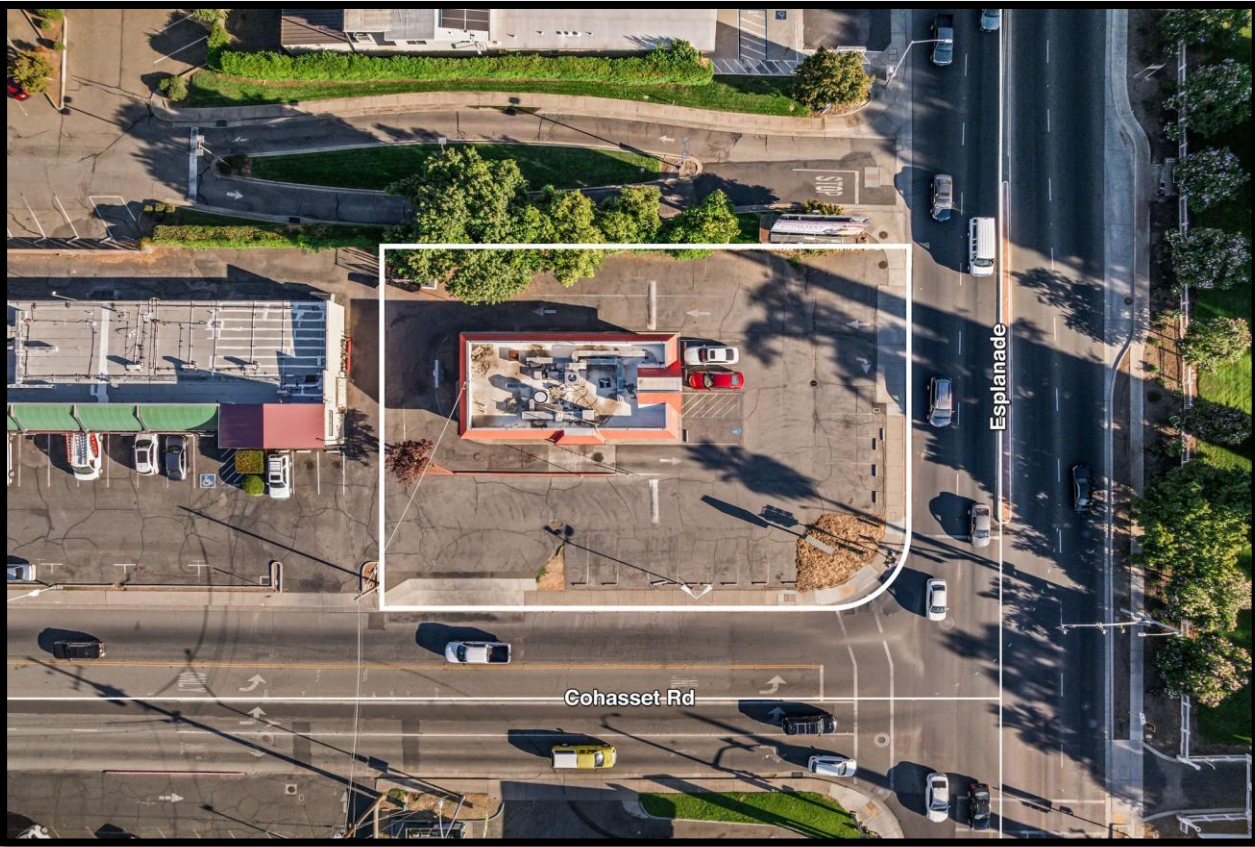
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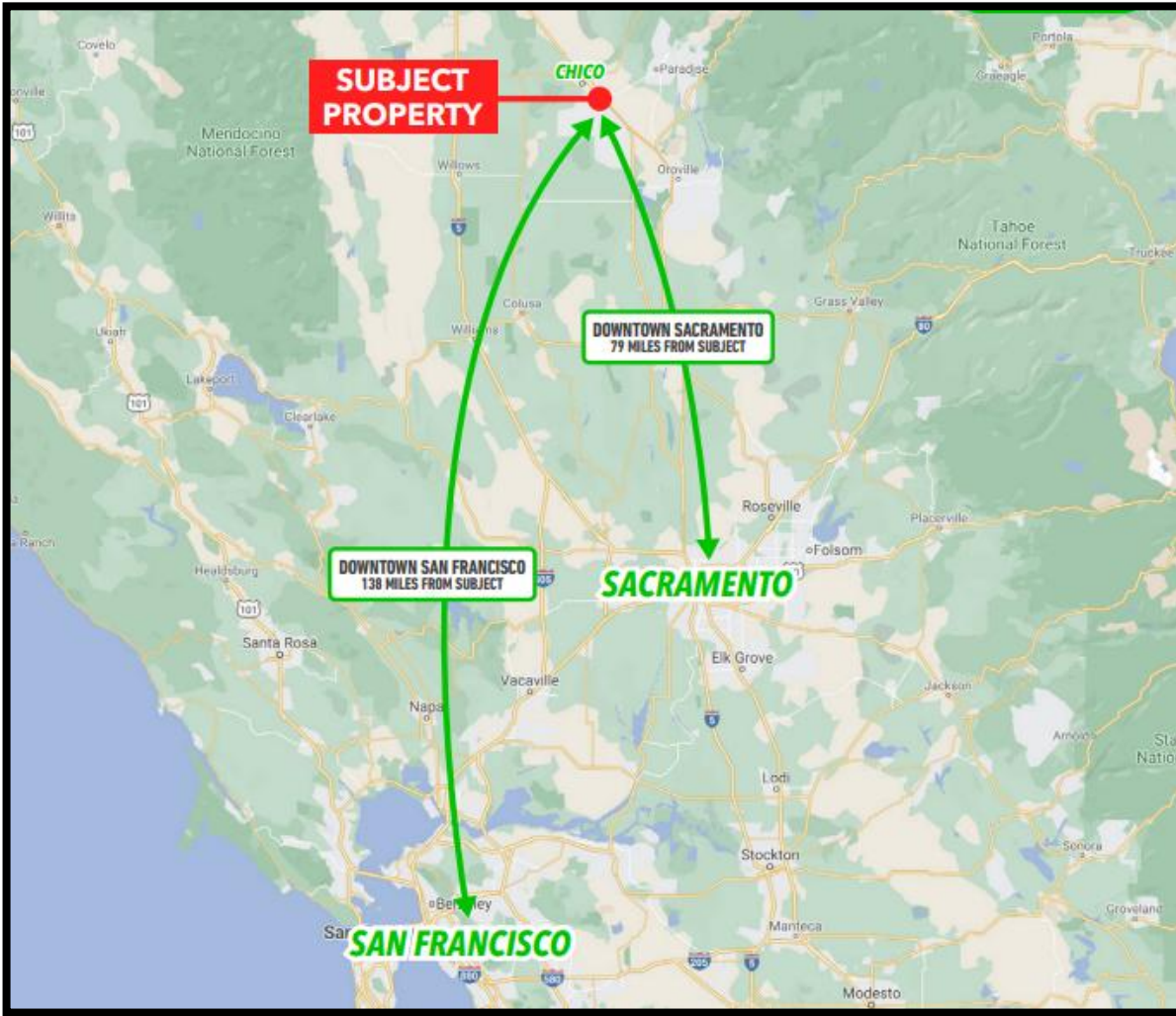
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### Demographics

	1 mile	3 miles
Population	14,118	88,823
Households	6,106	36,072
Average HH Income	\$85,679	\$87,263

### Chico, CA

Chico is the most populous city (*Estimated 120k +/-*) in Butte County (*205k +/-*), and is the largest city north of Sacramento. Chico is the regional hub in Butte County, home to California State University, Chico (*15,000 students*).