

**A301 BUILDING AT MERIAM PARK**  
1,450 - 4,250sf of Retail Space Available

**1998 Alcott Ave** | Chico, CA 95928



**Nicole Carter**  
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# CITY OF Chico

As of 2024, Chico, California, has a population of approximately 104,000 people, with a median age of 30 years. The city spans an area of about 33.7 square miles, with a population density of around 3,085 people per square mile, which reflects its vibrant, bustling community.

The demographics of Chico indicate a diverse population, with a significant number of young adults and families. Approximately 20% of the population is under 18 years old, and many households (around 62%) have children. The average household size is about 2.5 members. Chico is known for its strong sense of community and its emphasis on outdoor activities, education, and cultural events.

Economically, Chico has a median household income of \$60,000 and an average household income of \$70,000. The workforce is diverse, with a mix of white-collar (about 70%) and blue-collar jobs (30%). Employment is primarily in private companies (65%), with a significant portion in education, government institutions, and healthcare services. Chico is also home to a thriving entrepreneurial sector, with about 12% of the workforce being self-employed.

Exclusively Presented by

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# Within 3 Miles



CALIFORNIA  
STATE  
UNIVERSITY

Chico

**WinCo  
FOODS**

**TARGET**

# Executive Summary



Prime Retail Building on E. 20th Street between Hwy 99 and Bruce Rd within Meriam Park, a 270 acre master planned community with a balance of residential, retail, commercial businesses, and social gathering spaces. This unique retail location is next door to Sweet Flower, Chico's first dispensary with high daily traffic, directly across from Farmer's Brewing Co. Restaurant & Taproom and in walking distance to shops, restaurants, social gathering spaces and events.

Other nearby retailers include Day Camp Coffee, Burban Kitchen, Live Life Juice (Organic Juice and Vegan Grab + Go Meals), Hair + Nail Salon, Tanning + Infrared Sauna + Organic Beauty Products, Pilates + Yoga + Infrared + Bar Exercise Classes, Fine Jewelry + Design, Personal Training, Nest Bedding, Pet Supply + Grooming, and Ice Cream.

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# Property Highlights

## E. 20th St. Has 22,000 ADT

Heavy daytime and nighttime foot traffic  
Lots of natural light from both windows and  
skylights

Prime corner location on E. 20th street,  
directly across from Farmer's Brewing Co.  
Restaurant & Taproom



# Property Overview



- 24 Hour Access
- Plenty of Parking
- Corner Lot
- Property Management on Site
- Signage Opportunity along E. 20th St.
- Tenant Controlled HVAC Energy Performance - A
- Natural Light

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## Property Facts

**Building Type**

Retail

**Year Built**

2022

**Min. Divisible**

1,450 SF

**Parking Ratio**

3/1,000 SF

**Gross Leasable Area**

4,250 SF

**4,250sf unfinished space available that can be divided into a 1,450sf and 2,800sf space if needed**



# Overview



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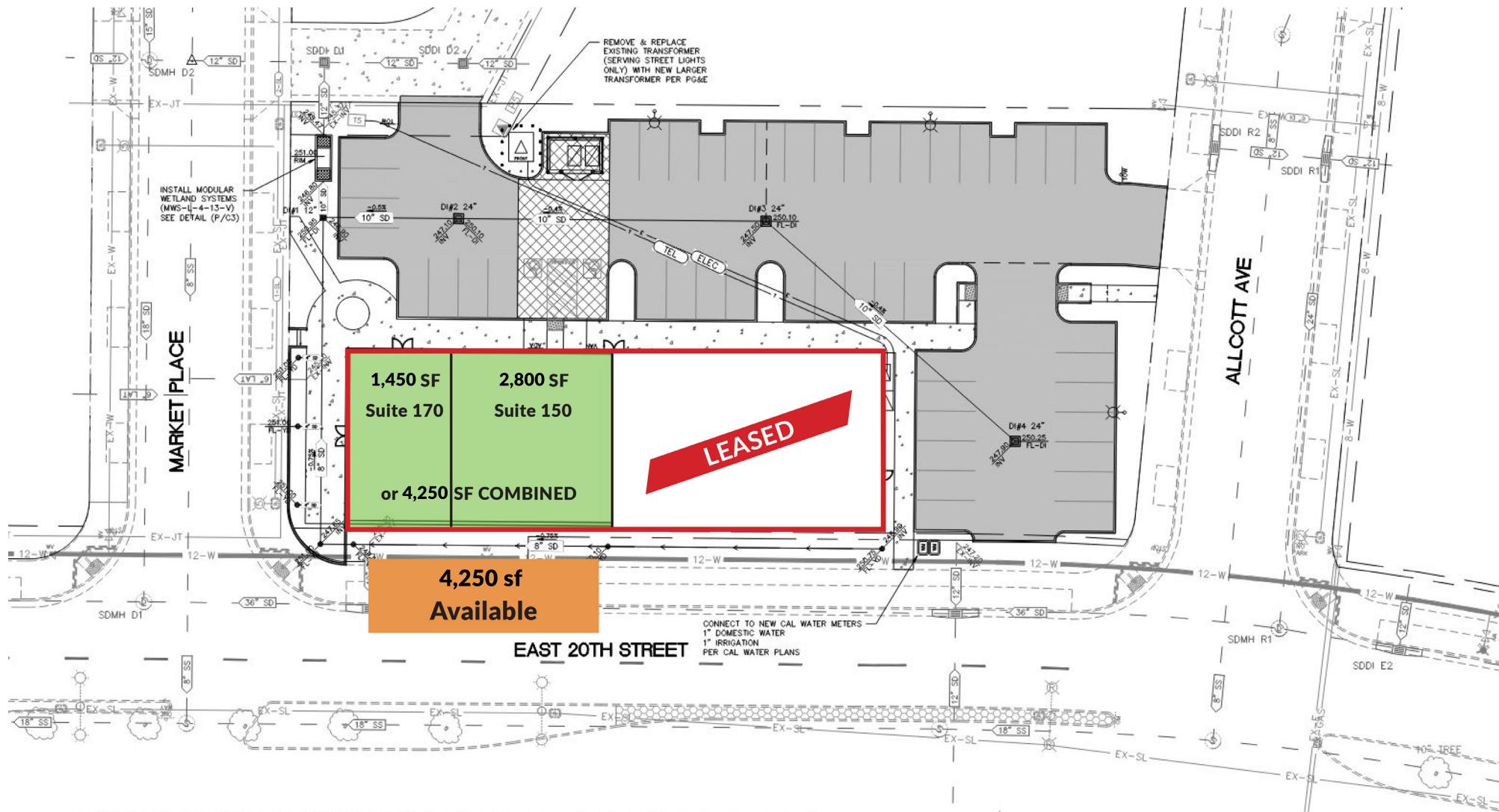
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# Floor Plans



*Call me today to learn more*



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