

4,004 SF
OFFICE SPACE AVAILABLE

2476 Builders Place, Suite 110

Bruce Rd and Builders Pl, just north of 20 St and the brand new
Enloe Health Gonzales Comprehensive Cancer Center



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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

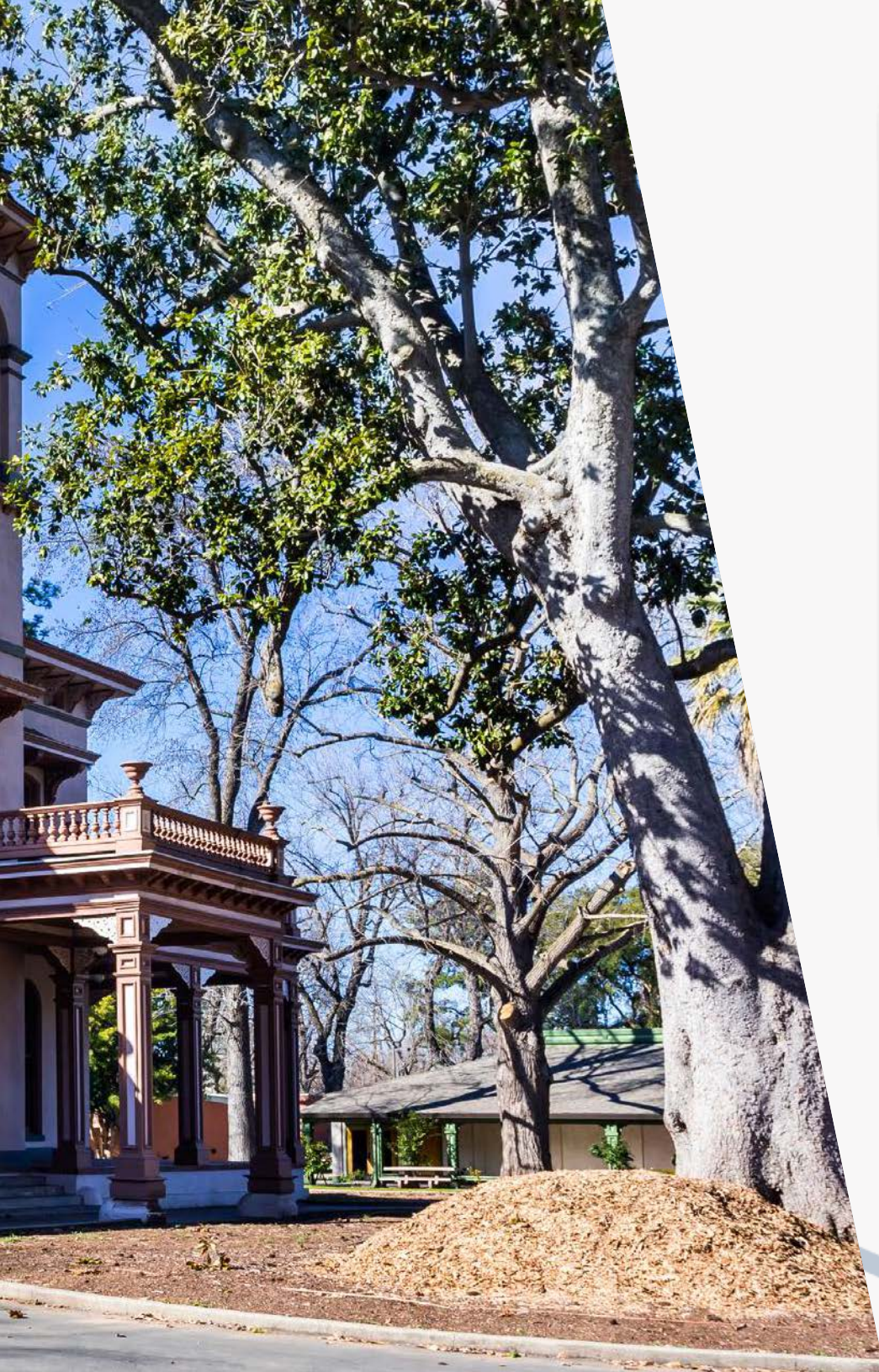
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Within 3 Miles

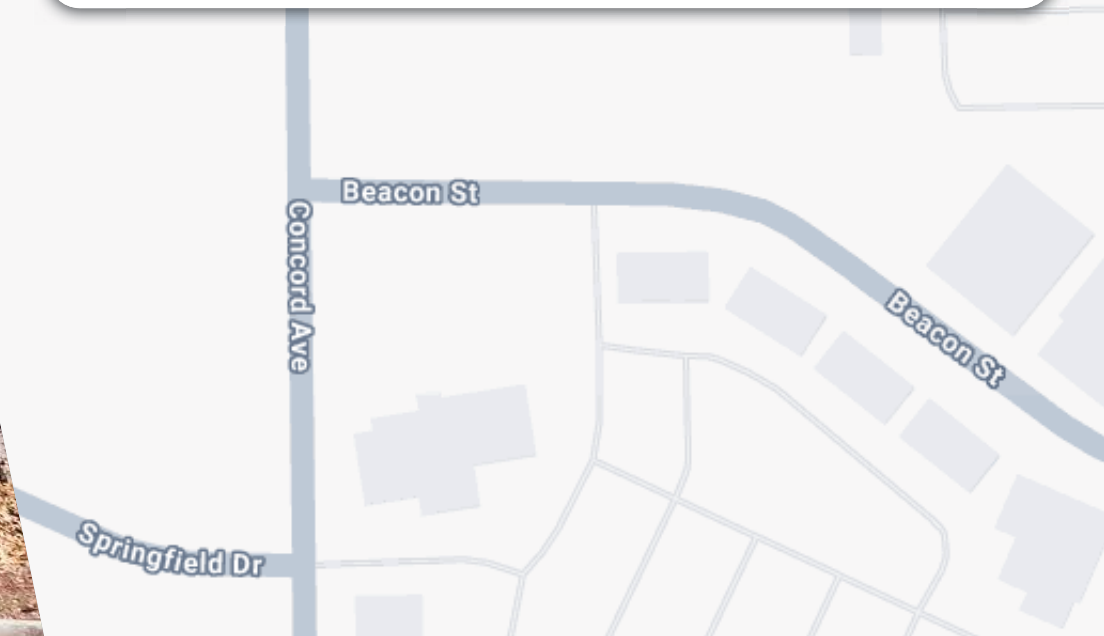


CALIFORNIA
STATE
UNIVERSITY

Chico



WinCo
FOODS



EXECUTIVE SUMMARY

Prime New Construction Office Space in the Heart of Meriam Park – Delivering June/July 2026

Discover an exceptional opportunity to secure a premium Class A office space in one of Chico's most dynamic and thoughtfully designed mixed-use communities. Located at 2476 Builders Place, Suite 110, this 4,004 sq. ft. office suite will be part of a brand-new 8,000 sq. ft. building currently under construction, offering unmatched visibility, modern design, and a highly desirable location within Meriam Park's growing commercial district.

Positioned next door to Mid Valley Title, this space is ideal for professional service companies looking to establish or expand their presence in a thriving, walkable environment surrounded by residential neighborhoods, retail, dining, and green spaces. The building will feature contemporary architecture, efficient systems, and one-story accessibility—purpose-built for today's business needs.

With construction underway, now is the perfect time for tenants to begin planning their custom tenant improvements. Early commitment provides the valuable ability to design the interior to your exact specifications and ensure seamless build-out completion aligned with the projected June/July 2026 delivery timeline.

A detailed floor plan is available, with the left suite (Suite 110) representing the offered space. The flexible footprint accommodates a wide range of professional layouts, from private offices and conference rooms to collaborative open-workspace designs.

Additional highlights include:

- Class A building in a master-planned community
- High-quality construction and finishes
- One-story design for maximum accessibility
- Strong neighboring tenant mix
- Excellent visibility and convenient parking

PROPERTY OVERVIEW



PROPERTY OVERVIEW



AVAILABLE SPACE

- Construction: 2026
- Class A Construction
- 8,000 SF
- Single-Story Accessibility
- Strong Tenant Mix
- High-Visibility Frontage
- Thriving Commercial District
- Prime Meriam Park Location

6

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COMMERCIAL.

PROPERTY OVERVIEW



Building is under construction.

Perfect time to start tenant improvements so that it is completed to your liking by June/July 2026. There will be a european style cafe that will be just next door offering healthy food, salad bar, and large patio dining for lunch.

TANK DISTRICT



8

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