

CHICO
Marketplace

1950 E 20TH STREET
CHICO, CA

TWO PADS WITH ±.747 ACRE AND ±1.24
ACRE PARCELS

PARCEL C
1.24 ACRES

chj's

Panera

TACO
BELL

Starbucks

CHIPOTLE

KFC

Canes

Black Bear Diner

PARCEL A
±32,552 SF

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

Burlington

BOOT BARN

five BELOW

planet
fitness

Raising
Canes
CHICKEN FINGERS

SHOEPALACE

MINI
SO
名創優品

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PROPERTY HIGHLIGHT VIDEO

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FOR SALE
OR LEASE

CHICO MARKETPLACE | PAD
1950 E. 20TH STREET
CHICO, CA

CHICO MARKETPLACE SALES

Tenant sales for Chico Marketplace have increased significantly over the past three years and we are excited to report the following strong sales figures:

Chico Marketplace 2025 Inline Tenant Sales are very strong at \$428 PSF.

PAD PARCEL FEATURES

- Property has good visibility on both E. 20th Street and Forest Ave
- Parcels can accommodate drive thru concepts and stand alone buildings
- Forest Ave has a daily traffic count of 13,750 cars
- Immediate access from Forest Ave at the eastern side of the mall
- 20,900 cars daily on E. 20th Street

LAND/PARCEL INFORMATION

Pad Parcel A	±35,552 SF
Pad Parcel C	±1.24 acres
Zoning	CR Regional Commercial

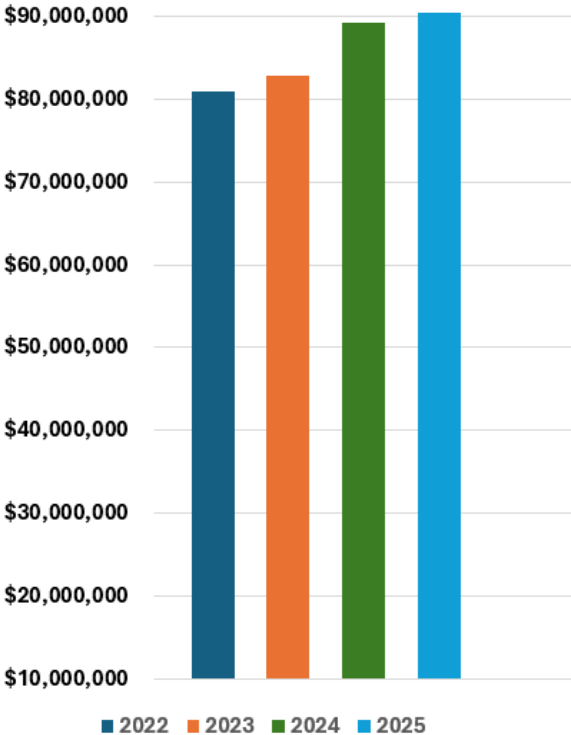
PURCHASE PRICES

Parcel A	\$1,546,220.00 (\$47.50 PSF)
Parcel C	\$1,987,000.00 (\$36.50 PSF)
Included in purchase price is “onsite” improvemenets that have a value of over \$10.00 PSF.	

GROUND LEASE RATES

Pad Parcel A	\$ 7,776.00, NNN
Pad Parcel C	\$ 9,845.00, NNN

Chico Marketplace
Tenant Approximate Sales
& 2025 Forecast



The increase in tenant sales between 2022 & 2025 is 12%.
The tenant sales for the ‘inline’ suites are currently \$428 PSF.

The sales referenced in this chart include actual reported tenant sales and estimates provided by tenants that do not formally report sales.

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SITE PLAN



Explore Chico Marketplace Website
<https://www.shopchicomarketplace.com/>

Watch Chico Marketplace Property Highlight
[Click Here](#)

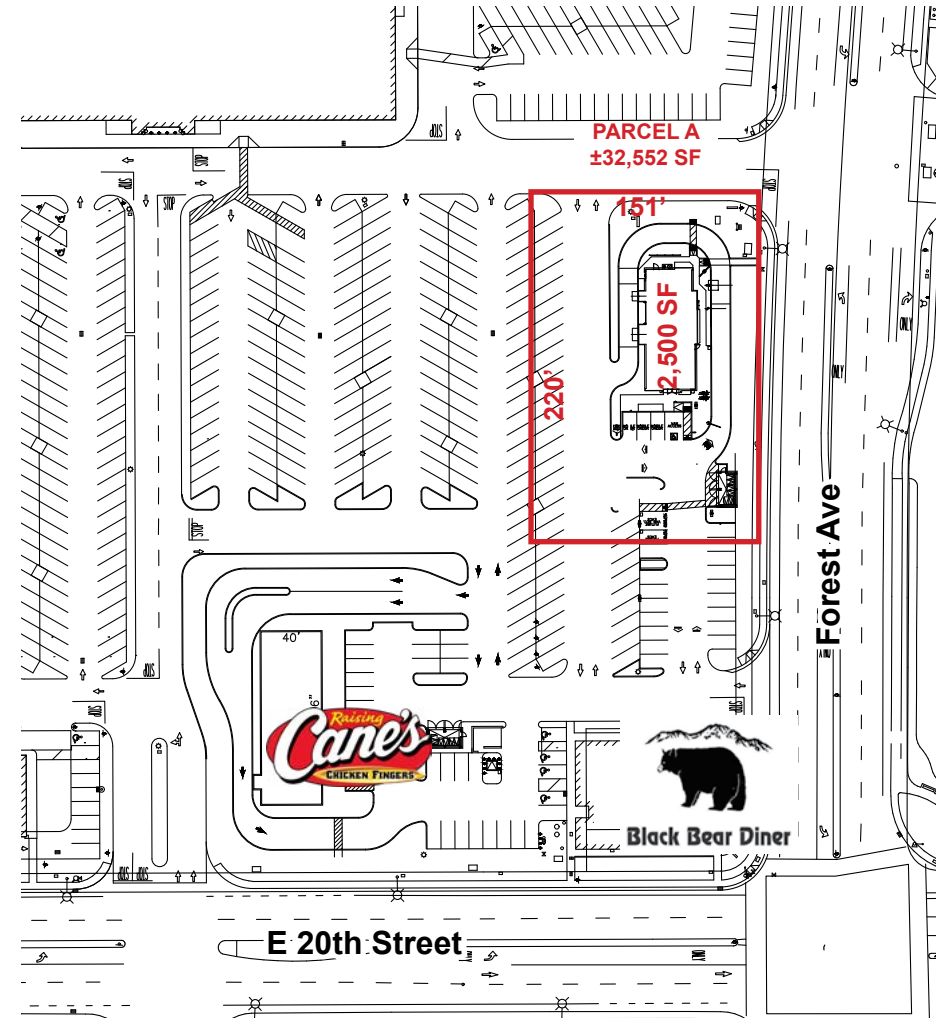
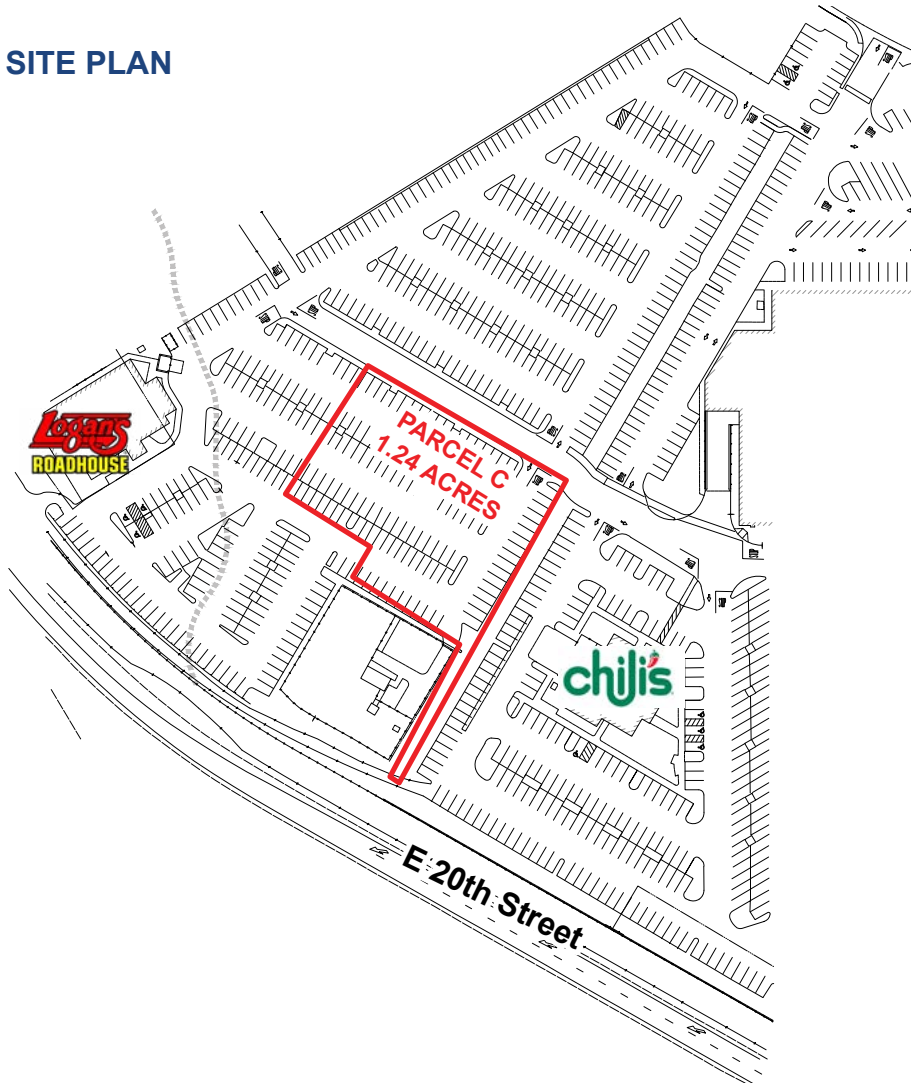
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SITE PLAN



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TRADE AREA



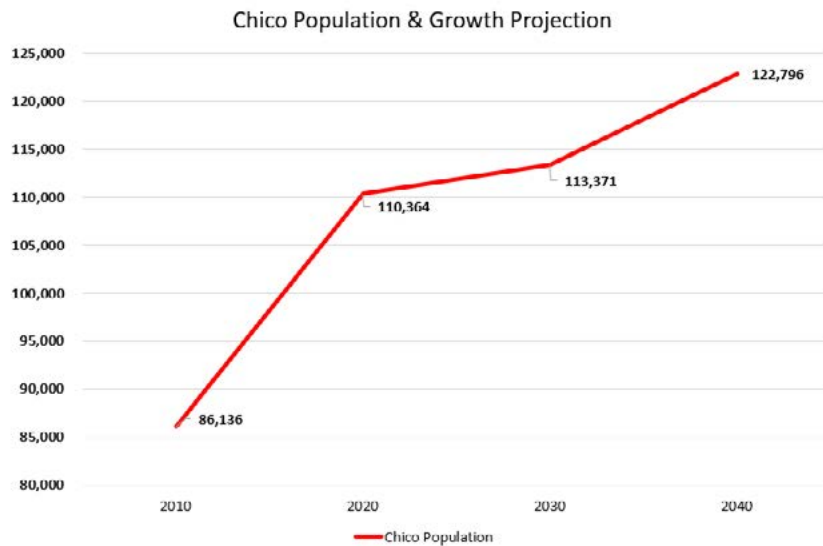
DEMOGRAPHIC REPORT

	10 MIN	20 MIN	30 MIN
 2024 Population 2029 Projected Population	110,413 115,477	123,068 128,794	184,643 197,538
 2024 Households 2029 Projected Households	45,483 47,617	50,116 52,492	73,067 78,486
 2024 Avg Housefold Income	\$99,098	\$103,683	\$99,167
 2024 Median Home Value	\$492,712	\$517,227	\$481,146
 2024 Unemployment Rate	4.7%	4.6%	4.8%

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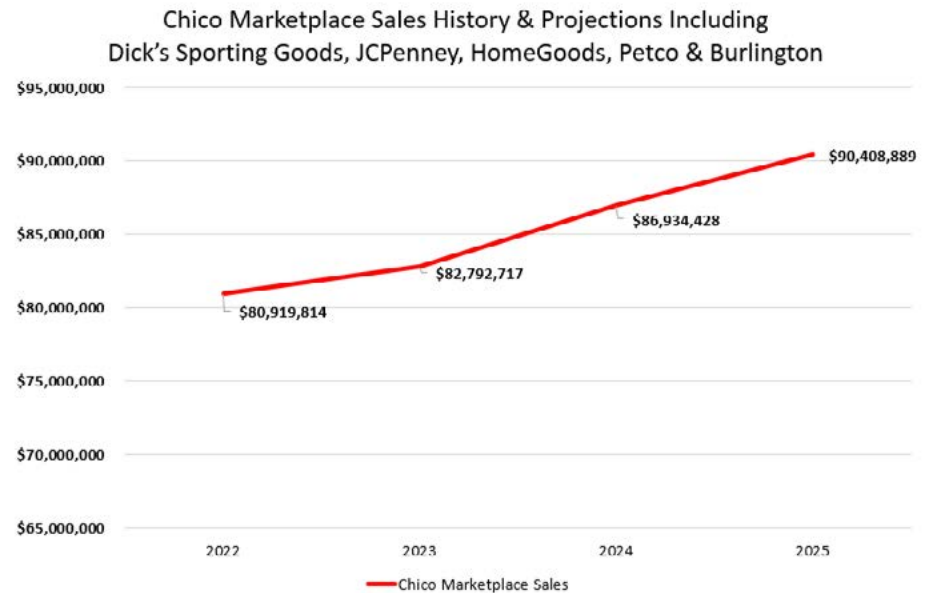
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Chico Marketplace Population History & Projections



Certainly it is very impressive that Chico has grown from a population of in 86,136 people in 2010 to a 110,364 in 2020 with a projected population of 113,371 in 2030 equating to an increase of 32%!

Chico Marketplace Sales History & Projections Including H&M, Homegoods, Petco, & Burlington



Certainly it is very impressive that the estimated store sales for Chico Marketplace will increase from approximately \$80.9M to \$90.4M equating to an increase of 12% projected for 2025!

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