



OFFICE FOR LEASE

1802 Foundation Ln. Ste 200 & 225
Chico, CA 95928

\$1.95 PSF + NNN

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PROPERTY SUMMARY

- Property Name: Thrive District
- Address:
1802 Foundation Lane, Ste 200 & 225
Chico, CA 95928
- Property Type: Office
- Total Square Footage: +/-2,272 SF
+/-969 SF & +/-1,303 SF
- Year Built: 2020
- Number of Units: 2 Suites
- Lease Terms: \$1.95 PSF + NNN
- Class: A
- Parking: Ample



Discover a prime leasing opportunity at 1802 Foundation Lane in Chico's vibrant Thrive District. These two upstairs suites offer a flexible and professional setting ideal for businesses seeking a dynamic location with modern amenities. Each suite features a sleek design with access to shared restrooms. An available suite with a bright and open layout, exceptional natural light, and kitchenette and another with multiple private offices and spacious conference room. Both spaces are well-suited for professional offices, or creative workspaces, and can be leased separately or together for expanded use.

Located in the heart of Meriam Park, tenants will benefit from high visibility, easy access to major roadways, and a thriving community of innovative businesses, shops, and eateries. With convenient parking, this is an excellent location for teams that value connection, collaboration, and growth.

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PROPERTY HIGHLIGHTS

- Prime Location
- Abundant Parking
- Attractive Common Areas
- Energy Saving Solar

This available space to lease represents a rare chance to acquire a location in a vibrant business and lifestyle hub. The Thrive District is comprised of professional and medical offices, and also walking distance to restaurants, coffee shops, personal services & retail. Enjoy Meriam Park exclusive tenant benefits.



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KEY FEATURES

- Suite 225 featuring unique amenities floor-to-ceiling windows, and high profile signage
- Suite 200 featuring multiple private office and bright glass lined conference room
- High-quality tenant mix
- Natural lighting and architectural style
- Located in a thriving area, supported by strong demand for professional services
- Ample parking for employees & clients
- Pristine common area



FOR LEASE

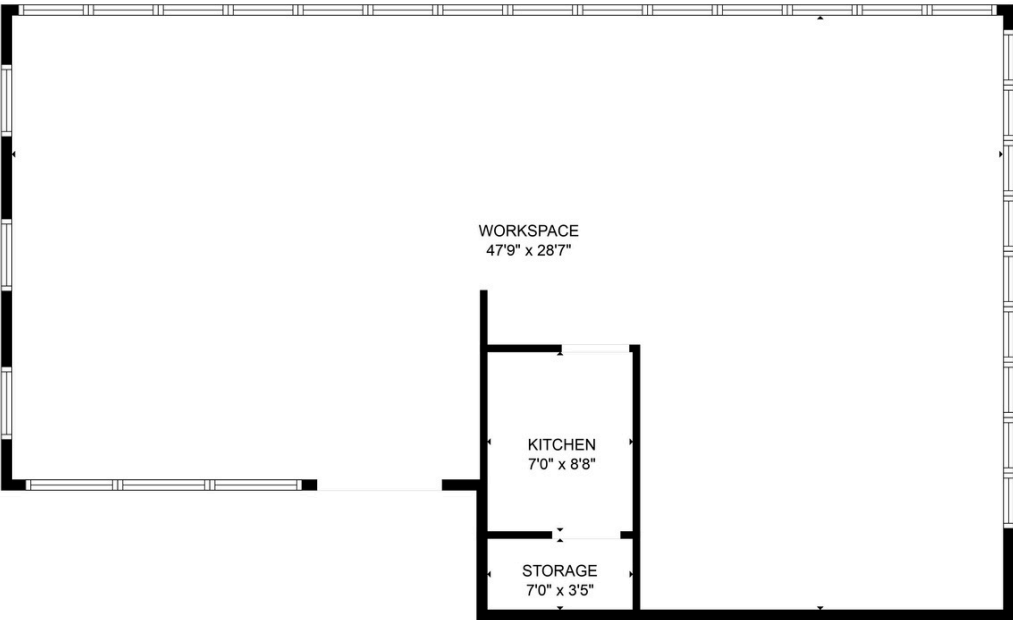
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FLOOR PLANS

SUITE 225

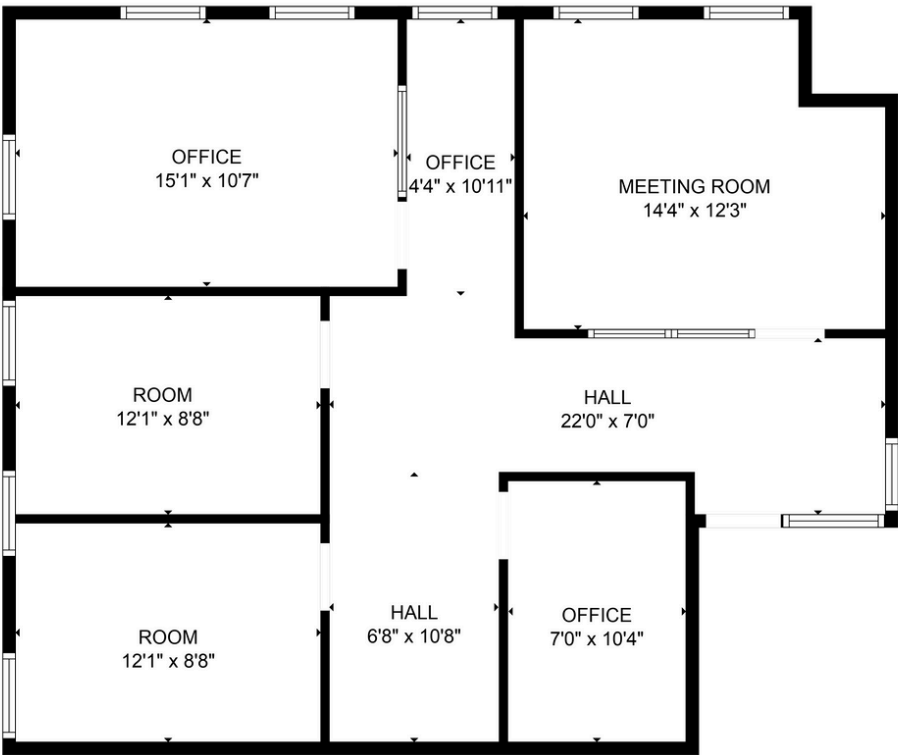
+/-1,303 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 200

+/-969 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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INTERIOR



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AREA OVERVIEW

Chico, California is a vibrant and growing city in Northern California, home to over 100,000 residents and the renowned California State University, Chico offers a strong consumer base and workforce ideal for a wide range of commercial uses. The city blends a walkable downtown, thriving local businesses, and access to outdoor recreation, making it a regional hub for commerce, education, and quality of life. Its central location, just 90 miles north of Sacramento, and access from Hwy 99 & 32 supports business growth while maintaining a friendly, community-focused atmosphere.

In southeast Chico, Meriam Park is a dynamic mixed-use development designed for modern living, working, and gathering. This thoughtfully planned district offers retail, office, residential, and wellness spaces in a walkable, design-forward setting. Surrounded by new housing and green spaces, Meriam Park is a magnet for community activity and lifestyle-driven commerce. Leasing opportunities at nearby 1802 Foundation Lane place your business in the heart of this energy—ideal for brands seeking visibility, foot traffic, and a connection to Chico's most innovative district.



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NEARBY AMENITIES

Shopping

- Trailblazer Pet Supply, Julianne's Jewelry
- Nest Bedding, Costco, Walmart

Dining

- Daycamp Coffee, Burban Kitchen
- Nama Sake Sushi, Tio's Pizza
- Roselle Bar & Lounge, Bapa'sMarket

Services

- Penney & Associates
- Coldwell Banker, Guild Mortgage
- CK Dermatology, Ridge Eyecare
- Da Capo Style House, Pilates Barre
- Tukman Geospatial, MSN Dermatology



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DEMOGRAPHIC

- **Population: Approximately:** +/-110,800 residents within a 5-mile radius.
- **Median Age:** 33 years old.
- **Household Income:** The median household income is \$69,108, with a significant percentage earning over \$200,000.
- **Growth Opportunity:** The presence of CSU Chico, a major university and overall youth-oriented profile supports retail, food, and entertainment.
- **Education Level:** 93% HS grads; 41% Bachelor's+; 66% in labor force.
- **Income Diversity:** The presence of both affluent and budget-conscious segments supports a mix of upscale offerings and value-oriented businesses.
- **Renters vs. Owners:** Renters account for 55.7% of housing, and 44.3% homeowners highlighting potential for businesses catering to stability and residential investment.





CONTACT ME

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