



**COMMERCIAL
BROKERS OF
CALIFORNIA**

SHOPS AT MANGROVE

605/615 Mangrove Ave.
Chico, CA 95926

Commercial / Retail

PRICE

605 Mangrove, Suite 140 - \$5,760.00 + NNN
615 Mangrove, Suite 100 - \$2,929.00 + NNN

FEATURES

- Gateway to Downtown Chico & CSUC
- Prime Corner with Daily Needs Traffic

AREA

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

**FOR
LEASE**



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PROPERTY INFORMATION

The Shops At Mangrove is an Apx 19,560 square foot retail center located on the northwest corner of Mangrove and Vallombrosa Avenues - near the heart of Chico. The center is located across from Bidwell Park and near Chico High School, Chico Junior High School, Butte College and is within one mile of California State University Chico (with approximately 17,500 students enrolled at CSUC). The center offers a town plaza feel with strolling walkways, bicycle parking, outdoor seating areas with additional opportunities for retail, restaurant and service-oriented tenants.



PROPERTY FEATURES

- Near CSU Chico (with over 17,500 students enrolled), Chico High School, Chico Jr. High School and Butte College
- Located on a uniquely high-traffic intersection
- Across from Bidwell Park
- Easy access to State Highway 99
- Easy access and efficient vehicle circulation
- Auto and bicycle parking
- Adjacent to Safeway, Rite Aid, Chico Sports Ltd and Chipotles top grossing restaurant



DEMOGRAPHICS

Population

1-mile radius.....17,538

3-mile radius.....97,329

Average Household Income

1-mile radius.....\$58,055

3-mile radius.....\$69,002

Median Household Income

1-mile radius.....\$37,125

3-mile radius.....\$47,009

Daytime Employment (3-mile radius)

Employees.....46,222

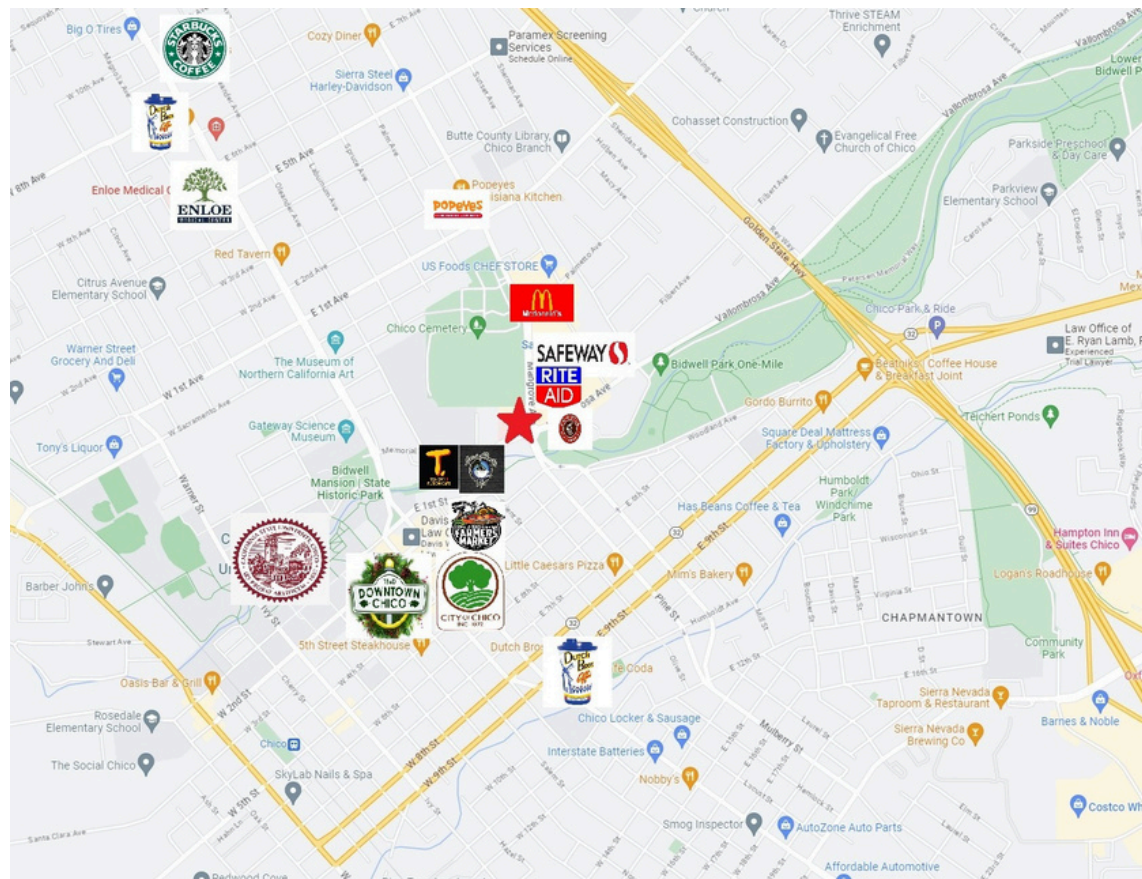
Source Nielsen; 2019



LOCATION

PRIME RETAIL

Site Plan



Gateway to
Downtown & CSU,
Chico

Available!

**615 Mangrove,
Suite 100**

Prime retail end cap unit, in a centrally located retail center, close to; CSU Chico, downtown, and Bidwell Park. Perfect for a retail storefront, coffee shop or deli! The Subject Property is located on one of Chico's busiest traffic corridors, at a signalized corner, with excellent visibility, and sits directly across the street from the Rite Aid, and Safeway anchored shopping center. 1,674 Sq. ft. Monthly rent \$2,929.00 per Month + NNN's



Available!

**605 Mangrove,
Suite 140**

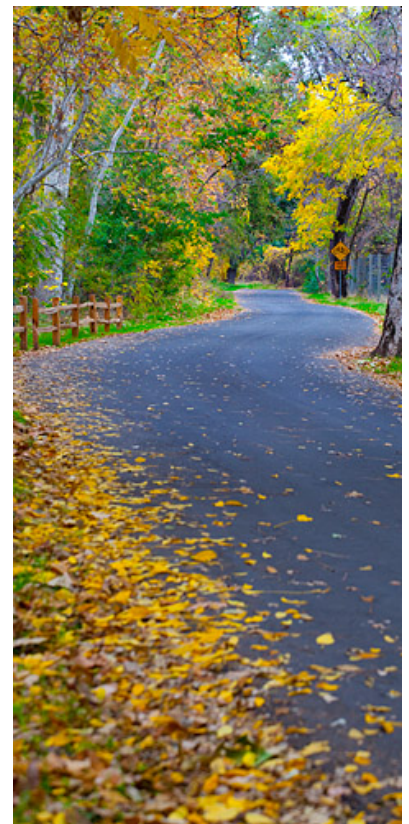
Best unit in the complex...Best unit in Chico. Total Corner Location at high traffic signalized intersection. Gateway to Downtown Chico. MONSTER SIGNAGE! This corner end cap unit can be split into two, and possibly allow for prime outdoor seating on the major corner. With a total of 2,880 sq. ft. the shop space is currently set up as a retail store. Monthly rent \$5,760.00 per Month + NNN's



THE CHICO AREA

Chico is the fastest growing city in the state of California. It is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley. As of the 2020 United State Census, the Chico/Butte County Metro Area is 217,884 and includes the neighboring communities of Paradise, Oroville and Gridley. The U.S. Census not estimated the population of the Greater Chico Urban Area is more than 120,000 people. Following the 2018 Camp Fire that destroyed much of the neighboring town of Paradise, the population of Chico surged as many people who lost their homes in the fire moved to Chico.

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University, Chico, Sierra Nevada Brewing Company, and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city. and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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