

**CHICO TOWN & COUNTRY
SHOPPING CENTER**
118 - 240 W EAST AVE
CHICO, CA
FOR LEASE
900 SF - 29,129 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

ADJACENT TO THE FUTURE
120,000 SF MEDICAL FACILITY



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Excellent exposure and ingress/egress on W East Ave and Esplanade, one of the strongest intersections in Chico
- Anchored by Save Mart and Harbor Freight
- Tenants include Autozone, Casa Ramos and Subway
- Abundant parking
- Convenient access to Hwy 99
- Pylon signage available
- Built-out dental suite available



PROPERTY DETAILS:

Chico Town & Country Shopping Center is the most well positioned shopping center in the North State. The project is situated on the northeast corner of East Ave. & The Esplanade, one of the most active intersection in Butte County. Directly next to the future 120,000 SF Enloe Health facility.

Town & Country has a unique anchor tenant mix, providing a neighborhood shopping environment as well as the larger draw of a regional center.

The neighborhood surrounding Town & Country provides additional traffic generators in the form of major medical buildings, satellite campuses and a who's who of nationally recognized major retailers.

LEASE RATES:

\$1.19 - \$1.89 PSF, NNN

NNN costs are approximately \$0.33 - \$0.46 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,109	86,154	113,553
2025 Average HH Income:	\$111,391	\$103,553	111,370
Traffic Count @ East Ave & Esplanade:	±35,000		

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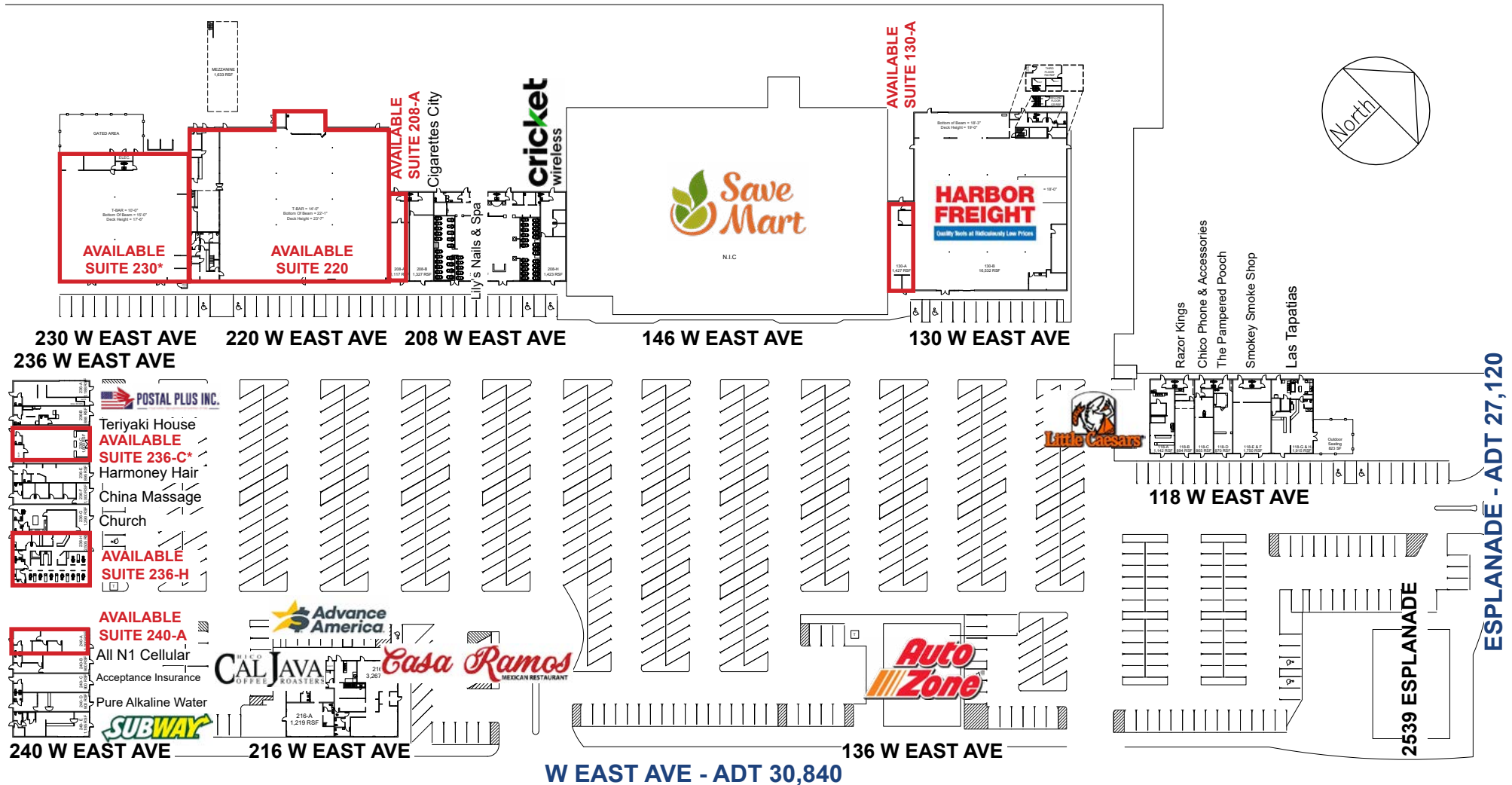
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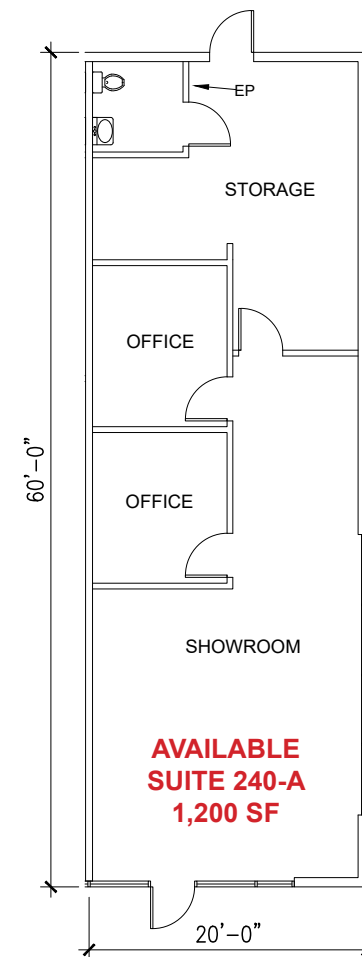
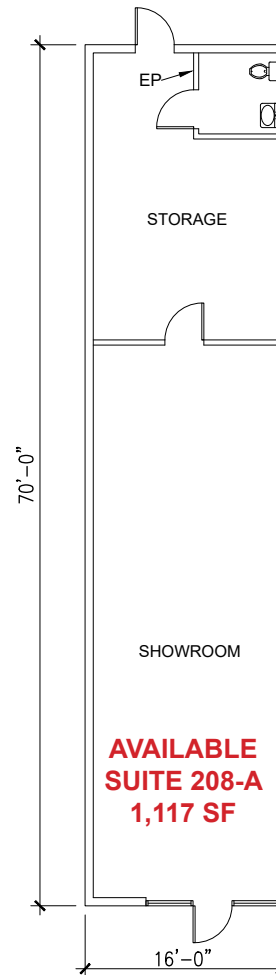
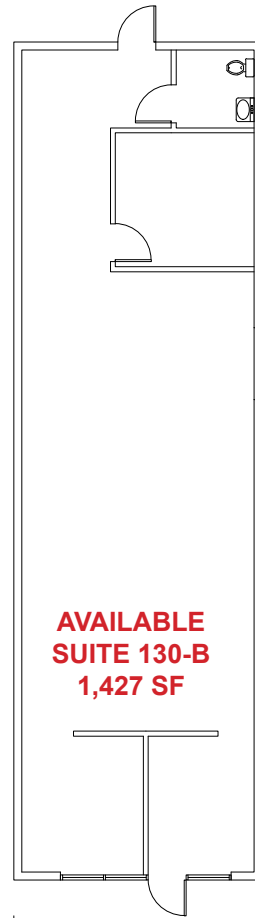
CHICO, CA

SITE PLAN



*Available with 30 days' notice.

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FLOOR PLANS

Suite	SF	Lease Rate	Monthly Rent
130-A	1,427	\$1.79 PSF, NNN	\$2,554.00
208-A	1,117	\$1.79 PSF, NNN	\$1,999.00
240-A	1,200	\$1.89 PSF, NNN	\$2,268.00

NNN costs are approximately \$0.46 PSF.

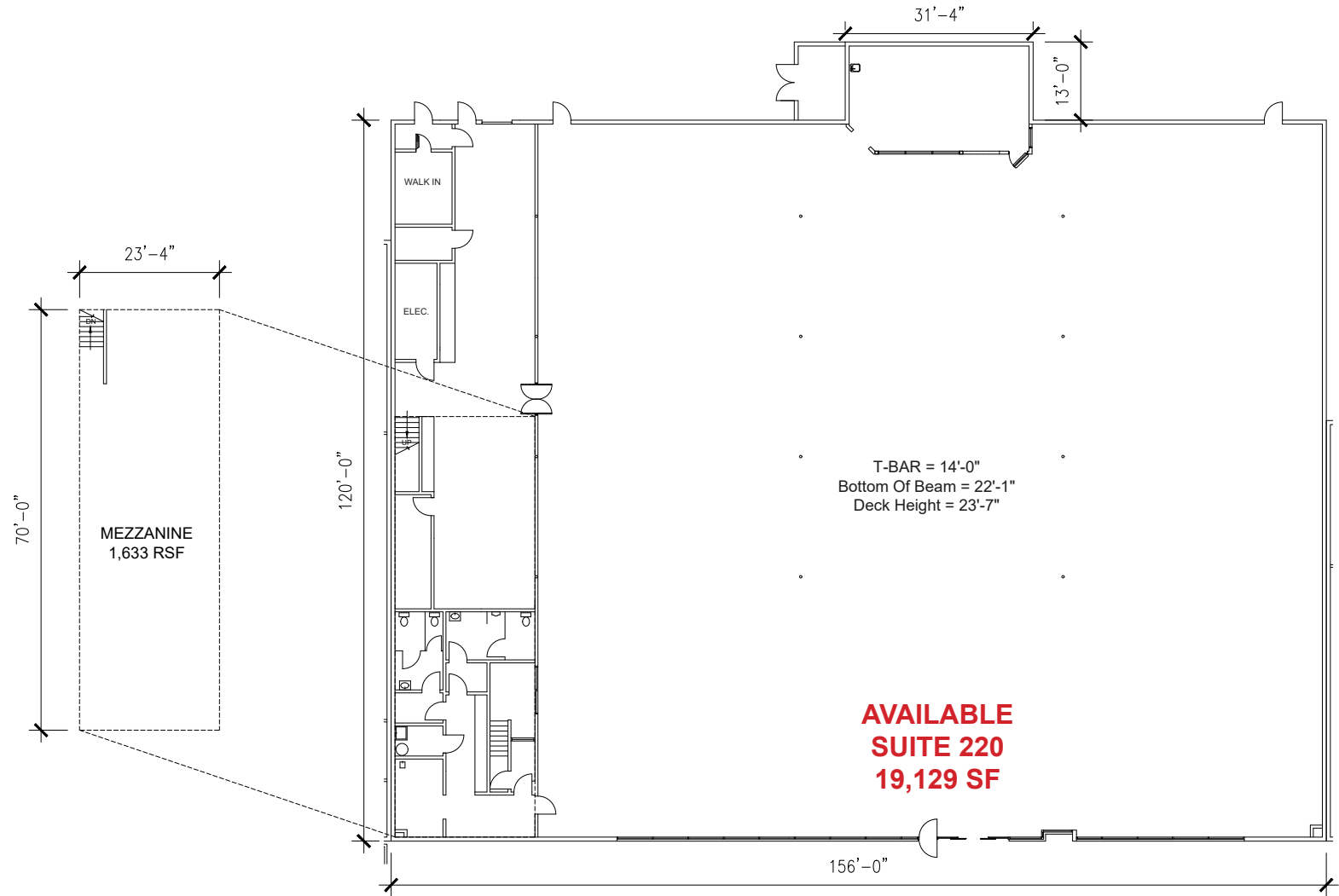
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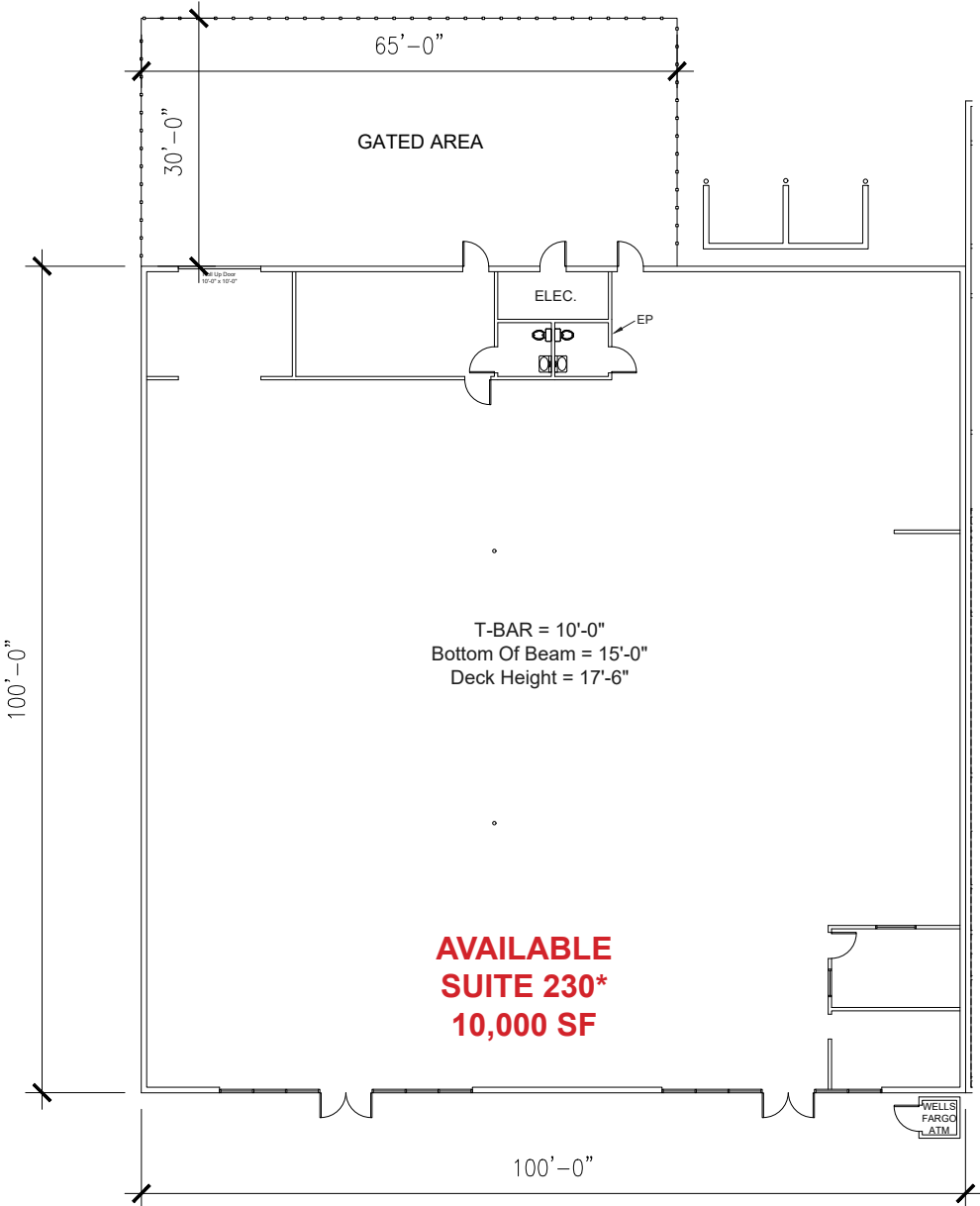
Suite	SF	Lease Rate	Monthly Rent
220	19,129	\$1.19 PSF, NNN	\$22,764.00
NNN costs are approximately \$0.33 PSF.			

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FLOOR PLANS

Suite	SF	Lease Rate	Monthly Rent
220*	10,000	\$1.29 PSF, NNN	\$12,900.00
NNN costs are approximately \$0.33 PSF. *Available with 30 days' notice.			



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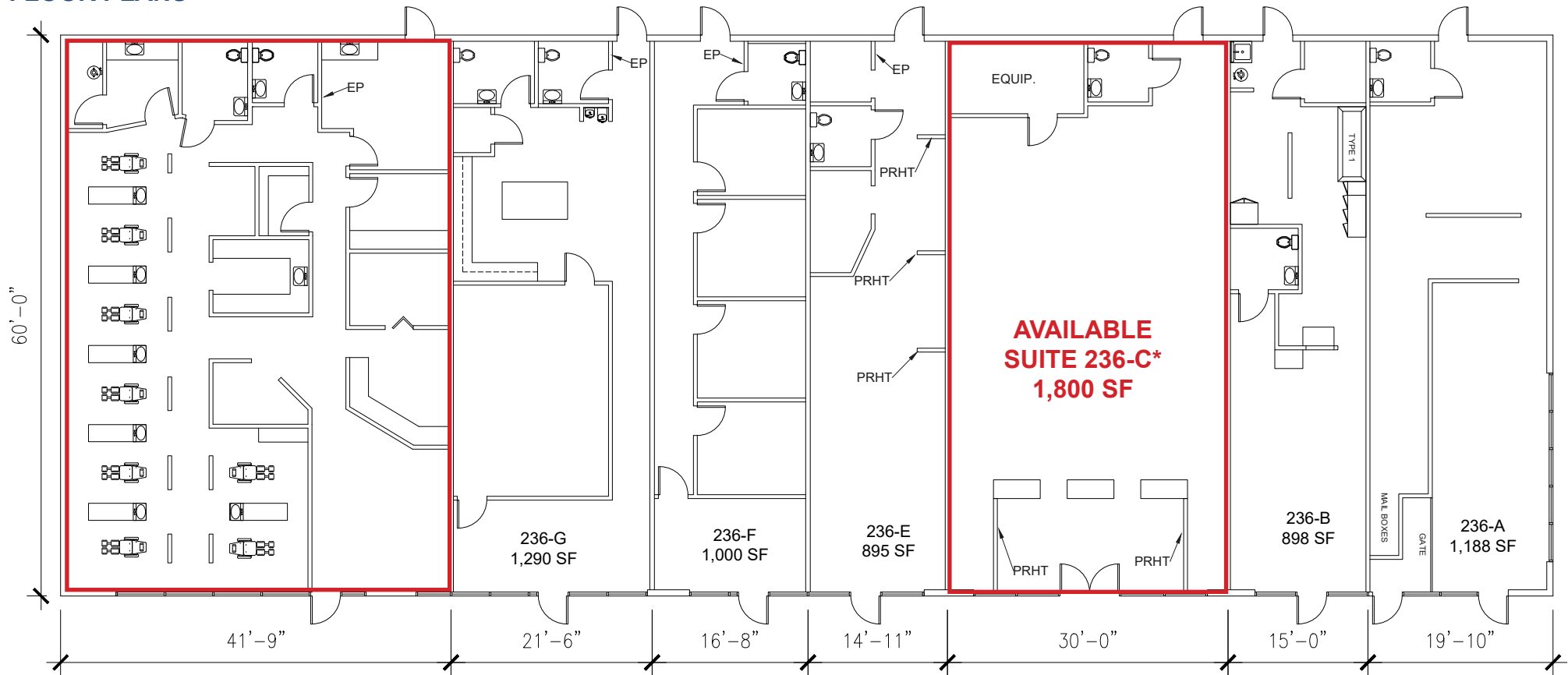
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FLOOR PLANS



**AVAILABLE
SUITE 236-H
2,520 SF**

Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
236-H	2,520	\$1.79 PSF, NNN	\$4,511.00	236-C*	1,800	\$1.75 PSF, NNN	\$3,150.00
NNN costs are approximately \$0.46 PSF. 2nd Generation Dental Suite				NNN costs are approximately \$0.46 PSF. *Available with 30 days' notice.			

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