



1950 E 20TH STREET
CHICO, CA
INLINE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!

Burlington

BOOT BARN

five BELOW



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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**PYLON SIGN
FACING HWY 99**

VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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 Inline Tenant Sales are very strong at \$429 PSF.

CHICO MARKETPLACE INFORMATION

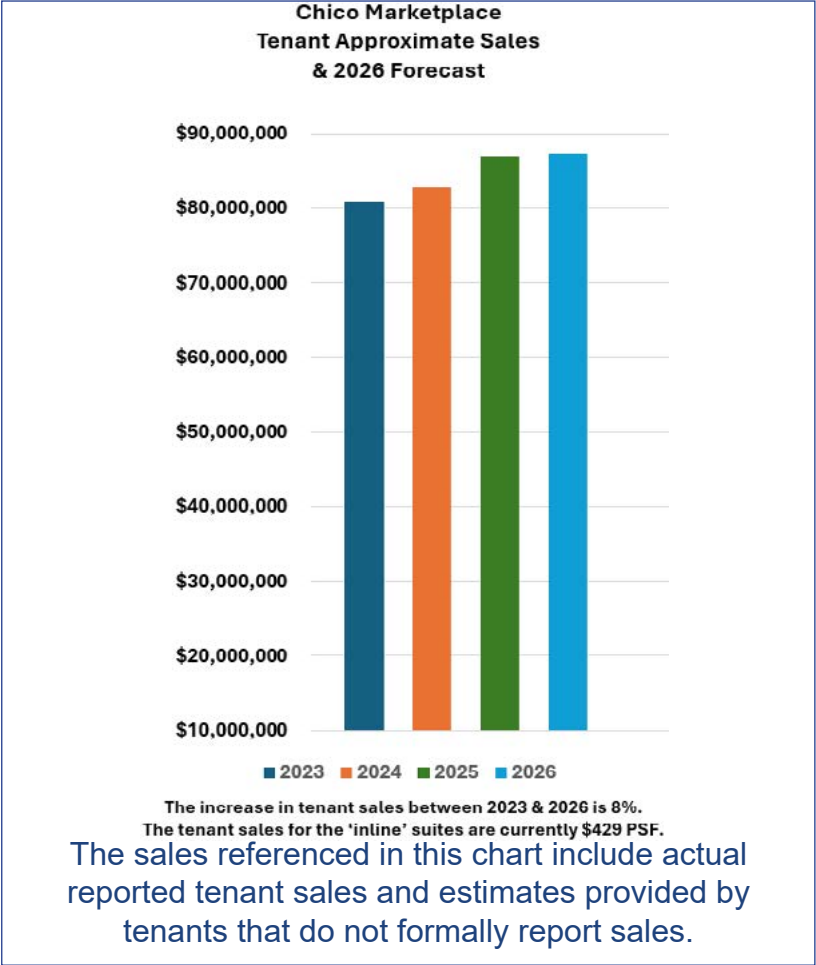
- Chico Marketplace is California’s largest retail property north of Sacramento and the only enclosed regional mall within a 45-mile radius. The center is ideally located, with excellent visibility and access from Highway 99.
- California State University, Chico offers bachelor’s and master’s degree programs to over 15,421 student and Butte-Glenn Community College District enrolls over 9,335 students, with options for career technical training as well as university transfer.
- Chico is one of the fastest growing cities in California ranking in the top 10 cities under 300,000 population. Paradise is now the fastest growing city in California with a 16% increase in 2023 as they rebuild from the Camp Fire. This information sourced from California’s Department of Finance (Source: May 1, 2024)

CHICO MARKETPLACE NEW TENANTS SUMMARY

Total SF leased since 2020 is over 210,000 SF

• H&M - Opened September 2020	15,130 SF	• Box Lunch - Opened November 2023	4,182 SF
• HomeGoods - Opened March 2021	24,420 SF	• Shoe Palace - Opened August 2024	5,373 SF
• Petco - Opened June 2021	14,378 SF	• MiniSo - Opened August 2024	3,108 SF
• Burlington - Opened July 2021	25,000 SF	• Five Below - Opened September 2024	12,126 SF
• Black Bear Diner - Opened October 2022	6,000 SF	• Raising Cane’s - Slated to open January 2025	3,026 SF
• Boot Barn - Opened February 2023	16,142 SF		

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FOR LEASE

CHICO MARKETPLACE | INLINE

1950 E. 20TH STREET
CHICO, CA

FLOOR PLAN



Explore Chico Marketplace Website

<https://www.shopchicomarketplace.com/>

Watch Chico Marketplace Property Highlight

[Click Here](#)

Take A Virtual Tour

[Click Here](#)

KEY

- Perm Tenants
- Temp Tenants
- Available

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AVAILABLE SUITES

SUITES	TENANTS:	SF	
A100	AVAILABLE	2,262 SF	VIEW VIRTUAL TOUR
A102	AVAILABLE	614 SF	VIEW VIRTUAL TOUR
A103	AVAILABLE	730 SF	
A107	AVAILABLE	3,791 SF	
B229	Dear Diary*	3,783 SF	
B235	Alagi*	2,786 SF	
B240	Nest Bedding*	2,136 SF	
C301	AVAILABLE	1,482 SF	VIEW VIRTUAL TOUR
C303	Mocha Boba*	1,208 SF	VIEW VIRTUAL TOUR
C307	AVAILABLE	3,130 SF	VIEW VIRTUAL TOUR
C311	Eyes of Chico*	965 SF	
D407	Cali Custom*	1,583 SF	
E513	T-Mobile*	978 SF	
E515	AVAILABLE	1,290 SF	
E523	IV Lounge & Aesthetics*	1,213 SF	
F609	Claw Arcade*	1,962 SF	
F613	AVAILABLE	1,761 SF	VIEW VIRTUAL TOUR
F615	AVAILABLE	1,552 SF	VIEW VIRTUAL TOUR
F617	AVAILABLE	2,386 SF	
G701	AVAILABLE	1,183 SF	
G709	Upper Cut Club*	861 SF	
G710	Lux Perfumes*	640 SF	
G711	Bath & Body Works Storage*	1,011 SF	VIEW VIRTUAL TOUR
G713	Native Clothing*	2,285 SF	VIEW VIRTUAL TOUR
G715	AVAILABLE	3,312 SF	
G719	AVAILABLE	5,037 SF	VIEW VIRTUAL TOUR
G727	Mall Leasing Office*	2,250 SF	

*Available with 30 days notice.



KING
ENERGY

Tenants save up to
10% vs traditional
utility costs.

KIOSKS AVAILABLE

For more information please contact:

Ravjeet Basi
basi@ethanconradprop.com

MARKETING PROGRAMS

Chico Marketplace offers a robust marketing program including many traffic building events throughout the year and free opportunities for tenant involvement. Our established social media pages have over 12,400 followers as well as an email database with 12,200 subscribers.



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SITE PLAN



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TRADE AREA



DEMOGRAPHIC REPORT

	10 MILES	20 MILES	30 MILES
 2025 Population 2030 Projected Population	125,262 132,725	167,808 180,075	258,533 272,979
 2025 Households 2030 Projected Households	51,147 54,268	67,342 72,565	100,174 106,189
 2025 Avg Housefold Income	\$114,639	\$110,921	\$105,264
 2025 Median Home Value	\$512,925	\$488,595	\$455,414
 2025 Unemployment Rate	4.8%	5.0%	5.6%

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- They are beating their sales plan on average by 16%
- The Chico location has one of the top sales volumes in their district
- Projecting \$7 million for the year



- They are beating their sales plan on average by 25%
- The Chico store averages \$7 million annually



- They average 30,000 transactions a month
- The Chico store produces \$7.6 million annually



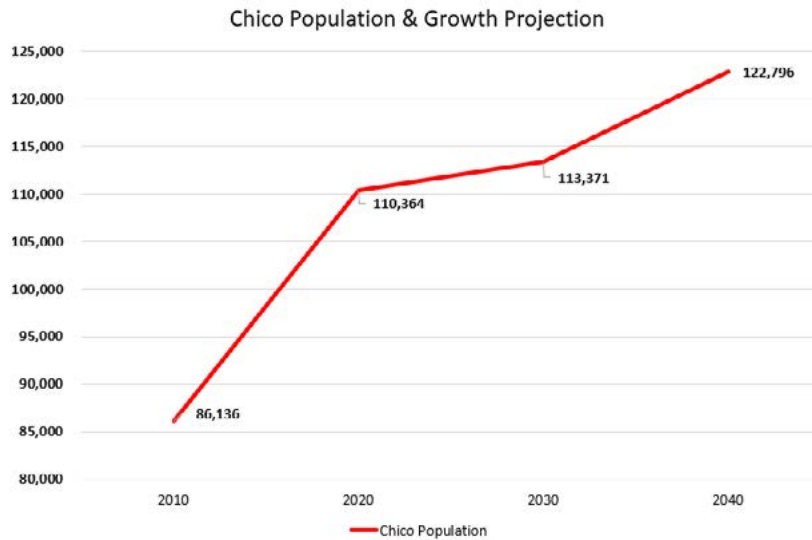
- The Chico store is one of the top producers in Northern California with \$9.8 million annually

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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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