



# For Lease

±5,586 Square Feet

Retail storefront with skylights and alley access in Downtown Chico, CA.

- Exposed brick interiors, skylights, and large display windows enhancing natural lighting.
- Alley access supporting loading needs and potential for limited rear parking.
- Located across from public parking and surrounded by active downtown businesses.



## CARRIE WELCH, CCIM

Director of Sales & Leasing  
530.570.5107  
carrie@capitalrivers.com  
DRE #01926238

## KELSEY WATT, MS

Director of Sales & Leasing  
530.908.4905  
kelsey@capitalrivers.com  
DRE #02035244



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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

166 E 2nd Street is a ±5,586 square foot downtown Chico storefront featuring large display windows, exposed brick walls, and natural light from multiple skylights. The interior includes a welcoming front retail area along with a rear section that provides ample storage, a private office, and a multi-stall restroom. The layout supports a range of retail, studio, or professional uses, and convenient alley access accommodates loading needs with potential for limited rear parking. This configuration allows tenants to operate efficiently with both customer-facing and back-of-house functions in place.

The property is situated directly across from a public parking lot and is surrounded by established downtown Chico shops, restaurants, and services. This walkable location provides steady visibility and access to regular pedestrian activity throughout the day. Its position near key downtown corridors allows for easy access to major city routes, supporting both customer visits and employee commutes. The surrounding retail activity contributes to a consistent and reliable draw to the area.

## OFFERING SUMMARY

**Size:** ±5,586 square feet

**Pricing:** \$5,921/Mo + NNN estimated at \$0.25/SF/Mo



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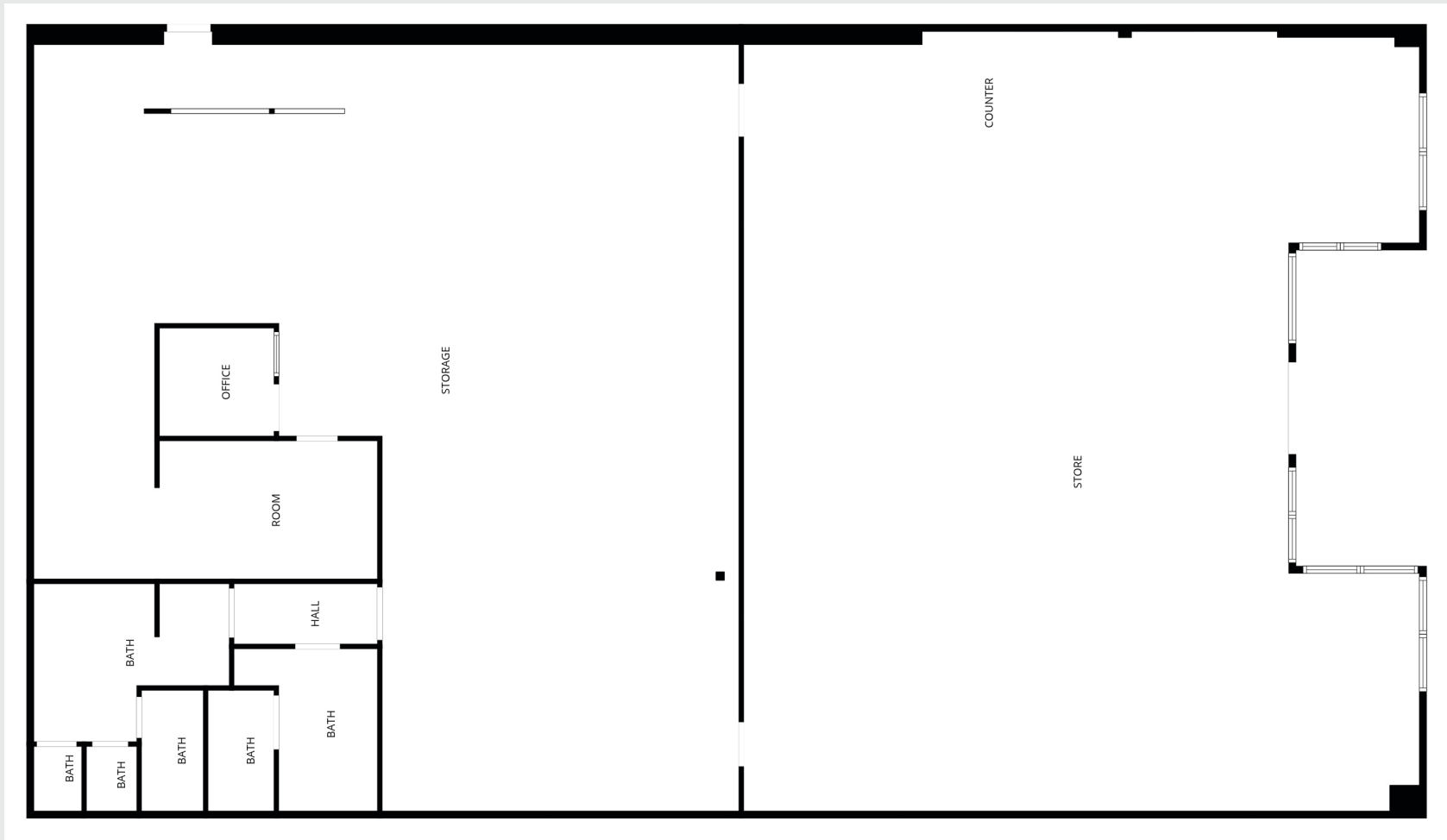
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# FLOOR PLAN

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**E 2<sup>ND</sup>**  
CHICO | CA



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# PROPERTY PHOTOS

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# DOWNTOWN CHICO

**166**  
**E 2<sup>ND</sup>**  
CHICO | CA

usbank



**166**  
**E 2<sup>ND</sup>**  
CHICO | CA



*Tres Hombres*  
RESTAURANT & BAR

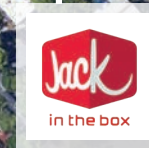
**CELESTINO'S**  
New York Pizza



*TENDER LOVING*  
COFFEE ROASTERS



California State  
University Chico



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# ABOUT CHICO, CA

**166**  
**E 2<sup>ND</sup>**  
CHICO | CA

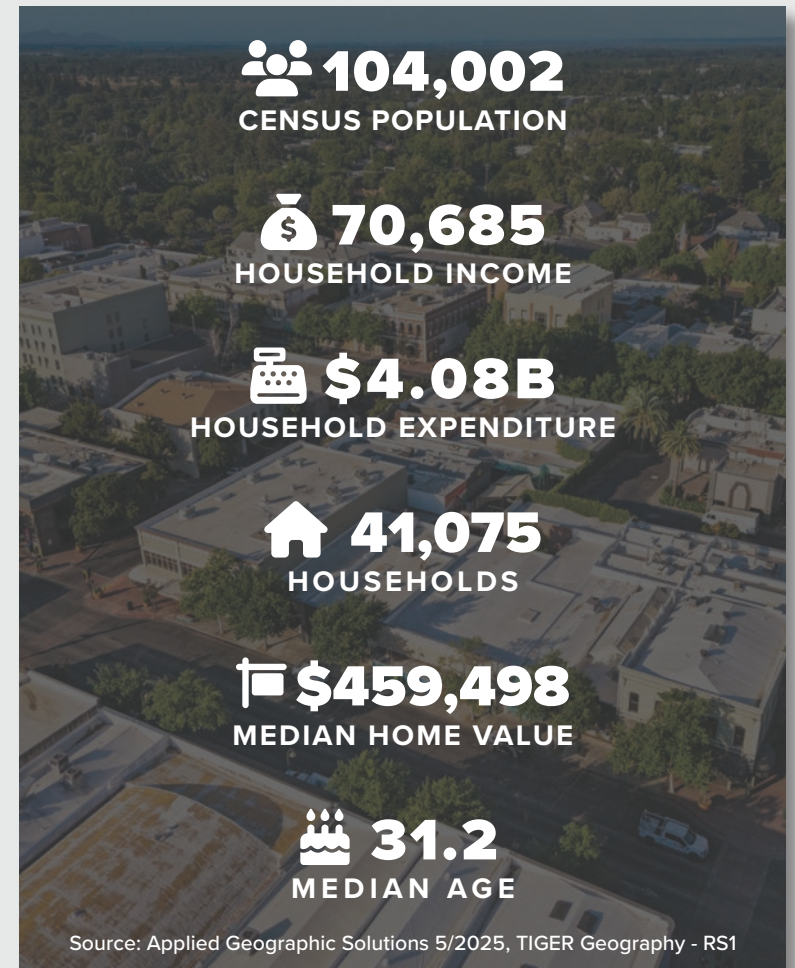
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,002 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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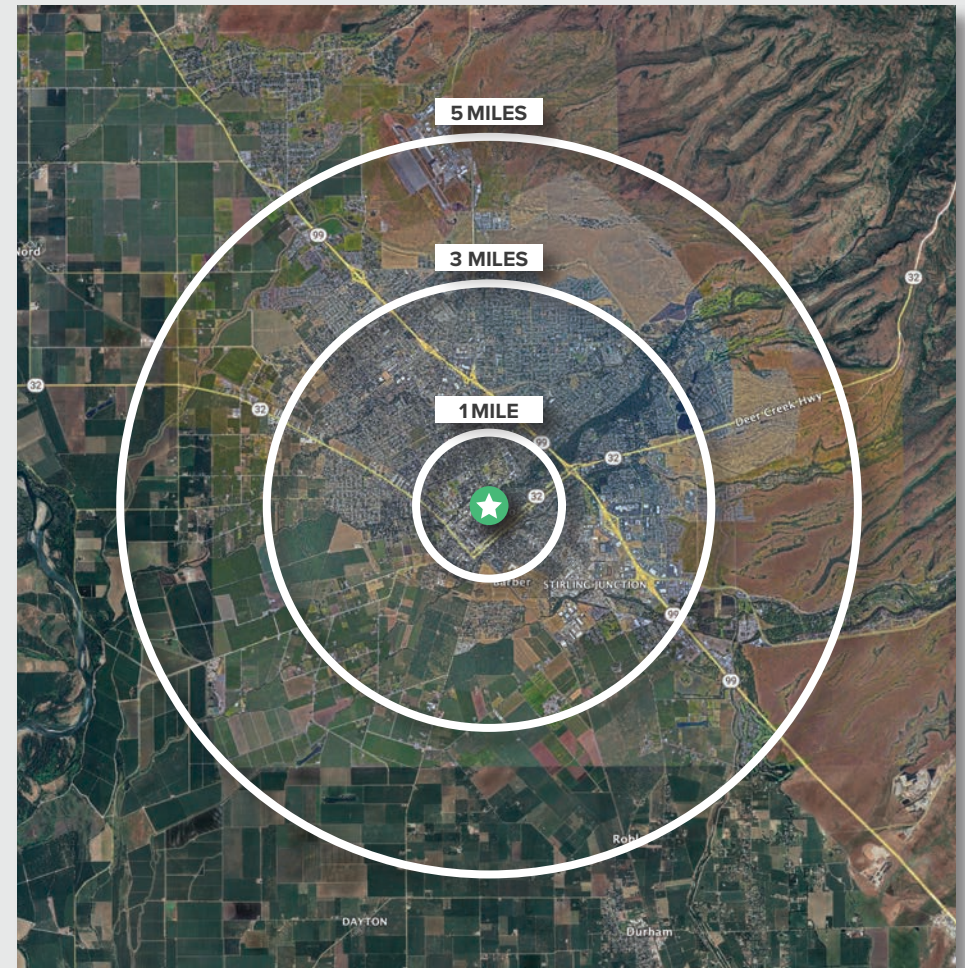


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# REGIONAL DEMOGRAPHICS

**166**  
**E 2<sup>ND</sup>**  
CHICO | CA

| DEMOGRAPHICS                            | 1 MILE   | 3 MILES  | 5 MILES   |
|-----------------------------------------|----------|----------|-----------|
| <b>POPULATION</b>                       |          |          |           |
| 2025 Estimated Population               | 19,258   | 78,660   | 108,877   |
| 2030 Projected Population               | 18,584   | 77,553   | 108,473   |
| 2020 Census Population                  | 21,299   | 82,813   | 112,655   |
| 2010 Census Population                  | 19,762   | 76,184   | 99,991    |
| 2025 Median Age                         | 24.1     | 32.8     | 34.4      |
| <b>HOUSEHOLDS</b>                       |          |          |           |
| 2025 Estimated Households               | 7,615    | 32,075   | 44,228    |
| 2030 Projected Households               | 7,593    | 32,745   | 45,609    |
| 2020 Census Households                  | 8,287    | 34,119   | 46,270    |
| 2010 Census Households                  | 7,342    | 30,786   | 40,321    |
| <b>INCOME</b>                           |          |          |           |
| 2025 Estimated Average Household Income | \$61,638 | \$94,942 | \$104,814 |
| 2025 Estimated Median Household Income  | \$45,827 | \$70,009 | \$78,039  |
| 2025 Estimated Per Capita Income        | \$25,137 | \$39,083 | \$42,861  |
| <b>BUSINESS</b>                         |          |          |           |
| 2025 Estimated Total Businesses         | 828      | 3,782    | 4,828     |
| 2025 Estimated Total Employees          | 8,203    | 33,322   | 42,187    |



Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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# ABOUT CAPITAL RIVERS



## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at [capitalrivers.com](http://capitalrivers.com)



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### COMMERCIAL BROKERAGE

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### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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#### SACRAMENTO, CA:

MAIN OFFICE  
1821 Q Street  
Sacramento, CA 95811  
916.514.5225

#### CHICO, CA:

250 Vallombrosa Ave.  
Suite 450  
Chico, CA 95926  
530.570.5107

#### REDDING, CA:

280 Hemsted Drive  
Suite 104  
Redding, CA 96002  
530.221.1127

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