



GONZALES
DEVELOPMENT
C O M P A N Y

VA OUTPATIENT CLINIC

BUTTE COUNTY COURTHOUSE

PHASE C

SOLD

SOLD

LEASED

332 PARKING SPACES

C1 BLDG
4,360 SF Avail.

BRUCE RD.

C4 PARCEL
6,553 SF Bldg

C3 PARCEL
14,545 SF Bldg

C2 PARCEL
18,000 SF Bldg

BEACON ST.

FOUNDATION LN.

FOR SALE OR LEASE OFFICE/MEDICAL SITES

Phase C at Meriam Park, CHICO, CA

LAND FOR SALE
BUILD-TO-SUIT OPTIONS
SPACE FOR LEASE

CALL TODAY

530.213.5150

info@gonzalesdevco.com

www.meriampark.com

Commercial Zoned

CHICO, CA

Chico is the fastest growing city in the state of California.

According to the California Department of Finance, Chico's population grew 20.7% in 2018, mostly due to the Camp Fire relocations.

2020 POPULATION

- City of Chico: 110,882
- Metro Area: 205,291

POPULATION NEARBY MERIAM PARK

Distance	2010	2020 (DAYTIME)	2025 (PROJECTED)
1 Mile	7,291	11,254	13,231
2 Mile	25,382	30,488	33,528
3 Mile	50,628	61,261	64,025

2020 AVERAGE INCOME

- City of Chico: \$73,195
- Metro Area: \$76,054

AVE. INCOME NEARBY MERIAM PARK

Distance	2020
1 Mile	\$79,178
2 Mile	\$82,849
3 Mile	\$78,200





MERIAM PARK

BUSINESSES OPEN + COMING SOON

Living, Working, & Gathering

THE MASTER PLAN

- 270 Acres of Planned Developed Land
- 575,000 SF of Retail, Commercial & Mixed Use
- 1,200 Single & Multi-Family Units, Lots For Sale & For Lease
- Pedestrian & Cycling Trails, Parks & Greenways
- Balanced Mix of Residential, Retail & Commercial Amenities; Food, Health & Wellness; & Innovation-Centric

THE DISTRICTS



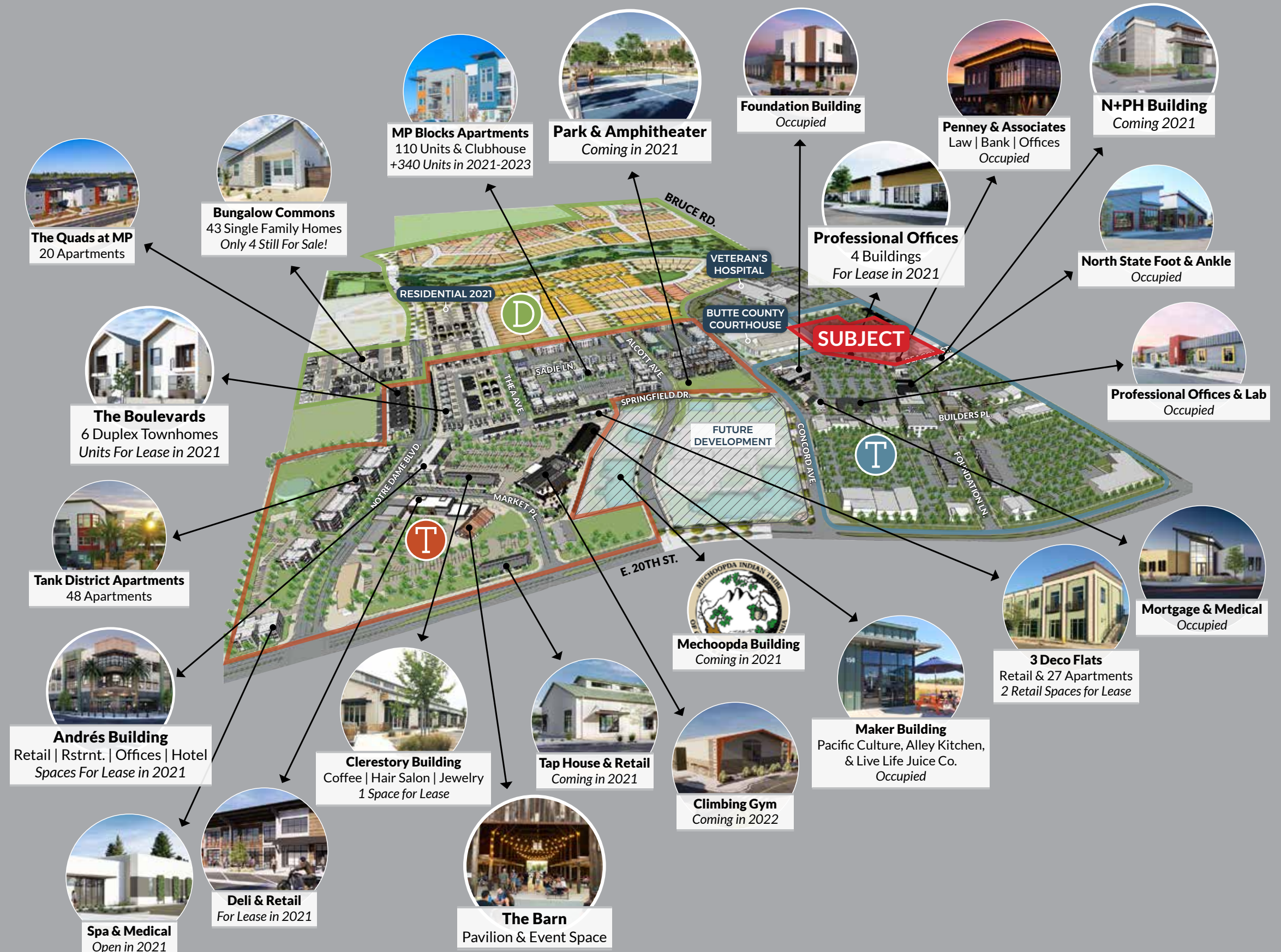
DWELL DISTRICT
Living



TANK DISTRICT
Food + Beverage, Retail,
Health + Wellness, Apartments



THRIVE DISTRICT
Business





C2 BLOCK

AVAILABLE PARCELS
for Office or Medical Use

LAND FOR SALE
BUILD-TO-SUIT OPTIONS
SPACE FOR LEASE

- Office/Medical Use
- Pad Ready
- 332 Parking Stalls

For more info on these options, contact us!

(530) 213.5150

info@gonzalesdevco.com

